



Agenda Item:

58

## **COUNCIL COMMUNICATION City Manager's Office**

### **GENERAL INFORMATION**

Agenda Date: 04/25/2005  
05-219

Communication No.:

Agenda Item Type: Ordinance  
No.:

Roll Call

Submitted by: Larry Hulse, Community Development Director

### **SUBJECT—**

Amending Chapter 26 to adopt 2003 International Building Code, 2003 International Existing Building Code, portions of the 2003 International Residential Code, 2003 International Mechanical Code, 2003 International Fuel Gas Code, 2005 National Electric Code, 2003 Uniform Plumbing Code, and miscellaneous amendments and reorganization.

### **SYNOPSIS—**

Approval of this action will amend Chapter 26 and update the Building Code, Existing Buildings Code, Residential Code, Mechanical Code, Fuel Gas Code, Electrical Code, and Plumbing Code to the most recent published editions of nationally developed model codes.

### **FISCAL IMPACT—**

None

### **RECOMMENDATION—**

Approval

## **BACKGROUND—**

This action will update and amend Chapter 26 of the Municipal Ordinance and the referenced model codes contained therein to the most recent editions of these model codes. This includes the 2003 International Building Code; the 2003 International Residential Code; the 2003 International Existing Buildings Codes; the 2005 National Electric Code; the 2003 International Mechanical Code; the 2003 International Fuel Gas Code; and the 2003 Uniform Plumbing Code. These changes are in alignment with the codes adopted by the metropolitan area communities wherever possible.

This action will also reorganize the ordinance to standardize the location and content of similar requirements, simplify and eliminate unnecessary language, as well as reduce the total number of amendments to the code.

The Board of Licenses and Appeals have reviewed these changes with staff, conducted a public hearing, and have made and received suggestions concerning these revisions. Staff has attempted to address these issues, and incorporated their suggestions where possible.

A summary and outline of the changes to the ordinance follows:

Article I incorporates general provisions common to each of the codes. The provisions establish and provide rules of conduct for the Permit and Development Center, the Board of Licenses and Appeals, and authority of the Building Official. These provisions remain substantially the same, although organizational and editorial changes have been incorporated.

Article II adopts by reference the 2003 International Building Code, portions of the 2003 International Residential Code (except for the plumbing provisions contained therein), and the 2003 International Existing Building Code. These documents are the successor documents to those currently adopted. Amendments made unnecessary by changes in the new code have been eliminated. Amendments that have been developed in coordination with our surrounding communities have been retained or added, such as those for standardized residential foundations, residential stair provisions accommodating floor finishes, handrail continuity, location on property, and residential ice protection at roofs. Applicability of the existing buildings code includes expansion to include buildings 50 years or older. Demolition of buildings, obstruction permits, and administrative permitting provisions remain unchanged. Swimming pool provisions, formerly in a separate article, have been relocated to article II. Provisions regarding unsafe buildings have been standardized to coincide with the provisions of the Neighborhood Inspection Division, and will be referred to the Board of Health.

Article III adopts by reference the 2005 National Electric Code. This is the successor document to the code currently adopted. New amendments include exemption from permits on specific low voltage systems, and exemption of provisions for certain specific dedicated branch circuits. Provisions regarding licensure of contractors have been standardized.

Article IV adopts by reference the 2003 International Mechanical Code and the 2003 International Fuel Gas Code. Amendments include expansion of the valuation of maintenance work without permit from \$50 to \$100. Provisions regarding licensure of mechanical contractors

have been standardized. Provisions regarding steam and power generating equipment remain unchanged, but have been relocated to Article IV.

Article V adopts by reference the 2003 Uniform Plumbing Code. Amendments limiting the use of certain plastic piping systems have been modified to reflect the code provisions now published in the new editions of the code, while clarifying the provisions whereby licensed design professionals must be involved. The provisions as proposed will allow most single-family dwellings and multifamily buildings of 3 stories or less than to be constructed using these systems. Those structures exceeding the limitations may use these systems, if appropriately designed by a licensed engineer. A subcommittee comprised of members of the Board of Licenses and Appeals, Local 33, the Joint Apprentice Training Committee and staff worked through specific concerns regarding the amendments to the plumbing code, resulting in this proposal. Provisions regarding unsafe installations, cross connections, copper systems, backwater valves and vents, storm drains, supply and water systems otherwise remain unchanged. Provisions regarding licensure of contractors have been standardized.

The rental code, requirements for installment contracts and nuisance code are in the process of being moved to the housing code chapter 60.