



MEMO TO CITY COUNCIL

Request to Include Topic on the City Council Agenda

From: Sam Zahorka, Community Development - Building Services **Meeting Date:** October 13, 2020

Presenter: Sam Zahorka, Joe Bongiorno **Estimated Time:** 20 minutes

Topic: Building Division and Fire Department Report: Adoption of State International Code Adoptions and Amendments, including Building, Residential, Fire, Electrical, and Mechanical

Recommended Council Action:

This is informational as a future public hearing(s) will be scheduled to adopt these minimum codes and amendments.

Background:

The 2020 Legislature approved administrative rules of the Idaho Building Code Board adopting the following International codes for all building authorities in Idaho, to be effective on January 1, 2021:

- 2018 International Building Code (IBC), with amendments
- 2018 International Swimming Pool and Spa Code (ISPSC)
- 2018 International Existing Building Code (IEBC)
- 2018 Idaho Residential Code (IRC), with amendments
- 2018 International Energy Conservation Code (IECC), with amendments
- 2017 Idaho (Uniform) Plumbing Code
- 2018 Idaho Fire Code (IFC), with amendments
- 2017 National Electrical Code (NEC)
- 2018 Mechanical Code (IMC), with amendments
- 2018 Fuel and Gas Code (IFGC), with amendments

Pursuant to Idaho Code, cities are required to adopt the model codes that have been adopted by the Idaho Building Code Board. Idaho Code sections 39-4116(4)(b) and 54-2601(3) establish processes by which cities may adopt local amendments that are more restrictive than these adopted codes, following a public hearing and notice to enumerated stakeholders. The timeline for this process and ultimate adoption of these codes is as follows:

October 14, 2020: Building Official mails letter and a copy of the proposed code adoptions and local amendments to Idaho Code section 39-4116(4)(e)/54-2601(3) stakeholder list

October 16, 2020: Meridian Press publishes notice of November 17, 2020 public hearing

November 17, 2020: Public hearing and first reading of ordinance

November 24, 2020: Second reading

December 1, 2020: Third reading + adoption

January 1, 2021: Effective date of City ordinance adopting codes and local amendments

The proposed local amendments are summarized as follows.

2018 International Building Code (IBC):

- Correlated language with the residential code on personal care, custodial care and childcare
- Clarification language to use commercial IBC code for medical care
- Deleted previous Lap Splices amendment in masonry chapter (is now in 2018 code)
- Less restrictive threshold of when a drinking fountain is required
- Correlated language on relocatable modular buildings referencing state statute provisions

2018 International Residential Code (IRC):

- Correlated language with the IBC code on personal care, custodial care and child care
- More options to address protection of roof eaves close to property lines
- Elimination of requirement to protect floors of unfinished basements
- Deleted previous townhouse wall options-amendments (are now in 2018 code)
- Exceptions from smoke detectors for exterior work or trade permits
- Exceptions from carbon monoxide detectors for exterior work or trade permits
- Amended flood hazard elevation requirements
- Replacement of footing section and Table to former edition of code
- Deleted Tiny Homes Appendix amendment (is now in 2018 code available for adoption)

2018 International Energy Conservation Code (IECC):

- Amendment, Exception for Air Leakage testing of the thermal envelope in large commercial buildings, allowing portions of building to be tested
- Deleted many of the previous residential amendments
- Some changes to residential prescriptive insulation and fenestration requirements, and U-Factors
- Air leakage rate for homes in Idaho is now to be less than 5 air changes per hour (ACH) vs. 7 ACH under previous code and 3 ACH for the national code
- Blower door test required on 20% of homes built by a contractor (this requirement is a reduction and has an implementation schedule of an additional 6 months after January 1, 2021, code adoption for soft implementation for education period for contractors)
- Reduction of some requirements for hot water pipe insulation
- Lighting requires a minimum of 75% of permanently installed fixtures must have high-efficacy lamps

- Energy Rating Index (ERI) (compliance alternative) required score is 68 or less in Climate Zones 5 & 6 (relaxed to a figure more equivalent to the prescriptive method in Idaho)