



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - BSD

To: City Council

From: City Manager & Staff

Council Meeting Date: August 7, 2023

Re: Report from the Building Construction Codes Commission pertaining to the review of the 2021 International Code Council family of codes.

Executive Summary

The City Council authorized the Building Construction Codes Commission (BCCC) to begin review of the 2021 International Code Council (ICC) family of codes during the City Council meeting held October 18, 2021.

The COVID-19 pandemic led to many delays of the code review process due to late printings, unavailability of required software, logistical challenges and health concerns for meetings. There was also a myriad of commission concerns related to code adoption and the ensuing additional costs while our community deals with the resultant and continuing volatile market and supply chain conditions generated by the pandemic.

After thoughtful review, and collaboration with the Climate and Environment Commission, it is the consensus that the City of Columbia should forgo adoption of the 2021 codes and focus on review and adoption of the 2024 codes.

Discussion

The City of Columbia has adopted the latest versions of the International Code Council family of codes, with few amendments, every three years since 2006. Adoption of the 2015 and 2018 International Energy Conservation Code (IECC), as written without amendments, has kept our community on the cutting edge of energy efficiency! Since the adoption of the 2018 International Code Council family of codes, our community has experienced the "Stress Olympics" associated with the COVID-19 pandemic. Forced closures, economic chaos, supply chain disruptions, increased inflation and higher interest rates, etc. While reviewing the 2021 codes the Building Construction Codes Commission (BCCC) members became very concerned about the additional costs adoption of these codes would precipitate, particularly the 2021 International Energy Conservation Code.

Because of a mandate from the city council, during the previous two code cycles, to achieve consensus between the Building Construction Codes Commission and the Climate and Environment Commission, an ad hoc committee formed between the commissions to find common ground and creative solutions with a focus on improved energy conservation while balancing cost effectiveness, affordability, and housing needs. This ad hoc committee noted the following:

1. The 2021 codes, in particular the 2021 International Energy Conservation Code requirements, result in significantly increased cost. Balancing affordable housing needs and energy conservation is challenging! Estimates of the increased costs are very



difficult to determine while there is still significant supply chain disruption and systemic inflationary problems. There has been a 35% decrease in new residential permits issued this fiscal year attributable to the lingering supply chain issues, interest rate hikes and inflation.

2. For the 2024 code cycle the Scope and Intent of the International Energy Conservation Code was revised and Development Committees have been appointed. "Meeting the purpose of the code as outlined in its revised intent and ensuring that it is **adoptable, cost effective, consensus driven**, and helps communities meet their energy efficiency and greenhouse gas emission reduction goals requires highly technical and effective development committees. The IECC shall be developed by the combined efforts of a Residential Energy code Consensus Committee and a Commercial Energy code Consensus Committee that shall be appointed consistent with Code Council Policies..." This will change the committee representation and, in particular, one-third of the consensus committee shall be from the Government Regulator Interest Category. "When offered by the code change proponent or requested by the committee, a cost effectiveness analysis shall be provided by the U. S. Department of Energy (DOE) National Laboratories, if DOE provides such an analysis, and otherwise be conducted by an independent technical consultant in a transparent manner. Such an analysis shall consider the change's cost effectiveness for the building owner, occupants and the energy system as a whole." (International Code Council-LEADING THE WAY TO ENERGY EFFICIENCY A Path Forward on Energy and Sustainability to Confront a Changing Climate)
This is a welcome change and is indicative of the need for accurate, transparent cost analysis procedures. Often there is a tremendous difference in code change cost estimates depending on the interest group presenting the analysis!
3. A demonstration of this type of effective cost analysis is in the first draft of the 2024 IECC that reverts from the R-60 attic insulation required by the 2021 IECC in our Climate Zone 4A back to an R-49 attic insulation in 2024. Many on the commissions had expressed concern that there would be extremely diminished returns when increasing insulation factors to this extent and were grateful for this new cost analysis procedure.
4. The Climate Action and Adaptation Plan "focuses on activities that achieve the greatest emission reductions or do the most to increase our community preparedness in the most cost-effective and equitable manner"
5. Due to continued supply chain disruptions and shortages, adopting the 2021 International Code Council family of codes would cause undue burden on builders.



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These facts led the ad hoc committee to draft a consensus statement for both the Building Construction Codes Commission and the Climate an Environment Commission to vote on and approve. **“It is the consensus of this ad hoc committee to recommend to City Council forgoing adoption of the 2021 Energy code and focus instead on reviewing the 2024 Energy code in anticipation that the 2024 would provide additional flexibility and more benefit for the investments made.”**

The Climate and Environment Commission approved this consensus statement at the May 23, 2023 meeting. The Building Construction Codes Commission approved this consensus statement at their June 26, 2023 meeting and also approved a motion to defer adoption of the other 2021 codes in favor of waiting to adopt a whole suite of codes, most likely the 2024 codes, as new electrical, mechanical and building components added to the 2021 suite of codes would exacerbate the already problematic supply chain issues.

After thoughtful review, and collaboration with the Climate and Environment Commission, it is the consensus that the City of Columbia should forgo adoption of the 2021 codes and focus on review and adoption of the 2024 codes.

Fiscal Impact

Short-Term Impact: NA

Long-Term Impact: NA

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Resilient Economy, Secondary Impact: Inclusive Community, Tertiary Impact: Organizational Excellence

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Inter-Governmental Cooperation

Legislative History

Date	Action
07/26/2021	At the Building Construction Codes Commission (BCCC) meeting held July 26, 2021 the commission raised the question and voted to submit to City Council a request for authorization to start the review process of the 2021 International Codes. The vote was unanimous in favor of requesting the authorization to review the 2021 International Codes.



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04/18/2022	Council approved a resolution (R53-22) to authorize the 2021 International Building Codes to be placed on file with the City Clerk.
05/23/2023	The Climate and Environment Commission (CEC) voted to approve the BCCC-CEC ad hoc group consensus statement.
06/26/2023	The Building Construction Codes Commission voted to approve the BCCC-CEC ad hoc group consensus statement.

Suggested Council Action

Forgo the adoption of the 2021 International Codes in anticipation that the 2024 codes will provide additional flexibility and more benefit for the investments made.