

Item D-1

International Code Council Cyclical Update: 2021



Item D-1

- 2021 International **Building** Code (IBC)
- 2021 International **Residential** Code (IRC)
- 2021 International **Fire** Code (IFC)
- 2021 International **Fuel Gas** Code (IFGC)
- 2020 National **Electrical** Code (NEC)
- 2021 International **Plumbing** Code (IPC)
- 2018 International **Energy Conservation** Code (IECC)
- 2021 International **Mechanical** Code (IMC)
- 2021 International **Existing Building** Code (IEBC)
- 2021 International **Property Maintenance** Code (IPMC)
- 2021 International **Swimming Pool** and Spa Code (ISPSC)

Item D-1

Three Key Changes – Building Code

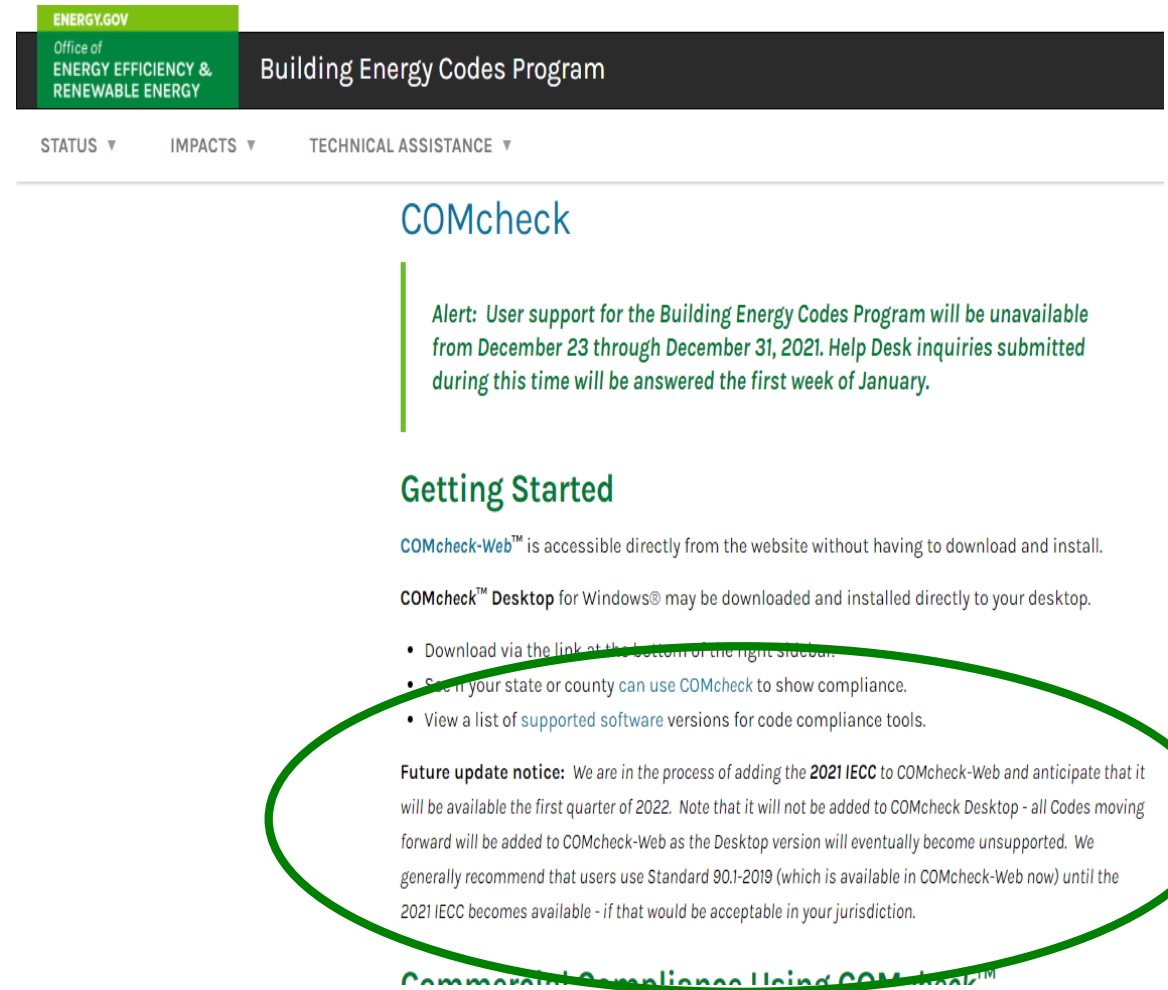


- Added requirements for a Puzzle Room business (i.e. Red Door Escape Room).
- Increased size of wheelchair spaces to 30" x 52" (not retroactive).
- Door widths are no longer limited to 48 inches.

Item D-1

Energy Code

- The software that is commonplace in energy calculations currently does not support the 2021 IECC. Adopting the 2021 IECC may inadvertently create a hardship in the permitting process.
- Staff recommends skipping the 2021 International Energy Conservation Code (IECC) until the next code cycle in 2024.



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Building Energy Codes Program

STATUS ▾ IMPACTS ▾ TECHNICAL ASSISTANCE ▾

COMcheck

Alert: User support for the Building Energy Codes Program will be unavailable from December 23 through December 31, 2021. Help Desk inquiries submitted during this time will be answered the first week of January.

Getting Started

COMcheck-Web™ is accessible directly from the website without having to download and install.

COMcheck™ Desktop for Windows® may be downloaded and installed directly to your desktop.

- Download via the link at the bottom of the right sidebar.
- See if your state or county can use COMcheck to show compliance.
- View a list of supported software versions for code compliance tools.

Future update notice: We are in the process of adding the 2021 IECC to COMcheck-Web and anticipate that it will be available the first quarter of 2022. Note that it will not be added to COMcheck Desktop - all Codes moving forward will be added to COMcheck-Web as the Desktop version will eventually become unsupported. We generally recommend that users use Standard 90.1-2019 (which is available in COMcheck-Web now) until the 2021 IECC becomes available - if that would be acceptable in your jurisdiction.

Commercial Compliance Using COMcheck™

Item D-1

Three Key Changes – Fire Code

- Fire areas containing manufacturing occupancies specifically used for the manufacturing of **distilled spirits** or storage occupancies used for the storage of distilled spirits or wine are required to be equipped with an automatic sprinkler system.

This change would only affect Two Brothers Winery if they remodel the existing space or add any square footage to the fire area. Any new business with this proposed use would be required to provide sprinkler protection prior to occupancy. Shannon Brewery is already sprinklered.



Item D-1

Key Fire Code Changes, cont.

- **Carbon monoxide detection** will be required in existing institutional (i.e. hospitals, jails, etc.), residential (i.e. assisted living facilities), and educational occupancies (i.e. classrooms).

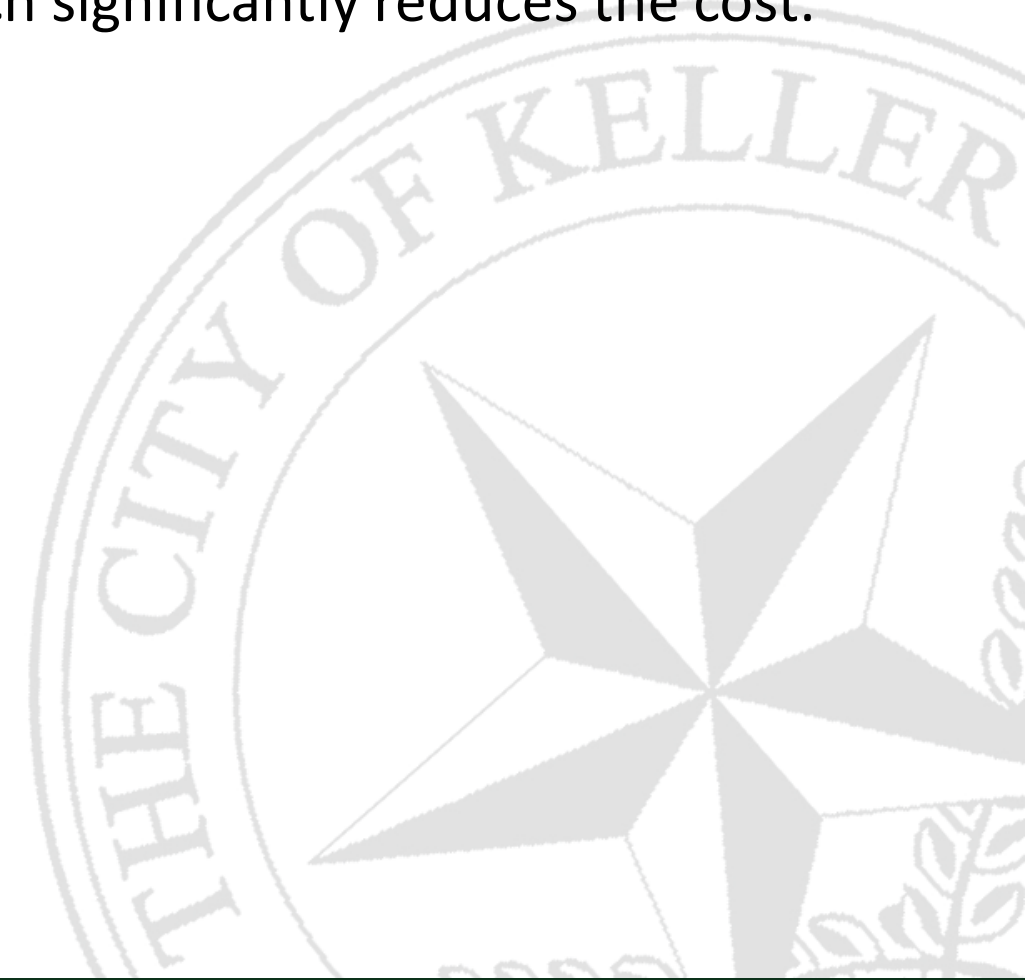
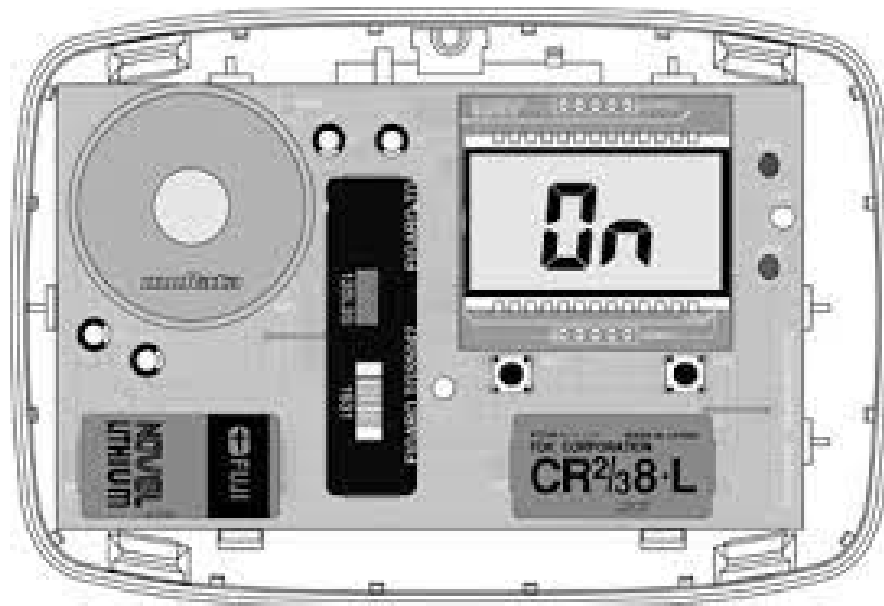
The largest Keller stakeholder will be KISD campuses (Keller HS, KCAL, Keller MS, Indian Springs MS) with fuel-fired equipment. Fire Marshal Crafton has spoken with Kyle Campbell, Safety and Security Systems Analyst for the District, and explained the code change requirement.

Keller nursing homes may also be impacted. These occupancy classifications are highly regulated by the State of Texas and are required to have the devices installed to receive their Passing inspection from the State.

Item D-1

Carbon Monoxide Detection, cont.

The detection devices can be battery operated which significantly reduces the cost.



Item D-1

Key Fire Code Changes

Add existing Ordinance #1807 (**Outdoor Burning**) as an amendment to the Fire Code with the following changes:

- Per State Law, will remove the FD inspection and permitting requirements for SF residential properties.
- For residential fire pits, add an online self-inspection and safety survey process.





Questions?

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