

AGENDA ITEM REPORT

A.1



To: Town Council

Subject: Review and discuss Town of Sunnyvale building codes and regulations.

Meeting: Town Council - July 13, 2026

Department: Development Services

Staff Contact: Surupa Sen

SUGGESTED ACTION:

BACKGROUND INFORMATION:

Staff has prepared a brief presentation on certain building construction related code requirements as requested by Town Council. Sunnyvale operates under the 2021 International Building Codes (IBC) and 2020 National Electrical Code, with applicable amendments. Most of the enquiries received from Town Council were related to single-family residential construction. Following are the broad categories of residential construction standards that are part of the discussion and presentation:

1. **Minimum strength of concrete used in driveways, sidewalk, and foundation construction** - Generally, concrete comes from the batch plant with a strength of 3,000 PSI. This strength rating is compliant with concrete standard ACI 318 and the ICC Concrete Manual for all residential applications.
2. **Construction details related to driveway, sidewalk, rebar positioning**
3. **Building Exterior Material** - House Bill 2439 – effective Sept. 2019 – prevents municipalities from enforcing aesthetic rules that require the use of specific building materials (such as a minimum percentage of masonry or brick). It essentially requires municipalities to allow any building product or material that is permitted by national model building codes.
4. **Garage Orientation** - Residential garage orientations are regulated within Sunnyvale Unified Development Ordinance (UDO)
5. **Miscellaneous residential design standards** – For example, window, door, floor-to-ceiling height, etc.
6. **Standards related to Mechanical and Plumbing Codes**
7. **Energy Code Related enquiries**

- a. Insulation
- b. HVAC
- c. Electric vehicle charging capability in garages
- d. LED lighting

Staff have prepared a detailed memo explaining all the code requirements in detail. Building code and energy or other relevant codes are constantly updated to stay current with the industry and compliant with State law. In coordination with the Sunnyvale fire department, the North Texas Regional Codes Coordinating Committee amendments, and the publishing of the 2027 editions of the International Codes, we plan to present a code adoption proposal to Town Council in early 2028. The proposed tentative timeline for this is as follows:

- January - March 2027: ICC Codes are published and released
- March - September 2027: NTRCCC amendment process initiated
- June - December 2027: Work group meetings with stakeholders for individual municipal amendments, as necessary
- January 2028: Adoption package presented to Council for adoption

This is a rough estimate as the NTRCCC amendment process and the release of the newly published codes can vary significantly.