



MEMORANDUM

Date: May 11, 2026

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: Jan Leshner *Jan Leshner*
County Administrator

Re: **Additional Information for the May 12, 2026 Board of Supervisors Meeting – Agenda Item No. 17, Proposed 2024 International Energy Conservation Code (IECC)**

Background

Several inquiries have been received from Board of Supervisors offices about the 2024 International Energy Conservation Code (IECC) item on the May 12, 2026, Board Agenda. Questions received primarily related to several of the proposed modifications to provisions for commercial projects, with an interest in further increasing energy efficiency to the maximum extent possible and practicable. The following information summarizes the process for reviewing the codes and recommending modifications, and the potential for further consideration.

Building related technical model codes are developed on a three-year cycle by national organizations to establish minimum requirements to safeguard the public health, safety and general welfare through elements such as structural strength, means of egress, system efficiency and safety to life and property. The IECC defines building energy efficiency and design specifications for new and substantially renovated buildings, both residential and commercial.

County/City Building Code Committee Review

The proposed 2024 IECC contains amendments that were vetted with the joint County/City Building Code Committee. The purpose of the Committee is to recommend new building codes to the Pima County Board of Supervisors and the City of Tucson Mayor and Council. The membership of this committee represents the major building construction industry groups: Alliance of Construction Trades (ACT), American Institute of Architects (AIA), American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE), Arizona Builders Alliance (ABA), Southern Arizona Homebuilders (SAHBA) and Structural Engineer's Association (SEA).

The joint County/City Building Code Committee began reviewing the 2024 International Building Codes in January 2024, which included the 2024 International Energy Conservation Code. The Committee held over sixteen public meetings and received feedback from stakeholders regarding the proposed codes and amendments. Part of this process included a review of the American Society of Heating, Refrigeration, and Airconditioning Engineers (ASHRAE) national standards. ASHRAE 90.1 is a benchmark American National Standard that

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MAY 11 2026 04:05 PM CLK OF RD

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Re: **Additional Information for the May 12, 2026 Board of Supervisors Meeting – Agenda Item No. 17, Proposed 2024 International Energy Conservation Code (IECC)**
May 11, 2026
Page 2

provides minimum requirements for energy efficient design of most buildings except low rise residential buildings.

Since the commercial section of the IECC states that commercial buildings shall comply with the requirements of ASHRAE 90.1, the Committee compared applicable sections of both codes to determine consistency. Applicable sections of the IECC were amended in the commercial sections of Chapter 4, Commercial Energy Efficiency, to correspond with the current energy standards of ASHRAE 90.1. The goal of the vetting process was to balance increased energy efficiency of new buildings while being sensitive to design and increasing construction costs. All commercial buildings are still required to comply with 349 of the 380 sections of IECC Chapter.

Recommendation

The Building Code Committee members unanimously recommended the proposed package for adoption. Staff and the Pima County Planning and Zoning Commission also recommend adoption of the 2024 IECC as proposed. Since 2006, Pima County and the City of Tucson have strived to adopt the same building codes and amendments. The City of Tucson adopted this code in December 2025 with an effective date of July 1, 2026.

Adoption of the 2024 IECC would enhance the region's building safety and efficiency standards over the currently adopted 2018 version, achieve uniformity with other jurisdictions including the City of Tucson and help maintain lower property insurance rates which are based in part on the currency of locally adopted building codes.

It is my recommendation that the Board approve the 2024 IECC as presented. Consideration of additional amendments to further increase energy efficiency can be directed by the Board of Supervisors to begin immediately by the County/City Code Committee with a request to return with recommendations within 120 days, and to seek input of the Pima County Climate Action Executive Team

JKL/dym

c: Carmine DeBonis, Jr., Deputy County Administrator
Steve Holmes, Deputy County Administrator
Chad Kasmar, Deputy County Administrator
Scott DiBiase, Director, Department of Environmental Quality
Lauren Ortega, Director, Development Services Department