City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - BSD
To: City Council
From: City Manager & Staff
Council Meeting Date: October 21, 2024
Re: Report-Request from the Building Construction Codes Commission to review the 2024 International Building Codes.

Executive Summary

At the Building Construction Codes Commission (BCCC) meeting held September 23, 2024 the commission raised the question and voted to submit to City Council a request for authorization to start the review process of the 2024 International Codes. The BCCC relies heavily on "significant changes" publications from the International Code Council to facilitate review. All publications are now available and 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 2018 International Building Codes and the 2017 National Electrical Code. The 2024 code publications are now available and 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. Staying current on the building codes assists the community in receiving a better score through the BCEGS which translates to better insurance rates for the citizens.

The 2021 International Building Code (which is translated into the 2024 International Building Code) introduces three new types of construction for fire-resistant-rated mass timber structures. The approval concludes several years of scientific research and testing, verifying that mass timber meets the performance standards called for by the most widely adopted U.S. building code. The 2024 International Codes have several changes that increase the safety of structures built today and align with the most current structural ratings of wood framed span charts used to design wood-framed buildings.

Significant changes to the International Energy Conservation Code are in congruence with the City of Columbia's Climate Adaptation and Action Plan. Increased insulation requirements, reduced fenestration U-factors and solar heat gain coefficients, increased commissioning and certification requirements, and expanded air leakage requirements to name a few.

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 sub-committees to review the various codebooks 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, and other interested stakeholders, 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. Communication and collaboration with the Climate and Environment Commission pertaining to Energy Code provisions will occur.

After review by the sub-committees, their reports and recommendations are submitted to the BCCC for review, comments, change and drafting of ordinances. Upon receiving the ordinances, the City Council begins the ordinance adoption process, which includes public hearings, and the final ordinance document will include any changes made by City Council prior to approval. The goal of this review is to have the adoption ready to enact by the next 2026 budget cycle.

Fiscal Impact

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

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:
Primary Impact: Economy, Secondary Impact: Public Safety, Tertiary Impact: Not Applicable

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

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Legislative History

Date	Action
September 23, 2024	At the Building Construction Codes Commission (BCCC) meeting held September 23, 2024 the commission raised the question and voted to submit to City Council a request for authorization to start the review process of the 2024 International Codes. The vote was unanimous in favor of requesting the authorization to review the 2024 International Codes.

Suggested Council Action

Accept the report and direct the BCCC to begin the 2024 code review process. Minutes of the September 23, 2024 BCCC meeting are attached.