



CITY COUNCIL AGENDA ITEM

To: Mayor Graham and City Council

From: Ted Shekell, Planning Director
Walter Denton, City Administrator
Jeff Stehman, Building and Zoning Supervisor

Date: November 11, 2004

Subject: Ordinance No. ____: An Ordinance adopting the following codes, 2003 International Building Code, the 2003 International Fire Prevention Code, the 2003 International Mechanical Code, the 2003 International Property Maintenance Code, the 2003 International Residential Code, the 2003 International Existing Building Code, the 2003 International Fuel Gas Code, and the 2002 National Electric Code. **First Reading.**

List of committees that have reviewed: The Community Development Committee reviewed the ordinance and unanimously recommends adoption.

Background: The proposed 2003 ICC Code adoption is a periodic update of the family of codes that the city uses to regulate all construction and administer the Occupancy Permit Program in the city. The last time we updated the codes was in September 2000. The typical code cycle is every three years, but due to the change from BOCA to the ICC Codes we opted to wait until the 2003 ICC Codes were available.

There has been a change nationwide regarding code organizations. The legacy code organizations, BOCA, SBCCI and the UBC operated as separate and individual code organizations in the United States. They have been working for nearly ten years to merge and consolidate services to one group. This has formed the ICC, International Code Council. This has been a long and sometimes difficult endeavor, but has finally been completed with a vote in September 2002 at the annual convention of all three groups to merge effective January 2003.

There have not been any major or significant changes in the ICC Codes from the BOCA Codes we were previously under. As with previous codes, they are constantly evolving through recommended code changes intended to fulfill the purpose of the codes, which is "to provide minimum requirements to safeguard the public safety, health, and general welfare, through affordability, structural strength, means of egress facilities, stability, sanitation, light, and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment". This code adoption ordinance is similar to the previous ordinance in that certain language changes have been made to make the ordinance compatible with local and state law. These include, but are not limited to, construction site maintenance issues, definition changes, the appeal process, property maintenance/occupancy permit requirements, violation penalty provisions and organizational issues.

We feel that it is very important that we adopt the 2003 ICC Codes at this time for many reasons, some of the more significant I have listed below:

- Maintaining our ISO Rating of 4. Substantial point reductions are taken in the grading when the adopted codes are in excess of 5 years. We are currently on 1999 BOCA (for commercial) and 1998 One and Two Family Residential, 1999 BOCA Fire Prevention Code and are now due for our 3 year ISO audit.
- All training and certifications for our inspection staff are now on the ICC Codes and are no longer available for our current adopted codes.
- Most larger cities, the federal government and states, where they are state adopted codes, have already adopted the ICC Codes, as have about 60% to 75% of the surrounding communities.
- New codes are more flexible for redevelopment of older existing buildings.

The ICC Codes are being widely recognized as a comprehensive and user friendly set of codes. We feel the once adopted, administration and implementation will be easier for our staff, builders and design professionals, while making our built environment safer. In addition, our local amendments will address some local issues that ultimately will make for a better O'Fallon.

Legal Considerations, if any: None

Budget Impact: Increased training which has already been budgeted.

Staff recommendation: Approval.