



Agenda Item:

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COUNCIL COMMUNICATION City Manager's Office

GENERAL INFORMATION

Agenda Date: 05/23/05
273

Communication No.: 05-

Agenda Item Type: Ordinance
No.:

Roll Call

Submitted by: Larry Hulse, Community Development Director

SUBJECT—

Third and final reading of ordinance 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, and miscellaneous amendments and reorganization. (The Plumbing Code was removed during first reading)

SYNOPSIS—

Approval of this action will amend Chapter 26, and updates the Building Code, Existing Buildings Code, Residential Code, Mechanical Code, Fuel Gas Code, and Electrical 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, and the 2003 International Fuel Gas 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:

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, has 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 has been withdrawn for further study.

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