



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type: Agenda Item

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 05/12/2026

Project Title / Description: P26TA00001 Building and Construction Code Updates

Agenda Item Report

Introduction / Background: Building related technical model codes are promulgated on a three-year cycle by national organization to establish minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress, stability, sanitation, adequate light and ventilation, system efficiency and safety to life and property. Pima County has retained the 2018 code cycle through 2025.

Discussion: A decision to adopt new codes is generally considered by a regional code committee comprised of Cities, Towns, and County building officials and representatives from private industry. The County/City Building Code Committee held 16+ public meetings and have recommended the vetted proposed package for adoption. The effective date for the code will be July 1, 2026.

Conclusion: Adopting the 2024 International Energy Conservation Code in Pima County will bring the region to current building safety and efficiency standards thereby creating greater uniformity with other nationally leading counties/municipalities and will maintain lower property insurance rates which are based in part on the currency of locally adopted building codes. It also aligns Pima County with the City of Tucson.

Recommendation: Staff, Planning and Zoning Commission, and the City/County Joint Building Code Committee recommends adoption of Ordinance No. 2026- provisions which would amend Title 15 of the Pima County Code by adopting by reference the 2024 International Energy Conservation Code.

Fiscal Impact: 0

Support of Prosperity Initiative: C-S 2. Address Climate Resilience and Environmental Justice

Provide information that explains how this activity supports the selected Prosperity Initiative The 2024 International Energy Conservation Code advances climate resilience and environmental justice through energy efficiency. It cuts emissions and promotes electrification. It increases energy efficiency resulting in lower energy utility bills, and results in a healthier and more resilient building.

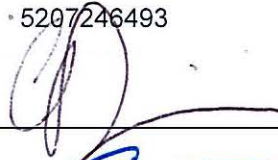
Board of Supervisor District:

- 1
- 2
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Department: Development Services

Name: Daniel Ice

Telephone: 5207246493

Department Director Signature:  _____ Date: 4-15-2020

Deputy County Administrator Signature:  _____ Date: 4/22/2020

County Administrator Signature: _____ Date: 4/22/2020



TO: Honorable Board of Supervisors

FROM: Daniel Ice, Deputy Director, Building and Site Development *DI*
Public Works-Development Services Department-Building and Site Development
Division

DATE: April 29, 2026

SUBJECT: **P26TA00001 BUILDING AND CONSTRUCTION CODE UPDATES**
(Building Code Text Amendment)

The above referenced Building Code Text Amendment is scheduled for the Board of Supervisors **TUESDAY, May 12, 2026**, hearing.

REQUEST: Proposal to amend by ordinance, the Pima County Building Code Title 15 (Building and Construction) to update the 2024 International Energy Conservation Code

OWNER: N/A

APPLICANT: Pima County Development Services Department

DISTRICT: ALL

STAFF CONTACT: Daniel Ice, Deputy Director, Building and Site Development

PUBLIC COMMENT TO DATE: As of April 29, 2026, staff has received one public comment in opposition of the request.

PLANNING AND ZONING RECOMMENDATION: **APPROVAL** 7-0 (Commissioner Truitt, Lane, and Tronsdal were absent)

STAFF RECOMMENDATION: **APPROVAL**

DI/TD/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

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FOR MAY 12, 2026, MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Daniel Ice, Deputy Director, Building and Site Development *DEI*
Public Works-Development Services Building and Site Development Division

DATE: April 29, 2026

ADVERTISED ITEM FOR PUBLIC HEARING

BUILDING CODE TEXT AMENDMENT

P26TA00001 BUILDING AND CONSTRUCTION CODE UPDATES

AN ORDINANCE OF PIMA COUNTY, ARIZONA; RELATING TO BUILDING AND CONSTRUCTION; ADOPTING BY REFERENCE THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS; AND AMENDING CHAPTERS 15.04 AND 15.14 OF THE PIMA COUNTY BUILDING CODE TO REFLECT THE CODE ADOPTED BY REFERENCE IN THIS ORDINANCE. On motion, the Planning and Zoning Commission voted to recommend APPROVAL 7-0 (Commissioner Truitt, Lane, and Tronsdal were absent). Staff recommends APPROVAL.
(ALL DISTRICTS)

Summary of the Planning and Zoning Commission Hearing (February 25, 2026)

The public hearing was held in person and virtually. Some commissioners were present while others attended virtually and through the telephonic option. Staff attended and presented in person.

Staff presented information about the building code text amendment to the commission and highlighted that the goals and purpose of the text amendment is to adopt the latest version of the International Energy Conservation Code.

Staff discussed the development of the building codes, and that building-related technical model codes are promulgated on a three-year cycle by national organizations to establish minimum requirements to safeguard public health, safety and general welfare.

The ICC Codes and the National Electrical Codes are produced every three years. After Pima County Adopted the 2006 ICC codes, Pima County, the City of Tucson, and the surrounding jurisdictions made a concerted effort to skip every other code cycle to minimize the cost implications to the jurisdictions and builders.

Staff also explained that the amendment process is a joint effort between all five local jurisdiction's building officials, and a joint City County Building Code Committee (BCC) which is comprised of local leaders in the construction industry that independently review the codes with the goal of having as few amendments as possible which are based on local conditions. The BCC also reviews current adopted amendments to determine if they need to be maintained. The work of the BCC has resulted in 100% of the amendment package being consistent with the City of Tucson's amendments. The Building Code Committee members have unanimously recommended the vetted proposed package for adoption.

Pima County and the City of Tucson code adoption goal is to ensure both jurisdictions adopt the same building codes, with the same amendment package. We feel it is important for us to be as consistent as possible. This makes it easier for Architects, licensed engineers, designers, and builders to design and build projects in Un-incorporated Pima County and the City of Tucson because they are using the same codes and amendments.

Adopting the 2024 International Energy Conservation Code (IECC) across southern Arizona will return the region to current building safety and efficiency standards thereby creating greater uniformity with other nationally leading counties and municipalities.

The other 4 jurisdictions in Pima County try to use our amendments when they adopt their codes. Discussing the 2024 IECC adoption with the regional building officials, they will also be adopting the code later this year.

Staff explained the code has been updated to account for new technologies, standards, energy conservation and systems efficiency. The updates include:

- The scope of the code has been simplified by replacing redundant language with the definition of residential building.
- Requires a continuous air barrier to be installed throughout the building thermal envelop.
- Component performance method is updated to include the thermal bridging factors of above grade wall assemblies.
- Occupied standby controls are required in specified spaces to reduce unnecessary ventilation in unoccupied spaces.
- Maximum U-factors for ceiling assemblies are staying the same in residential buildings.
- Minimum R-values for ceiling insulation have stayed the same in residential buildings. R38 for ceiling
- Air barriers between conditioned space and unconditioned space required in residential buildings
- Air leakage rates lowered from 5 air changes/hour to 4 air changes/hour in residential buildings.
- Skylight U factor reduced from 0.65 to 0.60
- Vertical window fenestration stays the same at 0.25 SHGC
- Exterior design conditions for Pima County stayed the same
- Pima County still is in Climate Zone 2B, and Mount Lemon is still Climate Zone 5B

Staff explained as part of the adoption, the 2024 IRC Amendment for Chapter 11 will be revised to reflect the 2024 IECC, the adopting ordinance.

- Chapter 11 Energy Efficiency. DELETE Chapter in its entirety and REPLACE with the following: Residential buildings regulated by this code shall comply with the International Energy Conservation Code (IECC) as adopted and amended per Pima County Ordinance 2018-30 Exhibit G. The proposed Ordinance, Exhibit A References to Chapter 11 in other

sections of this code shall be for reference to the corresponding IECC Section(s) only.

A Commissioner inquired about the logic of the local amendments. Staff responded that the goal is to try not to change the 2024 IECC unless certain local or a geographical condition warrants an amendment. Commercial concerns are the financial burdens to small business by requiring items such as energy monitoring systems. Reasoning was that energy monitoring systems are expensive for smaller businesses while large businesses automatically utilize them. To offset this, based on commercial permitting information obtained from both Pima County and the City of Tucson, staff and the joint building code committee recommended increasing the square footage referenced in C406.1 to 50,000 square feet and 100,000 square feet, to limit the burden on smaller businesses. Staff continued that the building code committee, City of Tucson, and Pima County felt it was important to comply with ASHRAE standards.

A Commissioner inquired about whether a decrease in efficiency or increase in emissions could be experienced and whether this is watering down the code. Staff responded that there was no significant time spent verifying efficiency and emission requirements and discovered that other jurisdictions were not checking emission requirements. It's understood the International Energy Conservation Code and ASHREA 90.1 are already meeting the energy and emission requirements of the Department of Energy.

A Commissioner inquired if staff had any idea how many builders are currently building to these standards. Staff responded that builders are nearly meeting these requirements. The air changes per hour and HERS rating were reduced a little bit and research between the 2018 and 2024 codes demonstrated an approximately 16.5% energy efficiency gain, and a savings between 11% to 25% depending on the type of construction.

A Commissioner inquired about the differences between the performance base codes and prescriptive base codes. Staff responded that both methods are options to meet the requirements of the 2024 IECC. Prescriptive base code requirements basically are prescriptive requirements that specify exact component requirements that applies the minimum insulation values, window u values, window solar gain coefficient values installation standards. Performance requirements focus on achieving overall building energy efficiency performance of the design and provides builder flexibility while still complying with the code through modeling and allows the use of approved energy modeling software to model energy use by which most production builders prefer the performance Method.

The public hearing was opened to the public.

The only speaker with SAHBA voiced builders' concerns about the increase in building costs and stated that the City and County are the only jurisdictions in Pima County adopting the 2024 IECC at this time. He stated that builders are already building better than the 2018 IECC. HERS rating scores are much better than code minimum requirements and SAHBA feels this is an indication of being responsive to the market and responsive to building sustainable housing. The speaker questioned what is the purpose and outcome of the proposed and how the amendments provide really small gains with additional cost and stated that the builders are not anti-efficiency and that homebuilding production is down 20%, so he questioned whether there should be more regulations. He requested delaying adoption and proposed two additional amendments.

A Commissioner asked the speaker if the City of Tucson adopted SAHBA's proposed amendments. He responded that the city did not. He stated that at a BCC meeting, SAHBA originally proposed allowing energy star 3.1 or 3.2 as a compliance path, and the code committee

was not interested in the change

A Commissioner stated he was willing to pause the adoption, and inquired what the thoughts of the speaker were. The speaker responded that he is open to a delay and understands how the process works with the building code committee making the recommendations.

A Commissioner inquired which way SAHBA would like to continue and the speaker re-iterated that he would like to delay.

A Commissioner inquired if staff had anything to add. Staff acknowledge SAHBA inquired about using Energy Star 3.1 and 3.2 and that in order to be above code, energy star 3.3 is required and the code committee elected not to accept the proposal. Staff acknowledge that they have presented SAHBA's amendment proposal to the BCC and the code committee felt that the reduction of the attic duct insulation to R6 should not occur because of the heat in attics in Tucson and did not want to discuss changing the air change rate back to 5 air changes per hour. Staff furthered that the City of Tucson's Mayor and Council did not discuss SAHBA's suggested code amendments. Since the City of Tucson did not consider SAHBA's proposal, staff elected to not recommend SAHBA's proposed amendments to stay consistent with the BCC's recommendations and the City's 2024 IECC amendments. All of the local jurisdictions have attended the code committee meetings and mirrored the city and county's amendments.

A Commissioner inquired about staff to explain energy star. Staff responded that for energy star requirement to be above code, Energy Star version 3.3 is required. Energy Star versions 3.1 and 3.2 are not above code and would still need to comply with the International Energy Code Conservation code requirements.

A Commissioner inquired about when the next update to the International Residential Code will occur. Staff responded that the next cycle update would not take place until 2030. The longer we stay with the 2018 energy code the harder it will be to keep up with the current codes.

A Commissioner inquired if there is any value in continuing the item and taking the amendments to the code committee or questioned whether it is best not to deal with the proposed SAHBA amendments. Staff responded that it would be best to continue as they are described and that the BCC is still meeting on a monthly basis to discuss the energy codes where adjustments could be made during future code committee meetings and any future changes would need to come back to the commissioners and the Board of Supervisors.

A Commissioner inquired if staff saw any value in continuing discussing the energy codes in the BCC meetings. Staff responded that there is always value in discussing the codes during the code committee meetings.

A Commissioner inquired if the City of Pheonix has adopted the energy codes. Staff responded that they had.

Commissioner commented that he completed some math and furthered that utilizing SAHBA's numbers on a 350,00 to 400,000 mortgage that there is a 0.4% to 0.7% increase.

No one else from the audience wished to speak and the public hearing was closed.

Commissioner Maese made a motion to recommend **APPROVAL** of the building code text amendment and Commissioner Becker gave second.

The motion passed 7 – 0 (Commissioner Truitt, Lane, and Tronsdal were absent).

DI/TD/ds

Attachments

ORDINANCE NO. 2026-__

AN ORDINANCE OF PIMA COUNTY, ARIZONA; RELATING TO BUILDING AND CONSTRUCTION; ADOPTING BY REFERENCE THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE WITH LOCAL AMENDMENTS; AND AMENDING CHAPTERS 15.04 AND 15.14 OF THE PIMA COUNTY BUILDING CODE TO REFLECT THE CODE ADOPTED BY REFERENCE BY THIS ORDINANCE.

THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA FINDS THAT:

1. A.R.S. § 11-861 allows the adoption by reference of any building and other related codes that has been adopted by any national organization or association that is organized and conducted for the purpose of developing codes or that has been adopted by the largest city in the county.
2. The International Code Council, Inc. is a national organization organized and conducted for the purpose of developing codes.
3. The Pima County Board of Supervisors has adopted ordinances adopting building and construction related codes pursuant to A.R.S. § 11-861 and A.R.S. § 11-251(35).

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. That Pima County adopt by reference the ~~2018~~ 2024 International Energy Conservation Code, published by the International Code Council, Inc., Country Club Hills, IL, ~~2017~~ 2024, as amended by the local amendments, attached as Exhibit A and incorporated by this reference.

SECTION 2. That Title 15 of the Pima County Code is amended to read as follows:

...

15.04.020 Codes Adopted.

A. The Pima County building code, codified in this chapter, adopts by reference the 2024 International Building Code, published by the International Code Council, Inc., Country Club Hills, IL, in 2023, as amended by the local amendments attached to and incorporated into Ordinance 2025-15 as Exhibit A together with the following national and international codes and incorporated by this reference:

...

6. The ~~2018~~ 2024 International Energy Conservation Code, as amended by Exhibit ~~G~~ A attached to Ordinance ~~2018-30~~ 2026- (See Chapter 15.14);

Chapter - 15.14 Energy Code

15.14.010 Adopted.

The ~~2018~~ 2024 International Energy Conservation Code, published by the International Code Council, Inc., Country Club Hills, IL, ~~2017~~ 2024 is adopted by reference as the energy code of Pima County as amended by Exhibit ~~G~~ A attached to Ordinance ~~2018-30~~ 2026-. The purpose of the code is to regulate the design and construction of buildings and sites for the effective use of energy.

SECTION 3. This ordinance is effective for permit applications initiated on or after July 1, 2026.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this ____ day of ____, 2026.

ATTEST:

BOARD OF SUPERVISORS

Melissa Manriquez
Clerk of the Board of Supervisors

Jennifer Allen
Chair, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:



Bobby Yu, Deputy County Attorney



Executive Secretary
Planning and Zoning Commission

ORDINANCE NO. 2026-__

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2. The International Code Council, Inc. is a national organization organized and conducted for the purpose of developing codes.
3. The Pima County Board of Supervisors has adopted ordinance adopting building and construction related codes pursuant to A.R.S. § 11-861 and A.R.S. § 11-251(35).

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15.04.020 Codes Adopted.

A. The Pima County building code, codified in this chapter, adopts by reference the 2024 International Building Code, published by the International Code Council, Inc., Country Club Hills, IL, in 2023, as amended by the local amendments attached to and incorporated into Ordinance 2025-15 as Exhibit A together with the following national and international codes and incorporated by this reference:

...

6. The 2024 International Energy Conservation Code, as amended by Exhibit A attached to Ordinance 2026-__ (See Chapter 15.14);

Chapter – 15.14 Energy Code

15.14.010 Adopted.

The 2024 International Energy Conservation Code, published by the International Code Council, Inc., Country Club Hills, IL, in 2024 is adopted by reference as the energy code of Pima County as amended by Exhibit A attached to Ordinance 2026-____. The purpose of the code is to regulate the design and construction of buildings and sites for the effective use of energy.

SECTION 3. This ordinance is effective for permit applications initiated on or after July 1, 2026.

PASSED AND ADOPTED by the Board of Supervisors of Pima County, Arizona, this____ day of _____, 2026.

ATTEST:

BOARD OF SUPERVISORS

Melissa Manriquez
Clerk of the Board of Supervisors

Jennifer Allen
Chair, Board of Supervisors

APPROVED AS TO FORM:

APPROVED:



Bobby Yu, Deputy County Attorney

Executive Secretary
Planning and Zoning Commission



Ordinance 2026-__ Exhibit A

Amendments to the:
2024 International Energy Conservation Code

Chapter 1 [CE] Scope and administration. REVISE chapter by DELETING all of Part 2- Administration and enforcement, except for section C104.1.1 Above code programs. (Deleted sections are administered by 2024 IBC, Chapter 1).

Section C101.1 Title. Insert: [name of jurisdiction] as “Pima County, AZ”.

Section C101.4 Compliance. REVISE Section by ADDING an exception as follows:
Exception: Group R-2 buildings, when defined as a Commercial Building per Section C202, shall have the option of complying under the Residential Provisions of this code, regardless of height. If defined as such on the submittal documents, all components of the Residential Provisions of this code shall be followed.

Section C104.1.1 Above code programs. REVISE section by ADDING the following at the end of the paragraph:
 Compliance with the Net-Zero Energy Standard shall be deemed to comply with this code.

Section C402.1.1.1 Low-energy buildings. REVISE section by ADDING item #3:
 Structure with areas not intended for public occupancy that have opening in the thermal envelop during business operations and do not utilize air conditioning, such as repair garages, fabrication shops, warehouses, or similar facilities.

Section C403.1.1 Calculations of heating and cooling loads. REVISE section by ADDING the following at the end of the paragraph:
 Not required for emergency replacement of cooling and heating equipment where there are no alterations, additions, or changes of occupancy, the equipment does not increase in capacity, and the equipment was installed prior to January 1, 2013.

Table C403.3.2(1) Minimum efficiency requirements. REVISE Table by DELETING the first row and REPLACING with the following:

Air conditioners, air cooled	< 45,000 Btu/h	All	Split system, single phase	14.3 SEER2	AHRI 210/240 - 2023
Air conditioners, air cooled	≥ 45,000 Btu/h and < 65,000 Btu/h	All	Split system, single phase	13.8 SEER2	AHRI 210/240 - 2023
Air conditioners, air cooled	< 65,000 Btu/h	All	Split system, three phase and Single package	13.4 SEER2	AHRI 210/240 - 2023



Section C405.2.4 Daylight responsive controls. REVISE Section by DELETING item 1 and REPLACING with the following:

1. Daylight responsive controls shall not be required in secondary side lit daylight zones.

Section C405.11. REVISE Section by DELETING “customer-owned service conductors.”

Section C405.12 Automatic receptacle control function. REVISE Section by DELETING Section in its entirety.

Section C405.13 Energy Monitoring. REVISE Section by DELETING Section in its entirety.

Section C405.15 Renewable energy systems. REVISE Section by DELETING Section in its entirety.

Section C406.1 Compliance (Additional efficiency, renewable and load management requirements). REVISE Section by DELETING items 1–3 and REPLACING with the following:

1. Buildings with greater than 50,000 square feet (4,645 m²) of conditioned floor area shall comply with Section C406.1.1.
2. Buildings with greater than 100,000 square feet (9,290 m²) of conditioned floor area shall comply with Section C406.1.1 and C406.1.2.
3. Build-out construction greater than 50,000 square feet (4,645 m²) of conditioned floor area that does not have final lighting or final HVAC systems installed under a prior building permit that was obtained after July 1, 2025, shall comply with Section C406.1.1.2.

Section C407.2 Mandatory requirements. REVISE Section by DELETING the last two sentences of the Section, DELETING Equation 4-34 in its entirety, and REPLACING Equation 4-34 with the following:

$$PAEC = 100 \times (1 - EC_r / 1,000)$$

Table C407.2(1) Requirements for simulated building performance. REVISE Table by DELETING the second to last row of the table that reads:

C406.1.2 Additional renewable and load management credit requirements

Section C408 Maintenance information and system commissioning. REVISE Section by DELETING Section in its entirety.

Section C502.2 Change in space conditioning. REVISE Section by ADDING a third Exception as follows:

3: A lawfully occupied space with evaporative cooling being converted to air conditioning when the roof assembly is fully insulated.

Section C502.3.7 Additional energy efficiency credit requirements. REVISE Section by DELETING the words “1,000 square feet (93 m²)” and REPLACING with the words “50,000 square feet (4,645 m²).”

Chapter 1 [RE] Scope and administration. REVISE chapter by DELETING Part 2-Administration and enforcement, except for section R104.1.1 Above code programs. (Deleted sections are administered by 2024 IBC, Chapter 1).



Section R101.1 Title. Insert:[name of jurisdiction] as “Pima County”.

Section R104.1.1 Above code programs. REVISE section by ADDING the following at the end of the paragraph:
Compliance with the Net-Zero Energy Standard shall be deemed to comply with this code.

ADD new section R302.2 to read:

Section R302.2 Exterior design conditions.

Pima County Arizona				
CONDITION		West of the easterly boundary of the principal Tohono O’odham Reservation	Under 4,000 feet elevation	4,000 feet elevation & above
Winter	Design Dry Bulb Temp	36°F (2.22°C)	35°F (1.67°C)	4°F (-15.56°C)
Summer	Design Dry Bulb Temp	107°F (41.67°C)	105°F (40.56°C)	90°F (32.22°C)
	Design Wet Bulb Temp	69°F (20.56°C)	66°F 18.89°C)	61°F (16.11°C)
Climate zone		2B	2B	5B

Table R402.1.2 Maximum Assembly U-Factors and Fenestration Requirements. REVISE the table by ADDING the following to the end of footnote b:

In climate zone 2, an un-insulated earth mass wall with a maximum U-factor of 0.14 shall be deemed in compliance (for computing the U-factor, an R value of 0.3 per inch shall be used for adobe and rammed earth).

Section R402.5.1.2 Air leakage testing. REVISE section by DELETING the third sentence and REPLACING with the following:

Testing shall be conducted by individuals holding current certification for such testing from Residential Energy Services Network (RESNET), Building Performance Institute (BPI) or other *approved* agencies.

Section R404.2 Interior lighting Controls. REVISE Section by DELETING Section in its entirety.

Section R404.3 Exterior Lighting Controls. REVISE Section by DELETING Section in its entirety.