



BUILDING SAFETY CODE UPDATE 2018

HISTORY

Codes of Hammurabi - 2000 BC

. "In the case of collapse of a defective building, the builder is to be put to death if the owner is killed by accident; and the builder's son if the son of the owner loses his life..."

Socrates - 341 BC

. "He shall set the joists against each other, fitting, and before inserting the dowels he shall show the architect all the stones to be fitting, and shall set them true and sound and dowel them with iron dowels, two dowels to each stone..."

ORIGINS OF MODERN CODES

- ▶ Insurance industry: Establish standards to minimize accidents/claims.
- ▶ Social organizations: Eliminate squalor and impact on health.
- ▶ Local governments: Develop regulations to deliver health and safety to taxpayers.
- ▶ Disasters: Mitigate loss of life and property based on public demand.

WHAT ARE BUILDING CODES?

- ▶ Building codes specify the minimum legal design and construction requirements for the City:
 - ▶ Structural integrity
 - ▶ Construction materials
 - ▶ Fire protection
- ▶ Consistent standard

WHO IS INVOLVED IN DEVELOPING THE CODES?



- The International Code Council (ICC) develops codes in collaboration with:
 - Federal Emergency Management Agency (FEMA)
 - Other Federal, states, local and private authorities

WHO IS INVOLVED IN DEVELOPING THE CODES?

- ▶ National Fire Protection Association
 - ▶ Codes and standards for life safety and electric systems.



WHERE ARE WE NOW?

- ▶ We are currently enforcing the 2012 International Codes and the 2011 National Electric Code.

These codes were adopted in February of 2013, with amendments.

CODES PROPOSED

- ▶ 2018 INTERNATIONAL BUILDING CODE
- ▶ 2018 INTERNATIONAL RESIDENTIAL CODE
- ▶ 2018 INTERNATIONAL FIRE CODE
- ▶ 2018 INTERNATIONAL PLUMBING CODE
- ▶ 2018 INTERNATIONAL MECHANICAL CODE
- ▶ 2018 INTERNATIONAL FUEL GAS CODE
- ▶ 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- ▶ 2018 INTERNATIONAL EXISTING BUILDING CODE
- ▶ 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE
- ▶ 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
- ▶ 2017 NATIONAL ELECTRIC CODE
- ▶ ASME A117.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS 2013



NEXT STEPS:

- ▶ After careful study and input from citizens, contractors, developers, design professionals and business associations, we will amend any codes to match what is in the best interest of our community.
- ▶ We will propose to adopt the International Swimming Pool and Spa Code, with amendments, to better protect the community, as we add new public and private swimming pools and spas.
- ▶ During this process we intend to look at the Contractors Licensing and make changes as necessary. (housekeeping)
- ▶ We may also look at House Moving requirements to recommend revisions.

AMENDMENTS

- ▶ Some amendments are to establish requirements that are unique to our community, such as snow and wind loads. These are common, fill in the blank type.
 - ▶ Examples of the type of amendments may be for climate data or provisions for specific methods of construction.:

INTENT

- ▶ The updated code will have a reasonable amount of delay for full enforcement on existing plans that are already in production.
- ▶ Any new projects that are submitted after the adoption will be required to adhere to the updated codes.
- ▶ The intent is to have all studies and amendments complete by mid-year and bring forth the adoption request to City Council at that time.

QUESTIONS?

