



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 20, 2018

Re: Report-Request from the Building Construction Codes Commission to review the 2018 International Codes.

Executive Summary

At the Building Construction Codes Commission (BCCC) meeting held July 23, 2018, the Commission raised the question and voted to submit to City Council a request for authorization to start the review process of the 2018 International Codes. The review process by the BCCC is the first step towards the adoption of the new set of building codes.

Discussion

The City of Columbia is currently following the 2015 International Building Codes and the 2014 National Electrical Code. The 2018 codes are available and the City has purchased and received the necessary copies. The Building Construction Codes Commission voted to request from the City Council the directive to start the review process.

Recognizing that building codes are continually being reviewed and updated to reflect emerging technology and best practices, the Insurance Services Office (ISO), through a comprehensive program called the Building Code Effectiveness Grading Schedule (BCEGS), encourages communities to make an effort to adopt the latest additions of the building codes. Not all communities have rigorous building codes, nor do all communities enforce their codes with equal commitment. The effectiveness of local building codes can have a profound effect on how structures in our community perform and how they will fare in a tornado, earthquake, or other natural disaster.

A synopsis of the key changes to the 2018 International Codes is attached.

Historically, the adoption of the Building and Electrical Codes requires review of the codes conducted by the Building Construction Codes Commission (BCCC). Upon receiving a directive from Council to review the latest available publication of the International Building Codes and the National Electrical Code, the BCCC will start the review process. The BCCC assigns committees to review the various code books such as: the International Building Code, the International Residential Code, the International Energy Conservation Code, the International Fuel Gas Code, the International Plumbing Code, the International Mechanical Code, the International Property Maintenance Code, the International Fire Code, and the National Electrical Code. The committees review the changes between the current edition and the new edition. This is a line by line review and there is discussion on the changes and the effect it will have on the community. On Tuesday June 26, 2018 BCCC members met at



the Environment and Energy Commission (EEC) meeting to discuss the review process and to welcome EEC members to participate in the BCCC review of the 2018 International Energy Conservation Code. Input from community organizations is sought and welcomed. All meetings are posted and open to the public.

After review by the committees, their reports and recommendations are submitted to the BCCC for review, comments, and change. The ordinances used to adopt the codes are then drafted and submitted to the BCCC for final review and submittal to the City Council for action. Upon receiving the ordinances, the City Council begins the ordinance adoption process which includes public hearings and again the final ordinance document will include any changes made by City Council prior to approval. After the signing of the ordinances into law, and prior to enforcement commences, a grace period is allowed to assist the community in becoming familiar with the changes.

Fiscal Impact

Short-Term Impact: None
Long-Term Impact: None

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
July 23, 2018	At the Building Construction Codes Commission (BCCC) meeting held July 23, 2018 the Commission raised the question and voted to submit to City Council a request for authorization to start the review process of the 2018 International Codes. The vote was unanimous in favor of requesting the authorization to review the 2018 International Codes.

Suggested Council Action

Accept the report and direct the BCCC to begin the 2018 code review process.