



Planning & Development

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Chief Building Official

Greg Melching, CFM

Mayor and Council,

Building Codes Effectiveness Grading Schedule (BCEGS) is a schedule developed by Insurance Offices, Inc. (ISO), that categorizes communities according to the adequacy of their building codes and effectiveness of building code enforcement. Communities are graded from 1 (indicating exemplary commitment to building code enforcement) to 10. In states where all of the communities have been graded and the BCEGS system has been implemented, the BCEGS grade for the community where the property is located is used in developing the premium for windstorm and hail coverage for buildings constructed during or after the year in which the community was graded. Building Code effectiveness grades for communities are published in ISO's Public Protection Classification Manual.

A new International Building code comes out every three years. Once a city becomes three code cycles behind, or near that threshold, the city's BCEGS rating will suffer.

Therefore, in collaboration with the Fire Marshal, Buddy Rice, staff is requesting that City Council approve the proposed ordinance to adopt the 2024 International Commercial Building and Residential Building, Plumbing, Fuel Gas, Mechanical, Property Maintenance, Energy, and Fire Codes and all appendices and the 2023 National Electrical Code and all the appendices. The Electrical Code is updated every three years, but not in the same sequence as the Building Codes. Staff would like to provide the public with adequate time so the effective date of the ordinance is April 15, 2025 with a grace period until July 15, 2025. Any transaction that occurs after the effective date but before the July 15th date, can be submitted under the old codes. Starting July 15, 2025, all transactions must fall under the new codes adopted by this ordinance.

Respectfully submitted,

Greg Melching

Chief Building Official

City of Deer Park, Texas