



STAFF REPORT

DATE: November 13, 2018

TO: Ronald L. Olson, City Manager

FROM: Dr. Ray Shanaa, Executive Director of Planning and Development

SUBJECT: Adoption of New Construction Codes

BACKGROUND AND FINDINGS:

By updating and adopting current building construction codes, the community is afforded safer buildings in which to live and work. Designers and builders have access to newer construction materials and methods and property owners are afforded lower insurance rates due to improved ISO insurance ratings. New construction codes become available in three year cycles.

Currently, Killeen is enforcing the 2015 International Construction Codes and 2014 National Electrical codes which went into effect January 01, 2016. The Fire Department separately makes recommendation for the adoption of the 2018 International Fire Code. Both the Building and Fire departments come together at the same time during the code adoption process.

On October 11, 2018, the Building Inspections staff and the Killeen Construction Board invited members of the local homebuilder's association and the general public to participate in a public hearing to jointly review the changes between the existing and proposed new construction codes and to review minor local changes. After the hearing, the Board voted unanimously to recommend the adoption of the 2018 construction codes and 2017 electrical code as amended along with minor administrative and fee changes to Chapter 8 - Building and Construction Regulations.

THE ALTERNATIVES CONSIDERED:

1. Approve the adoption of the 2018 International Building Codes, the 2017 National Electrical Code, and the recommended amendments as presented with an effective date of January 01, 2019.
2. Delay adoption until the 2021 year codes are available. Delay will deny designers and builders newer construction materials, methods and options offered in the new codes; delay safer methods of construction; and have a possible negative impact on the ISO property insurance ratings for Killeen property owners.
3. Amend proposed changes.

CONFORMITY TO CITY POLICY:

The FY 2017 /2018 Business Plan for Building Inspections Division has identified the goal for the adoption of the new 2018 Construction Codes by December 31, 2018. This ordinance, if approved by City Council, fulfills this goal.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

\$1,200 to purchase remaining code book sets.

Is this a one-time or recurring expenditure?

Reoccurs every three years.

Is this expenditure budgeted?

Yes.

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this expenditure?

Yes.

RECOMMENDATION:

The Killeen Construction Board of Appeals and City staff recommend that City Council adopt the 2018 International Construction Codes, the 2017 National Electrical Code, and proposed amendments to Chapter 8 of the Code of Ordinances.

DEPARTMENTAL CLEARANCES:

Planning and Development
Legal

ATTACHED SUPPORTING DOCUMENTS:

Ordinance