



2018 INTERNATIONAL BUILDING CODE ADOPTION

OR-18-016

November 13, 2018

Purpose

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Adopt new codes:

- ❑ Moving From 2015 to 2018 I-Codes
- ❑ Moving From 2014 to 2017 NEC
- ❑ Update Local Amendments
(Chapter 8)



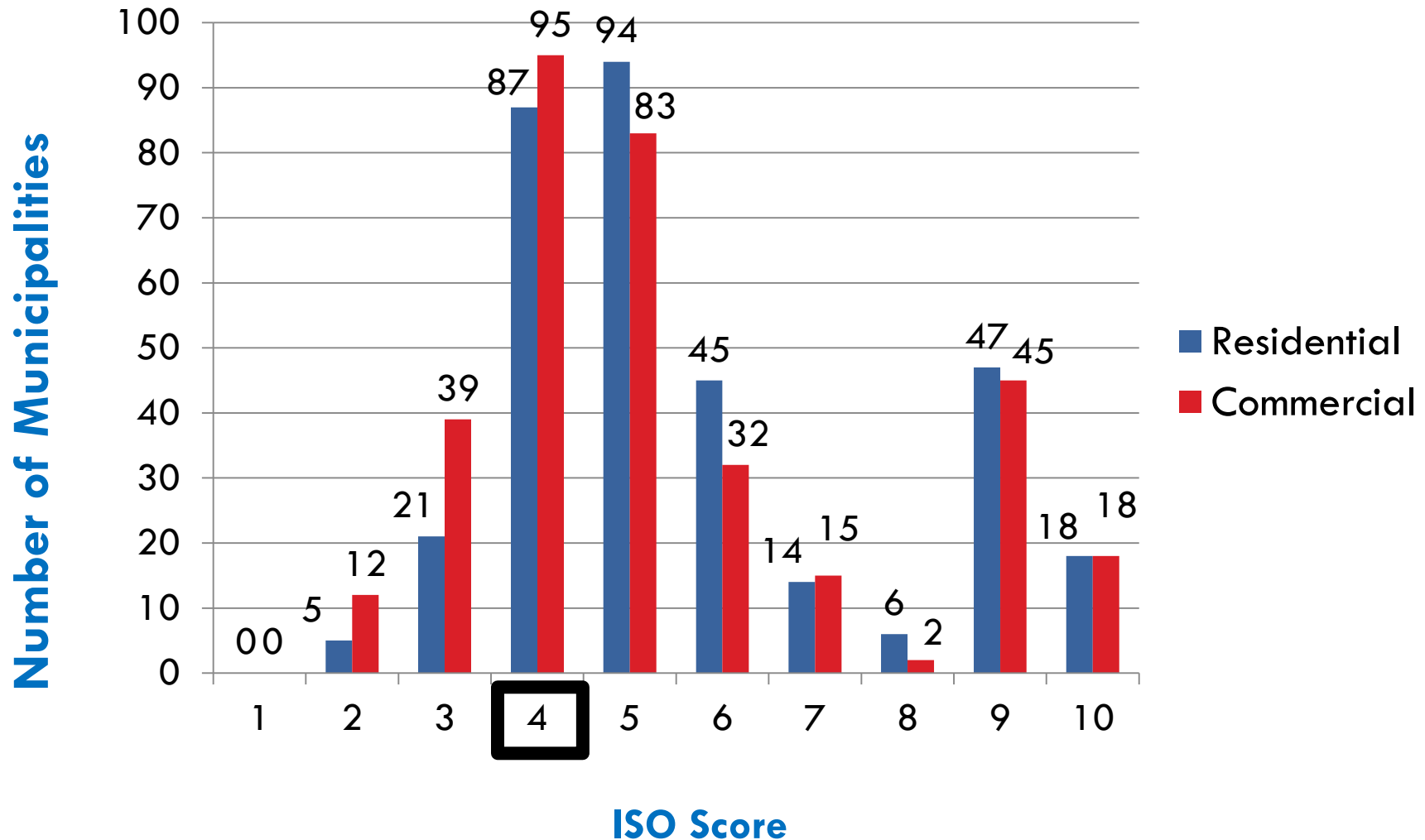
Benefits of Adopting New Codes

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- ❑ Provide the highest quality codes, standards and options for building construction.
- ❑ Protect the health, safety and welfare of the community by requiring safe buildings.
- ❑ Provide minimum standards for energy-efficient buildings.
- ❑ Maintain and improve our Insurance Services Office (ISO) Rating (property insurance rates).

ISO's Building Code Effectiveness Grading Schedule (Texas)

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Proposed Fee Changes

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- ❑ **Increase new single-family fee rate.**
 - ▣ Current fee rate is 11.5¢ per ft² (since 2005) to 13¢ per ft².
 - ▣ New 1,500 ft² home permit fee will increase by \$22.50.
 - ▣ Other area cities fee ranges from 10¢ to 17¢ per ft².
- ❑ Replace “Shell Building” fee table with “New Construction” fee table.
- ❑ Create escalating 30-day Temporary CO fees (\$90, \$180, \$270)
- ❑ Merge Curb Cut Permit Fee (\$23) and Street Cut Permit Fee (\$56) into one new Right-of-Way permit Fee (\$50).

Significant Code Changes

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- ❑ Smoke and Carbon Monoxide Alarms are required when alterations, repairs or additions require permits.
- ❑ New safety regulations for solar panels.
- ❑ New clarifications for deck construction, wall framing over 10 ft. tall, and roof framing.
- ❑ Safety devices required for quick closing plumbing valves (washing machine, etc.)

Significant Code Changes (cont.)

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- ❑ Provides more options for energy code compliance.
- ❑ Mixed residential and commercial building energy uses shall be designed separately.
- ❑ School occupancies have been given enhanced security measures for locking arrangements designed to keep intruders out.
- ❑ The state of Texas through Texas Department of Licensing and Regulations (TDLR) has adopted the 2017 NEC effective September 1, 2017.
- ❑ Removed older local electrical amendments to align with new state adopted electrical code.

Alternatives

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- ☐ Approve ordinance as amended.
- ☐ Delay adoption until the 2021 Codes are available.
- ☐ Don't do anything.

Recommendation

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- The **Construction Board** held a public hearing on 10/11/2018 and recommends the adoption of the new construction codes as amended along with minor administrative and fee changes to Chapter 8 –Building and Construction Regulations effective January 01, 2019.