

Date: May 28, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Selso Mata, Chief Building Official

Cc: Chris Vike, Fire Marshal
Curtis Howard, Director of Neighborhood Services

Subject: **Adoption of the 2024 International Codes with Amendments - Review**

In mid-2024 and early 2025 the regional code committees of our North Texas Council of Governments (NCTCOG) reviewed the International Code Council's 2024 construction codes and the National Fire Prevention Association's 2023 National Electrical Code (NEC). The culmination of these efforts is summarized in the attached letter from The North Central Texas Council of Governments with their recommendation for code adoption. Plano's Building Standards Commission (BSC) subsequently held four meetings this year to review these code amendments and receive stakeholder input. Meeting minutes are attached from each BSC hearing. As a result, the BSC unanimously recommends the 2024 International codes and the 2023 NEC with code amendments to the City Council for the June 9, 2025, meeting with an effective enforcement date of August 1, 2025. The recommended codes with amendments are:

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Included are also letters of recommendation from:

- The North Central Texas Council of Governments
- The Dallas Home Builders Association
- Building Standards Commission - Chair

Please let me know if you have any questions or need additional information.



City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972-941-7000
Plano.gov

Date: May 6, 2025

To: Mark Israelson, City Manager
Jack Carr, Deputy City Manager

From: Ed Acklin, Chairman, Building Standards Commission

Cc: Selso Mata, Chief Building Official

Subject: **Adoption of the 2024 International Codes with Amendments**

The Building Standards Commission, along with staff has reviewed the 2024 International Building Codes and the National Electric Code with amendments. At several monthly meetings which began on January 21, 2025, and continued until completion on April 15, 2025.

In addition, staff has vetted the codes with the North Central Texas Council of Governments and made Plano amendment presentations for each code to our Commission.

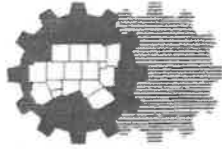
It is my pleasure to inform you that the Building Standards Commission unanimously recommends the following codes with amendments to the City Council for approval and adoption.

2024 International Building Code
2024 International Residential Code
2024 International Fire Code
2024 International Plumbing Code
2024 International Mechanical Code
2024 International Fuel and Gas Code
2024 International Energy Conservation Code
2024 International Existing Building Code
2024 International Swimming Pool and Spa Code
2024 International Property Maintenance Code
2023 National Electric Code

Sincerely,

Ed Acklin
Chairman
Building Standards Commission

John B. Muns Mayor	Maria Tu Mayor Pro Tem	Julie Holmer Deputy Mayor Pro Tem	Bob Kehr Place 2	Rick Horne Place 3	Chris Krupa Downs Place 4	Steve Lavine Place 5	Vidal Quintanilla Jr. Place 8	Mark D. Israelson City Manager
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North Central Texas Council of Governments

TO: Mayors, City Managers, City Administrators,
County Judges, and Building Officials

DATE: May 1, 2025

SUBJECT: 2024 International Codes and Regional Code Amendments for North Central Texas

The North Central Texas Council of Governments (NCTCOG) Executive Board, upon recommendation of the Regional Codes Coordinating Committee (RCCC) and its Advisory Boards, endorsed the most recent regional amendments to several of the 2024 International Codes on March 27, 2025. The Executive Board encourages your jurisdiction to adopt the following 2024 International Codes and Regional Amendments:

- International Building Code
- International Energy Conservation Code
- International Fuel Gas Code
- International Mechanical Code
- International Plumbing Code
- International Residential Code
- International Swimming Pool and Spa Code
- 2023 National Electric Code (approved August 2023)

NCTCOG's RCCC recommends adopting the above-listed codes with no local amendments, other than the regional amendments, as expeditiously as possible. The 2024 International Fire Code (IFC) with recommended regional amendments will be brought forward for regional endorsement in the very near future. The ultimate goal is regional uniformity of building codes for the North Central Texas region. Achieving the goal of standardization of building codes across the region will result in positive economic impacts and other benefits for municipalities, contractors, architects, builders, and manufacturers.

NCTCOG appreciates your local government's support of our continued efforts toward regional code uniformity. To learn more about the regional codes work program, or to obtain a copy of the recommended regional amendments, you may access our website at <https://www.nctcog.org/envir/regional-building-codes/amendments>.

If you would like to financially contribute to the Regional Codes Work Program, or have any questions regarding regional codes, please contact Hannah Ordonez, Senior Environment & Development Planner, by email at hordonez@nctcog.org or by phone at (817) 695-9215.

We appreciate your support of our continued efforts toward regional code uniformity.


Mike Eastland, (May 13, 2025 13:28 CDT)

Mike Eastland, Executive Director, NCTCOG


David Kerr, RCCC Chair

616 Six Flags Drive, Centerpoint Two
P.O. Box 5888, Arlington, Texas 76005-5888
(817) 640-3300 FAX: 817-640-7806
www.nctcog.org

May 28, 2025

Selso Mata, Chief Building Official
City of Plano
1520 Avenue K
Plano, Texas 75086-0358

Dear Mr. Mata,

The Dallas Builders Association appreciates the role building codes play in maintaining the integrity of home construction in our area. As such, the Association conducts a detailed review of each International Code Council (ICC) code that pertains to the residential construction industry. This review emphasizes health and safety as well as housing affordability concerns.

As it has been for many years, the Association was an active participant in reviewing the 2024 ICC codes, serving on the North Central Texas Council of Governments Regional Codes Coordinating Committee (RCCC). Our members and staff were provided with an opportunity during that process to convey the industry's concerns, and many of those concerns were incorporated into the amendments that are now being considered for adoption by the City of Plano.

Thanks to the RCCC process and the advanced notice that you have provided the Association to review Plano's local amendments, the Dallas Builders Association is comfortable with the residential provisions of Plano's 2024 code amendments as presented.

We appreciate your proactive efforts to seek our input, and we look forward to being a continued resource for housing in the City of Plano.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Lehde", written in a cursive style.

David Lehde,
Director of Government Affairs
Dallas Builders Association

**Building Standards Commission
January 21, 2025**

Commission Members Present

Ed Acklin, Chairperson
Daryl Bowen
Brent Ehmke
Mark Malouf
Larry Chan
John Egan
Ali Attar

Commission Members Absent

William Clay
Elle Cole

Staff

Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Roosevelt Fortson, Building Inspections Supervisor
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:19 p.m. Tuesday, January 21, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. Public comments: No public comment.

2. Approval of Minutes from June 18, 2024.

Commission Member Brent Ehmke made a motion to approve the minutes from June 18, 2024. Commission Member Mark Malouf seconded the motion. The Commission voted 7-0 to approve the minutes from June 18, 2024.

Chairperson Ed Acklin, spoke to the Commission as to concerns that there may be a need for additional time to receive the packet when reviewing the codes and requested a ten (10) day review before meeting.

3. Additional discussion and consideration of a new recommendation to City Council for the adoption of the 2023 National Electrical Code (NEC) amendments.

Roosevelt Fortson, Building Inspections Supervisor presented the changes to the 2023 National Electrical Code and answered questions from the Commission.

The Commission suggested numbering and grammatical changes to provide clarity to the code.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2023 National Electrical Code (NEC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the new 2024 International Residential Code (IRC) amendments.

Selso Mata, Chief Building Official, presented the changes to the 2024 International Residential Code (IRC) amendments and answered questions from the Commission.

Gary Miles, Building Inspections Manager, presented the plumbing changes to the 2024 International Residential Code and answered questions from the Commission.

The Commission made suggested changes to provide clarity to the code.

Commission Member Mark Malouf made a motion to table taking action on the item to recommend the 2024 International Residential Code (IRC) amendments to City Council. Commission Member Daryl Bowen seconded the motion. The Commission voted 7-0 in table taking action on the item.

5. Appointment of Vice Chairperson for the Building Standards Commission.

Chairperson Ed Acklin appointed Commission Member Brent Ehmke as Vice Chairperson.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:30 p.m.



Ed Acklin, Chairperson

**Building Standards Commission
February 18, 2025**

Commission Members Present

Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent

Brent Ehmke
Ali Attar

Staff

Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Scott Lussier, Property Standards Manager
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:00 p.m. Tuesday, February 18, 2025, in the Senator Florence Shapiro Council Chambers. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

- 1. Public comments:** No public comment.
- 2. Approval of Minutes from January 21, 2025.**

Commission Member Daryl Bowen made a motion to approve the minutes from January 21, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from January 21, 2025.

- 3. Discussion on Building Standards Commission duties, review and recommendation concerning code amendments and the code adoption process.**

Selso Mata, Chief Building Official, and Scott Lussier, Property Standards Manager, discussed codes and the Commissions roll in the code adoption process.

- 4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Property Maintenance Code (IPMC) amendments.**

Scott Lussier, Property Standards Manager, presented the changes to the 2024 International Property Maintenance Code and answered questions from the Commission.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Property Maintenance Code (IPMC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Fuel and Gas Code. The Commission had no questions.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Mechanical Code. The Commission had no questions.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

7. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.

Gary Miles, Building Inspections Manager, presented the changes to the 2024 International Plumbing Code. The Commission suggested grammatical changes to provide clarity to the code.

Commission Member Elle Cole made a motion to table staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 4:50 p.m.


Ed Acklin, Chairperson

**Building Standards Commission
March 18, 2025**

Commission Members Present

Ed Acklin, Chairperson

Daryl Bowen

Mark Malouf

Larry Chan

John Egan

Elle Cole

William Clay

Bob Thomas

Commission Members Absent

Brent Ehmke

Ali Attar

Staff

Ileana Fernandez, Sr. Assistant City Attorney

Selso Mata, Chief Building Official

Gary Miles, Building Inspections Manager

Roosevelt Fortson, Building Inspections Supervisor

Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 4:08 p.m. Tuesday, March 18, 2025, in the Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

- 1. Public comments:** No public comment.
- 2. Approval of Minutes from February 18, 2025.**

Commission Member Mark Malouf made a motion to approve the minutes from February 18, 2025. Commission Member Larry Chan seconded the motion. The Commission voted 7-0 to approve the minutes from February 18, 2025.

Commission Member Elle Cole arrive at the meeting at 4:16 p.m.

- 3. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.**

Selso Mata, Chief Building Official, presented the changes to the 2024 International Building Code (IBC) amendments.

Mr. Mata spoke to Chapter 9 being covered by the Fire Department at the next meeting along with the Final Report of Required Special Inspections and the Approved Agency Documentation forms.

Mr. Mata answered questions from the Commission.

Commission Member Daryl Bowen made a motion to table staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Roosevelt Fortson, Building Inspections Supervisor, and Mr. Mata presented the changes to the 2024 International Swimming Pool and Spa Code and answered questions from the Commission.

Commission Member Will Clay made a motion to table staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member Bob Thomas seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Additional discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

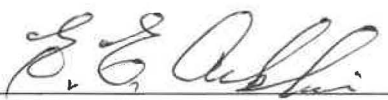
Gary Miles, Building Inspections Manager, and Mr. Mata presented the additional changes to the 2024 International Mechanical Code and answered questions from the Commission.

Commission Member Mark Malouf made a motion to table staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Elle Cole seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 5:11 p.m.


Ed Acklin, Chairperson

**Building Standards Commission
April 15, 2025**

Commission Members Present

Ed Acklin, Chairperson
Daryl Bowen
Mark Malouf
Brent Ehmke
Larry Chan
John Egan
Elle Cole
William Clay
Bob Thomas

Commission Members Absent

Ali Attar

Staff

Ileana Fernandez, Sr. Assistant City Attorney
Selso Mata, Chief Building Official
Gary Miles, Building Inspections Manager
Calvin Young, Environmental Health Manager
Chris Vike, Deputy Fire Chief
Lacey Thornton, Sr. Administrative Assistant

Chairperson Ed Acklin called the meeting to order at 2:05 p.m. Tuesday, April 15, 2025, in the Training Room A. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairperson Ed Acklin admitted all documents and testimony given into the official Building Standards Commission record.

1. Public comments: No public comment.

2. Approval of Minutes from March 18, 2025.

Commission Member Daryl Bowen made a motion to approve the minutes from March 18, 2025. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 to approve the minutes from March 18, 2025.

3. Discussion and consideration of applicant's request to use alternate materials or construction methods for NSF-50 Certified Spa Chiller in compliance with requirements Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code, which is codified in Chapter 6, Building and Regulations, Article XXIII. Building Code of the Code of Ordinances of the City of Plano, Texas. Applicant: Brent Merritt on behalf of EoS Fitness Spas, Property Address: 600 W 15TH Street, Suite B, Plano, Texas 75074.

Selso Mata, Chief Building Official, presented the alternate method or construction material of Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa code. Mr. Mata testified to the history of the project and request for additional equipment specifications.

Calvin Young, Environmental Health Manager, spoke to the code requirements for inspection of commercial swimming pools and spas. Mr. Young testified requests of the Applicant and Contractor to provide equipment specifications and have not received adequate documentation stating the proposed NSF-50 equipment is approved for commercial pool usage.

Mr. Young answered questions from the Commission on what the purpose and standards of chiller testing. Mr. Young testified there is not currently an approved NSF-50 approved for commercial pool usage, however a person could request third party testing of the equipment.

Brent Merritt, Cody Pools, testified there are no certified NSF-50 chillers on the market at this time. Mr. Merritt is requesting that the Commission allow them to use NSF-50 as they have installed seven of the NSF-50 systems in southern states including in Texas.

Mr. Merritt answered questions from the Commission.

John Davis, general contractor, testified they have installed the NSF-50 chillers at other facilities in other cities without issue. Mr. Davis testified the codes have not caught up with cold plunge trends.

Mr. Davis answered questions from the Commission. Mr. Merritt and Mr. Davis are not aware of any third-party testing performed on the NSF-50 chiller.

Sean Sante, Representative for EoS Fitness, testified the NSF-50 chillers have not been installed in other Plano EoS Fitness locations.

Ileana Fernandes, Sr. Assistant City Attorney, stated the Commission can only grant or deny an alternate method but does not have the authority to grant variances.

Mr. Young presented the Aquacal website showing the NSF-50 product specifications which states the chiller has not been approved for commercial use.

Commission Member Elle Cole arrived at the meeting at 2:25 p.m. but did not vote on this item.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Ed Acklin made a motion to deny the request to use alternate materials or construction methods for Section 309.2 Treatment and circulation system equipment of the International Swimming Pool and Spa Code. Commission Member Will Clay seconded the motion. The Commission voted 7-1 in favor of the motion, with John Egan voting in opposition.

4. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fire Code (IFC) amendments.

Commissioner Bob Thomas (alternate) stepped down allowing Commissioner Elle Cole to sit as a voting member for the remainder of the meeting.

Chris Vike, Deputy Fire Chief, presented the changes to the 2024 Fire Code and answered questions from the Commission.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fire Code (IFC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

5. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Mechanical Code (IMC) amendments.

Selso Mata, Chief Building Official, presented the 2024 International Mechanical Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Mechanical Code (IMC) amendments to City Council as presented. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

6. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Plumbing Code (IPC) amendments.

Selso Mata presented the 2024 International Plumbing Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Daryl Bowen made a motion to approve staff recommendation of the 2024 International Plumbing Code (IPC) amendments to City Council as presented. Commission Member Will Clay seconded the motion. The Commission voted 8-0 in favor of the motion.

7. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Fuel and Gas Code (IFGC) amendments.

Selso Mata presented the 2024 International Fuel and Gas Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Larry Chan made a motion to approve staff recommendation of the 2024 International Fuel and Gas Code (IFGC) amendments to City Council as presented. Commission Member Daryl Bowen seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments.

Selso Mata presented the 2024 International Swimming Pool and Spa Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Swimming Pool and Spa Code (ISPSC) amendments to City Council as presented. Commission Member John Egan seconded the motion. The Commission voted 8-0 in favor of the motion.

9. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Existing Building Code (IEBC) amendments.

Selso Mata presented the 2024 International Existing Building Code. The Commission noted change to section number.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member William Clay made a motion to approve staff recommendation of the 2024 International Existing Building Code (IEBC) amendments to City Council with corrections. Commission Member Mark Malouf seconded the motion. The Commission voted 8-0 in favor of the motion.

10. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Energy Conservation Code (IECC) amendments.

Selso Mata presented the 2024 International Energy Conservation Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Brent Ehmke made a motion to approve staff recommendation of the 2024 International Energy Conservation Code (IECC) amendments to City Council as presented. Commission Member Ed Acklin seconded the motion. The Commission voted 8-0 in favor of the motion.

11. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Building Code (IBC) amendments.

Selso Mata presented the 2024 International Building Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Mark Malouf made a motion to approve staff recommendation of the 2024 International Building Code (IBC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

12. Discussion and consideration of recommendation to City Council for the adoption of the 2024 International Residential Code (IRC) amendments.

Selso Mata presented the 2024 International Residential Code. The Commission had no questions.

Chairperson Ed Acklin closed the floor to public comment.

Commission Member Elle Cole made a motion to approve staff recommendation of the 2024 International Residential Code (IRC) amendments to City Council as presented. Commission Member Larry Chan seconded the motion. The Commission voted 8-0 in favor of the motion.

13. Items for future agendas.

Lacey Thornton, Administrative Assistant Sr., testified to items of future agenda.

The Public Hearing adjourned at 3:54 p.m.

Ed Acklin, Chairperson