



Building and Fire Code Board of Appeals
APPROVED Minutes

Board Meeting
July 11, 2024

The Building and Fire Code Board of Appeals met in a Special Called Meeting on July 11, 2024

Board Member, Schumann called the meeting to order at 10:08 a.m.

Board Members in Attendance: Ben Abzug, Ron Buys, Allison Satt, Oren Mitzner, Jim Rumbo and Alan Schumann

Board Members Not in Attendance: Aubrey Brasfield, Gary Wilks and Ashley Juraska

Staff in Attendance: Rick Arzola (DSD) and Todd Wilcox (DSD), Benjamin Flick (AFD), Beth Culver (AFD), Patricia Chawla (AE), Mark Leger (AE), Heidi Kasper (AE)

APPROVAL OF MINUTES:

1. The minutes from the **June 26 2024**, regular called meeting were approved as written. Board member Satt made a motion to accept the minutes as written, Chair Schumann second the motion. Motion passed 6-0. Board member Brasfield, Wilks and Juraska were absent.

DISCUSSION:

2. **2024 International Energy Conservation Code-Austin Energy-** Energy Efficiency Services Managers Patricia Chawla-Residential and Mark Leger-Commercial presented to the board significant changes and new appendices to the 2024 IECC. This was a courtesy presentation for the board.

Significant **Residential** changes include a demand response control to be included on electrical water heaters, bathrooms with intermittent exhaust fans are to include controls to help remove excess moisture, air leakage reduction from 5 ACH50 to 4 ACH50 for climate zone and prescriptive attic insulation requirement from R49 to R38.

Residential appendices include demand response on controls are required on electric storage water heaters and demand thermostat options in R408. For electricity vehicle readiness, 1 and 2 family dwellings and townhomes, 1 EV capable (capacity and conduit), EV ready or EVSE ready (capacity, conduit, wiring and charging station) per dwelling. Appendix RK-Electric readiness, dedicated branch circuit outlets shall be installed and terminate within 3 ft of and a rating not less than 240 volts, 40 amp for cooking appliances: clothes dryer-240 volts, 30 amps and water heaters, either 240 volts, 30 amps or 120V, 20 amps.

Commercial changes include air leakage, updates to HVAC efficiency tables, total system performance ratio (TPSR) allows for trade-offs within HVAC design system and updates to additional efficiency section C406 that provide credit paths to align with ASHRAE standard 90.1.2022.

Proposed local amendment, adopt Appendix CG-Electric vehicle charging infrastructure, Appendix CH-electric ready commercial building provisions, Appendix CI, demand responsive controls and Appendix CJ- Electrical energy storage systems.

Appendices-ESS and renewable energy, prescriptive requirement for renewable energy systems and requirement to either provide an ESS or to have that space ESS ready to be moved to optional Appendix CJ by ICC. Currently working with solar team to determine whether to adjust renewable energy systems and/or adopt ESS requirements.

Demand Response (DR) to Appendix CI, provisions are now included in the 2024 IECC but moved to optional appendices. EV readiness, Appendix CG, EV capable and EV ready quantities are determined by occupancy type(s) and Appendix CH, combustion space heating, service water heating and cooking/clothes drying along with hydronic systems, space for future electric equipment and dedicated branch circuits.

Staff will seek a recommendation from the Resource Management Commission on August 20 and present it to Council on September 12 with a implementation plan of January 1, 2025.

3. **2024 International Fire Code- Austin Fire-** Ben Flick with Austin Fire Department presented the proposed 2024 IFC. From his initial engagement on June 26 with the board, there were no real significant changes from public comment however there were comments with concerns with romex installation in homes, rails on balcony and pool nuisance alarms. In summary of the proposed IFC, the

biggest changes are in relation to smoke control, where staff is going back to model code to remove the requirement for vestibules and allowing alternative method of compliance for corridor exhaust systems. After completion of the IFC presentation, board member Satt made a motion for recommendation to council the 2024 IFC with staff amendments, Chair Schumann second the motion. Motion passed 6-0.

4. **2024 International Wildland Urban Interface (WUI)-Austin Fire-** In assistance with Beth Culver, there was substantial feedback from public comments after the initial presentation from June 26 which led to additional modifications. And without having an affordability impact statement from those modifications, AFD is in works with Housing department to address the number of impacted parcels along with acreage for its cost impact. Staff are working to provide that information and hope to have the impact statement available for the July 24th meeting. Some of the highlighted changes include the WUI map, wood roof coverings, exposed rafter tails, roof assembly, exterior ceilings, fences and ember ignition zones, which allow grass up to the house. Staff will come back to the board on July 24th in hopes of recommendation.
5. **2024 International Swimming Pool and Spa Code-** Building official Todd Wilcox covered the ISPSC presentation and after the quick presentation, it was noted that most all local amendments were going back to model code and were not changing anything from 2019. Board member Mitzner made a motion for recommendation of the 2024 ISPSC to council as amended, chairman Schumann second the motion. Motion pass 6-0.
6. **FUTURE AGENDA ITEMS:**
 - Recommendations: International Interface Wildland Urban Code.
 - Recommendations: International Existing Building Code.
7. **ADJOURN** – Board member Mitzner made a motion to adjourn the meeting at 12:42 pm, Chairman Schumann second the motion, motion pass 6-0

The minutes were approved at the Regular Called Meeting August 28, 2024 meeting on board member Rumbo motion, board member Mitzner second the motion on a 7-0 vote. Board member Satt was absent.