



Legislation Text

File #: 18-654, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Finalize the list of 2018 International Building Code significant changes to be presented for public comment and direct staff to begin the public review period.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Allison Laff, Deputy Director

BOARD/COMMISSION REVIEW:

The Building Review Board reviewed and provided feedback at their April 16, 2018 and May 18, 2018 meetings.

BACKGROUND:

Review to Date

City staff began the process of the 2018 International Building Code (IBC) update in January 2018. At that time, code committees comprised of city staff and representatives from the business, building and residential community, as applicable, reviewed and identified the significant vs. minor changes proposed in the 2018 set of codes. For reference, significant changes are defined as 2018 International Building Codes and amendments that differ from the existing 2012 International Building Code requirements and its local amendments which may cost the builder/developer/owner additional money or effort during a project. Minor changes reflect current policies or practices the building community is already comfortable implementing and therefore will require little or no additional effort during a project.

In addition to review of the proposed changes, certain committees also reviewed issues and concerns identified by the Building Review Board at their August 17, 2017 meeting, including the use of smart technologies in residential buildings, particularly wireless smoke detectors.

Following committee review of the codes, the significant changes were then presented to the Building Review Board (BRB) on two occasions (April 18, 2018 and May 16, 2018). Overviews of these meetings are provided in the meeting minutes attached.

Staff presented the full list of significant and minor changes to the City Council on July 17, 2018. Following discussion, the City Council directed staff to omit the proposed residential sprinkler requirements and return to City Council with a "top ten" list of significant changes focusing on those that may add a large financial impact on a building project.

DISCUSSION:

Top Ten Significant Changes

The complete matrix highlighting the significant changes identified by each code committee is attached. It is important to note that upon review of the comprehensive list of building code updates, staff determined that there are not 10 proposed code changes that result in a large financial impact on a building project. Therefore, the summary below includes the top 10 changes that staff believes are worthy of City Council discussion based on either their potential to increase cost, decrease cost, or impact existing policies.

| Item* | Code | New Code Provision | Staff Analysis |
|-------|------|--|---|
| 18 | IRC | Eliminates the requirement to provide an egress window when finishing a <i>residential basement</i> if the improvement does not include a bedroom. | This code change will reduce the cost to finish a residential basement where no bedroom is being added. |
| 22 | IRC | Permits <i>smoke detectors</i> in residential additions and alterations to be interconnected battery type. | Staff recommends an amendment to this section to (a) continue the current practice of requiring hard wired smoke detectors to be installed in renovated areas and (b) easing current requirements to allow battery operated smoke detectors in sleeping rooms (if those rooms currently do not have smoke detectors and are not included in the renovation project). No changes are recommended for requirements for new construction (either by the ICC code or staff). In all instances, smart technologies are permitted but not required. |
| 30 | IRC | New code requirements may result in an increase in the number or size of piers required for <i>residential decks</i> depending on size and design. | Staff recommends further discussion on this item with the BRB following receipt of public comment to determine potential cost and impact. |
| 50 | IFC | Requires <i>hospitals</i> to provide a life safety survey on a regular basis and make required upgrades as identified by the survey results. | This code impact will result in increased survey costs for hospitals only but will provide an important life safety improvement. |
| 51 | IFC | Updates requirements for facility lockdown plans at facilities such as <i>schools, workplaces, religious institutions, theaters, and bars</i> . | While this requirement will result in cost increases at certain facilities, staff supports it based on emergency preparedness goals, particularly for uses which include large gatherings of people. |
| 53 | IFC | Requires installation of fire sprinklers in existing <i>commercial establishments where alcoholic beverages are consumed if the occupant load is 300 or more</i> . | While staff recommends adoption of this code change, its impact is limited due to most existing establishments being sprinklered today or on a 10-year installation agreement. |
| 117 | NEC | Requires arc-fault circuit interrupter protection in <i>residential dwelling units</i> . | Staff does not recommend adoption of this amendment (which would cause increased costs). Staff recommends maintaining existing code requirements. |
| 119 | NEC | Requires installation of 3-way light switching controls with dimming capabilities at both ends of a <i>residential hallway or stairway</i> . | The required controls cost approximately \$35 per switch (\$600 total additional cost per average home). Staff finds this requirement appropriate to ensure properly controlled lighting. |

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| 120 | NEC | Requires installation of tamper resistant receptacles in <i>residential dwelling units</i> . | Staff does not recommend adoption of this amendment. Staff recommends maintaining the prior City Council direction on this item. |
| | IRC | Continues to waive perimeter fencing requirements if a lockable safety cover is installed on a <i>residential swimming pool</i> . | Staff recommends maintaining the local amendment adopted in 2012 to continue to require perimeter barriers even if a lockable safety cover is provided, as this requirement maintains better life safety provisions. Staff recommends maintaining current code requirements for pool barriers. |

*References the item number as provided on the comprehensive list of significant changes attached.

**This code change was not specifically reviewed by the Code Committees; TED Plan Review staff has provided the notes above.

City Council Input

Staff is seeking City Council input on the final list of significant changes that should be included in the public review period this summer. Based on the feedback from the BRB, staff is not proposing to remove any additional significant changes from discussion; however, if City Council believes that any additional non-mandatory significant changes should be removed from consideration, they should identify those at the August 21, 2018 meeting.

Next Steps

Provided that the list of significant changes is finalized on August 21, 2018, staff will then open a 30-day public comment period on September 1, 2018. Representatives from the Illinois Homebuilders Association, Chamber of Commerce, Naperville Area Homeowners Confederation, and Code Committee members will be notified of this comment period. Following completion of the review period, staff will compile comments received from the public, as well as prepare final staff recommendations, for consideration by the Building Review Board in October 2018. The draft amendments will then be presented to the City Council for adoption in November/December 2018, with the intention that these codes become effective for permits submitted January 1, 2019 and after.

FISCAL IMPACT:

None