

BILL ANALYSIS

C.S.S.B. 1458
By: Wentworth
State Affairs
Committee Report (Substituted)

BACKGROUND AND PURPOSE

Currently, the International Building Code (IBC) is the standard in the United States for the building industry. Although the code is in effect across a majority of Texas, it is adopted in different forms.

CSSB 1458 adopts the IBC as the commercial building code for use in Texas. The adoption of a uniform code will provide consistency across municipalities and in unincorporated areas of Texas counties. This, in turn, will streamline commercial building leasing, construction, and renovation.

RULEMAKING AUTHORITY

It is the committee's opinion that this bill does not expressly grant any additional rulemaking authority to a state officer, department, agency, or institution.

ANALYSIS

Adopts the International Building Code (IBC) as it existed on May 1, 2003 as the standard for all commercial buildings for which construction begins on or after January 1, 2006. Provides that the IBC also applies to any alteration, remodeling, enlargement or repair of those commercial buildings. Allows municipalities to establish procedures for the adoption of local amendments to the IBC and for the administration and enforcement of the IBC. Allows municipalities to review and consider amendments made by the International Code Council to the IBC after May 1, 2003.

Excepts electrical wiring and related components from the scope of the IBC and does not require a municipality to review amendments to the IBC regarding electrical provisions. Adopts the National Electrical Code as the municipal electrical construction code, applying to all residential and commercial electrical construction applications. For commercial buildings, the National Electrical Code applies to commercial buildings in a municipality for which construction begins on or after January 1, 2006, and to any alteration, remodeling, enlargement, or repair of those commercial buildings.

Requires rules to be established and other necessary actions to be taken by municipalities to implement the provisions of the bill concerning the IBC.

EFFECTIVE DATE

Sections 1, 2, 3, and 4 of the bill take effect January 1, 2006.
Sections 5 and 6 takes effect September 1, 2005.

COMPARISON OF ORIGINAL TO SUBSTITUTE

CSSB 1458 limits the application of the National Electrical Code to commercial buildings in a municipality for which construction begins on or after January 1, 2006, and to any alteration, remodeling, enlargement, or repair of those commercial buildings.

CSSB 1458 removes the prohibition against local amendments that are less stringent than the IBC. CSSB 1458 changes the date after which a municipality is allowed to review and consider amendments by the International Code Council to the IBC, from May 1, 2000 to May 1, 2003.

CSSB 1458 removes Subchapter E.

CSSB 1458 requires rules to be established and other necessary actions to be taken by municipalities to implement the provisions of the bill concerning the International Business Code, but removes the language addressing counties that appeared in SB 1458.