

Legislation Text

File #: 18-412, Version: 1

BUILDING REVIEW BOARD AGENDA ITEM**ACTION REQUESTED:**

Provide feedback on significant changes identified through the 2018 International Building Code Update.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Trevor Dick, Development Manager

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

Building codes establish a minimum standard for construction to ensure the health, safety and welfare of the general public that occupy the resulting structures. The current adopted codes include the following:

- International Building Code (2012)
- International Residential Code (2012)
- International Energy Conservation Code (current)*
- International Fire Code (2012)
- Life Safety Code (2006)*
- National Fire Code (NFPA, current)
- International Plumbing Code (2012)
- Illinois State Plumbing Code (current)*
- International Code Council Electrical Administrative Provisions (2006)
- National Electric Code (2011)
- International Fuel Gas Code (2012)
- International Property Maintenance Code (2012)
- International Mechanical Code (2012)
- International Swimming Pool and Spa Code (2012)
- International Existing Building Code (2012)
- Illinois Accessibility Code (current)*
- Illinois Elevator Safety Rules, 41 Ill. Adm. Code 1000.60 (current)

**mandatory codes*

Since codes are ever evolving to keep pace with new technology, materials and trends in the building industry, it is recommended to review and adopt the latest codes on a regular basis to ensure continued quality and safe construction. It should be noted that some codes are mandatory and cannot be amended, unless amendments are stricter than the mandated code. The mandatory codes

have been identified with an asterisk (*) above.

Since January 2018, committees have been reviewing the new code provisions to identify and discuss the significant code changes. The code committees include a mix of city staff representatives as well as representatives from the business, building, and residential community, depending upon the code section being evaluated. Input from these outside groups is integral to the review and eventual adoption of the new code provisions. By establishing teams with members from various sectors, each member can bring their expertise to the table for discussion, with the end goal to reach consensus on codes that meet the needs for the community.

In addition to reviewing the different versions of the codes, issues and concerns identified by the Building Review Board at their August 17, 2017 meeting were brought up to each impacted Committee for discussion. For example, the use of smart technologies in residential buildings, particularly wireless smoke detectors, was discussed during IBC, IRC and IFC Committee meetings. Recommendations for all code changes including these issues will be presented to the BRB after the public comment period.

An overview of the 2018 Building Code Update schedule and milestones is provided below, with Building Review Board (BRB) and Council actions bolded for reference. All of the code committees have identified their significant code changes and are now seeking feedback from the BRB.

Table 1: Schedule

MONTH	MILESTONE	STATUS
Nov 2017	Create project teams	Complete
Dec 2018	Confirm project teams. Hold meeting with team leads Provide copies of documents to leads Lead to send out invites including first meeting date and time	Complete
Jan 18	Teams review & discuss new codes	Complete
Feb 18	Teams reconvene, identify significant changes	Underway
April and May 18	Present significant changes (chart/bullet format) to BRB	April 18, 2018 and May 16, 2018
May or June 18	Present significant changes (chart/bullet format) to Council	
June and July 18	Prepare documents for public review period <i>Public Review Period including: IL Homebuilders, Chamber of Commerce, NAHC, and Capital Development Board</i>	
Jul 18	Discuss recommendations with the BRB	
Aug - Sep 18	Teams complete pre-final draft recommendations	
Oct-18	Draft text amendments	
Nov-18	Pre-final draft with Title 5 Text Amendment for Council review	
Dec 18	Final adoption by City Council	

Jan 2019	2018 IBC Codes effective	
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An overview of the Committee meetings is provided below:

Table 2: Committee Progress

COMMITTEE	# OF MEETINGS HELD	STATUS
International Building Code	3	<i>Complete</i>
International Residential Code	6	<i>Complete</i>
International Fire Code	3	<i>Complete</i>
International Energy Conservation Code	1	<i>Complete</i>
International Plumbing Code	2	<i>Complete</i>
International Mechanical Code	1	<i>Complete</i>
International Fuel Gas Code	1	<i>Complete</i>
International Property Maintenance Code	1	<i>Complete</i>
National Electric Code	1	<i>Complete</i>
International Existing Building Code	4	<i>Complete</i>
International Swimming Pool and Spa Code	1	<i>Complete</i>
International Wildland Urban Interface Code	1	<i>Complete</i>

DISCUSSION:

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), while 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.

Since the April 18, 2018 BRB meeting, all Committees have completed their review of the 2018 family of codes. A complete list of the significant changes identified by the Committees is provided as **Attachment 1**.

During the process, committees identified two items that staff felt required additional information. Please find attached detail memos outlining 1) the ICC 2018 Code requirements for residential fire suppression (**Attachment 2**), and 2) how the ICC 2018 Code supports smart home technologies (**Attachment 3**).

RECOMMENDATION:

Provide feedback on significant changes identified through the 2018 International Building Code Update.

ATTACHMENTS:

- ATTACHMENT 1: Significant 2018 International Building Code Changes
- ATTACHMENT 2: Residential Fire Suppression
- ATTACHMENT 3: Smart Home Technologies

