



Memorandum

To: Economic Development Committee
From: Peter Ratos Building Code Official
CC: Bart Olson, City Administrator
Date: March 20, 2019
Subject: **2018 ICC Building Code Update – Proposed Recommendations**

SUMMARY

As the Economic Development Committee may recall, the City Council last adopted the 2009 International Code Council cycle of building codes on July 26, 2011. This Code update replaced the 2000 International Code Council cycle that was previously in place. The 2009 Codes were amended to better serve the growing community's needs. Attached is a detailed memo of each code in the 2018 series and the proposed amendments, if any, as prepared by staff. A copy of the current building code ordinance is also included in the packet for comparison to the newly proposed amendments.

BACKGROUND & REQUEST

The 2018 International Codes represent the most current building standards available for adoption. City staff working in conjunction with our consultants from Building and Fire Code Academy has recommended some amendments to the Code to insure they meet the needs of our community and maintain the cohesiveness of the Codes with nearby communities. The amended Codes for the Committees consideration are the:

<u>Current Code</u>	<u>Proposed Code</u>
2009 International Building Code	2018 International Building Code
2009 International Residential Code	2018 International Residential Code
2009 International Mechanical Code	2018 International Mechanical Code
2009 International Property Maintenance Code	2018 International Property Maintenance Code
2009 International Fire Code	2018 International Fire Code
2009 International Fuel Gas Code	2018 International Fuel Gas Code
2009 Existing Building Code	2018 Existing Building Code
Illinois State Accessibility Code	Illinois State Accessibility Code
2014 Illinois State Plumbing Code	2014 Illinois State Plumbing Code
2008 National Electric Code	2017 Nation Electric Code
2018 International Energy Code	2018 International Energy Code
	2018 International Swimming Pool and Spa Code

COMMUNITY OUTREACH

In order to ensure that every member of our community has a chance to participate in this process and provide staff with input, a webpage on the City's website was created to provide a single source of information regarding the adoption process and document resources located at <https://www.yorkville.il.us/692/2018-ICC-Building-Code-Adoption-Process>.

In addition, staff will also distribute a digital flyer to all the contractors that regularly work within the City of Yorkville. A hardcopy newsletter will also be available at the front counter of the Building Department accessible to residents who drop off/pick up building related permits. Social media posts and press releases of upcoming meetings and open house will also be provided to the public.

The purpose of the community outreach is to solicit comments, propose revisions and ask questions regarding the proposed code adoption. Feedback will be submitted via a standard form available on the website and accepted by the Building Department until late August, just before formal City Council consideration.

SCHEDULE

Below is the tentative meeting schedule for the 2018 ICC Building Code Update adoption process:

DATE	MEETING	DESCRIPTION
April 2, 2019	Economic Development Committee	Preliminary review of significant changes to the Code.
May 7, 2019	Economic Development Committee	Review of changes and amendments to the 2018 Code.
June 4, 2019	Economic Development Committee	Review of changes and amendments to the 2018 Code. <i>(If needed)</i>
June/July 2019	Open House	Informal presentation of proposed 2018 Code with amendments to public.
August 14, 2019	Planning & Zoning Commission	Public Hearing of proposed 2018 Code with amendments.
September 10, 2019	City Council	First reading of 2018 Code with amendments adoption ordinance.
September 24, 2019	City Council	Final determination on adoption ordinance.

EXEMPT AREAS

In the past, the City has had many areas that were being held to differing editions of the International Building Codes. At this time most of the code locks have expired or the subdivision has been built out. The only remaining development that has a viable code lock is the Ashley Point (former Prestwick) subdivision located along Route 126. Ashley Point will continue to be locked into the 2009 International Codes until the expiration of the agreement on October 28, 2023.

With this one exception, the proposed Code would be applicable to the entire community and help eliminate confusion as to what building requirements would apply in each area of the City. However, the City Council may elect, on a case-by-case basis, to lock or extend building code locks in the future for new annexations and amendments to existing annexation agreements.

STAFF COMMENTS/RECOMMENDATION

Staff is requesting a recommendation from the Economic Development Committee regarding the proposed adoption of the 2018 International Codes and the proposed amendments to that Code. It is the belief of the City staff that this update is necessary to maintain the high level of safety and quality in construction within the City of Yorkville.