

UPDATING THE 2018 BUILDING CODES



City of Norman
City Council Study Session
1/17/2022

STATUS OF CODES IN OKLAHOMA

- The Oklahoma Uniform Building Code Commission (OUBCC) adopts the minimum code for all jurisdictions in Oklahoma.
- Municipalities are required by statute to adopt these minimums and enforce them in a timely manner.
- September 14th 2021, the OUBCC adopted the 2018 I-Codes and 2017 NEC as the minimum standard for all commercial buildings.
- Effective September 14th 2022, the OUBCC informed the municipalities that the minimum standards for One and Two Family Dwellings/Townhouses will be the 2018 International Residential Code with modifications provided in their updated rules. Additionally the 2020 NEC was adopted as the minimum standard for Electrical Work.

UPDATING THE CODES IN NORMAN

- To stay in compliance with the state statute the City of Norman will need to update our codes to the 2018 I-Codes with the modifications by the OUBCC.
- The base 2018 Code can be found on the ICC website [here](#).
- The rule changes by the OUBCC can be found on their website [here](#).
- An unofficial compilation of the state changes and base code can be found on UpCodes website [here](#).

UPDATING THE CODES IN NORMAN(CONT.)

Staff has been on a continual outreach campaign over the past year to inform the Building Community and Public about the pending Code Changes. The following are some of those highlights.

- Staff hosted a code review/change meeting on 7/28/22 to discuss significant changes to the code and seek input from the building community and public.
- A second code review/change meeting was held on 8/16/22 to complete discussions about significant changes to the code.
- Staff presented to the Business and Community Affairs Committee the Highlights of the Code Changes and Process on 12/1/2022.
- Provided to meeting attendee's and on our website was a "Code change request form" if anyone desired to submit a change to the code for consideration.
- Staff Recorded a Webinar and linked it at the front of the Development Services Website with the significant changes to the code so that anyone interested could see an overview of the coming code changes.
- Staff provided by email outreach to Builders, Designers, Trade Contractors and others who pulled permits in the prior calendar year detailed list of the significant changes to the various codes as well as the code change request form.
- Inspection and Office Staff have continually educated Builders/Designers that the Codes would be updating to the 2018 building codes and when interested offered resources to these individuals.

NOTABLE CHANGES (FEES)

Update to the Base and Reinspection Fee.

- Currently the Base/Re-inspection Fee is \$25.00.
- This fee hasn't been updated since 2006.
- Proposing making the base/reinspect fee \$35.00. (keeps the fee in-line with inflation)
- In Calendar Year 2021 we resulted over 27,000 Inspections.
- 3,200 of these inspections were inspections with a Re-Inspect Fee.
- In 2021 Staff issued over 4900 Trade Permits of these over 2100 had the Base Fee. These are typically stand alone permits such as Miscellaneous Electrical Work, Changing out of Plumbing items (water/sewer lines, water heaters), Heat and Air Work like Duct Replacements, Irrigation Sprinkler Systems.

Establish an after hours Inspection Fee.

- Proposing \$200 minimum fee for two hours of inspection time and \$75.00 for each hour thereafter.

Updating the Code to include the State mandated \$4.00 permit fee obligated by the OUBCC with a .50 administration fee. In the past it was determined this did not have to be in the City's fee schedule but better practice is include it.

NOTABLE CHANGES (FEES CONT.)

| | Reinspect Fee | Base Fee |
|---------------|---|---|
| Edmond | \$50 for 1 st reinspection, \$100 subsequent reinspection | \$30 min. but they have qualifiers for added fixtures/appliances etc. |
| Oklahoma City | \$38.50 min. but this can be more for trades i.e. plumbing reinspection \$42.00 | \$28.00 but they have qualifiers for added fixtures/appliances etc. |
| Moore | \$30.00 | \$30.00 But they have qualifiers for added appliances/fixtures. |
| Yukon | \$30.00 for the 2 reinspection, then \$60.00 per reinspection | \$35.00 Base fee. Their fee structure closely resembles the City of Norman's. |

NOTABLE CHANGES(CONT.) IFC CODE FULLY ADOPTED.

In past code cycles Fire Prevention has adopted the National Fire Protection Association I , Fire Code for existing buildings for annual inspections and separately adopted the International Fire Code for new construction. This was not needed as the IFC adequately address's the topics in the NFPA I and at times create conflicts where a newly build building could be in opposition to another city code.

By having one code for Permitting and Annual Inspections this helps in having the Review Staff and Inspectors on the same page.



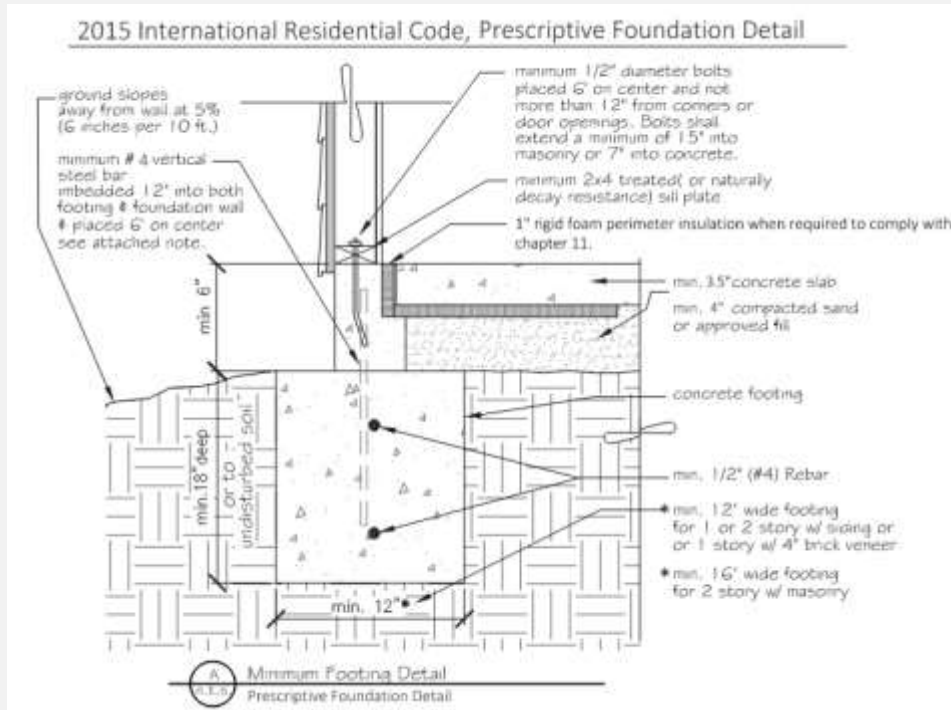
NOTABLE CHANGES (CONT.) FOUNDATION EXCEPTIONS.

Prior adoptions of the Residential Code allowed for exemption of unoccupied accessory buildings to be exempt from the foundation requirements in the code. But were silent regarding small occupied structures. The language has been cleared up to reflect that small unoccupied structures less than 600 square feet and occupied structures less than 400 square feet are exempt from the foundation requirements of the residential code. The code language would require all structures to have at least 4 connection points to the earth/foundation.

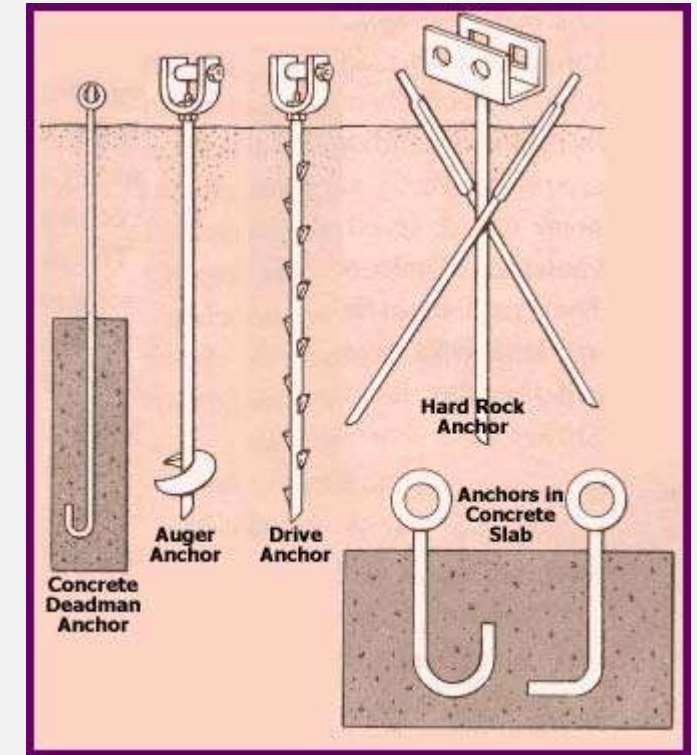
The clarification allows for economically feasible small accessory type storage buildings and limited small occupancies like a small workshop or tiny home to be built without a prescriptive footing or engineering.



NOTABLE CHANGES (CONT.) FOUNDATION EXCEPTIONS.



Prescriptive Code Foundation minimums.



Fastening solutions but really only allowed by code with engineering or design work.

NOTABLE CHANGES (CONT.)

CHAPTER 11 ENERGY CODES

The OUBCC updated the State wide minimum ERI to a 64. Recently the City of Norman updated our score benchmark for the Energy Efficient Credit program to a benchmark of 57.

Table N1106.4 (R406.4) Maximum Energy Rating Index

| CLIMATE ZONE | ENERGY RATING INDEX * |
|--------------|-----------------------|
| 1 | 57 |
| 2 | 57 |
| 3 | 57 64 |
| 4 | 62 |
| 5 | 61 |
| 6 | 61 |
| 7 | 58 |
| 8 | 58 |

Supporting information: This updates the ERI for the performance path to be more in line with prescriptive amendments proposed to the OUBCC

OUBCC Current ERI

City of Norman's Energy Efficient Credit
HERS/ERI Program with a 57

| | |
|---------------|-----------------------------|
| 47 or less | Builder pays no permit fees |
| 48 | Pays 05% of permit fees |
| 49 | Pays 10% of permit fees |
| 50 | Pays 15% of permit fees |
| 51 | Pays 20% of permit fees |
| 52 | Pays 25% of permit fees |
| 53 | Pays 30% of permit fees |
| 54 | Pays 35% of permit fees |
| 55 | Pays 40% of permit fees |
| 56 | Pays 45% of permit fees |
| 57 | Pays 50% of permit fees |

QUESTIONS/COMMENTS/DIRECTION?

Any questions?

Comments?

