



City Council Agenda Item Summary Report

Meeting Date: April 21, 2020			
Submitted by: P. Morgan			
Consent	Discussion Only	Public Hearing	Action/Discussion X
Item Title: Discuss and consider approval of an Ordinance amending the Code of Ordinances by adopting the 2018 Edition of the International Property Maintenance Code.			
Attachments: Ordinance			

Item Summary:

The City of Forney currently requires construction under the 2015 International Code Series, including the Fire Code, and the 2014 National Electrical Code. Staff has prepared the Ordinances to adopt the 2018 International Code Series, including the Fire Code, and the 2017 National Electrical Code. The amending ordinances include the following:

1. 2018 International Building Code
2. 2018 International Residential Code
3. 2018 International Existing Building Code
4. 2018 International Plumbing Code
5. 2018 International Mechanical Code
6. 2018 International Fuel Gas Code
7. 2018 International Fire Code
8. 2018 International Property Maintenance Code
9. 2018 International Energy Conservation Code
10. 2017 National Electrical Code

The codes are adopted together as a series since the codes are fully compatible with each other and provide many cross references. The purpose of the code series is to provide an international model code forum and to provide consistency across the region.

The main purpose of updating codes is to maintain up-to-date codes that address design and installation of building systems through requirements which emphasize performance and safety. In addition, updating the codes is an important factor in securing a higher rating with the Insurance Service Organization (ISO). ISO is an advisory organization which provides ratings for each City's building and fire departments. A higher rating may provide insurance benefits and cost savings for citizens. The City of Forney currently has earned the highest achievable fire rating and an above average building rating. Updated codes are necessary to maintain those ratings.

The Ordinance proposes to adopt the Codes with the inclusion of recommendations made by the North Central Texas Council of Governments (NCTCOG). Since 1967, the NCTCOG has promoted the standardization of model construction codes in an effort to simplify the construction process, advance the safety of building systems, promote common code interpretation, and reduce training and construction costs. The recommendations are made by a committee comprising of local public and private code professionals. The City of Forney's current 2015 codes include previous NCTCOG recommendations.

2018 International Property Maintenance Code:

The purpose of this specific item is to adopt the 2018 Edition of the International Property Maintenance Code. The provisions of the code apply to all existing residential and nonresidential structures and all existing premises and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance.

The 2018 International Property Maintenance Code does not contain any major changes from the 2015 edition. The 2018 edition provides consistent reference points to and from the other 2018 International Code series.

Recommendation:

Staff recommends approval, with an effective date of June 1, 2020. The Ordinance was drafted by the Community Development Director and the Chief Building Official. The City Attorney reviewed the Ordinance.