



City Council Agenda Item Summary Report

Meeting Date: November 15, 2022			
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 2021 Edition of the International Residential Code.			
Attachments: Ordinance			

Item Summary:

The City of Forney currently requires construction under the 2018 International Code Series, including the Fire Code, and the 2017 National Electrical Code. Staff has prepared the Ordinances to adopt the 2021 International Code Series, including the Fire Code, and the 2020 National Electrical Code. The amending ordinances include the following:

1. 2021 International Building Code
2. 2021 International Residential Code
3. 2021 International Existing Building Code
4. 2021 International Plumbing Code
5. 2021 International Mechanical Code
6. 2021 International Fuel Gas Code
7. 2021 International Fire Code
8. 2021 International Property Maintenance Code
9. 2021 International Energy Conservation Code
10. 2021 International Swimming Pool and Spa Code
11. 2020 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 2018 codes include previous NCTCOG recommendations.

2021 International Residential Code:

The purpose of this specific item is to adopt the 2021 Edition of the International Residential Code. The provisions of the code apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of detached one- and two-family dwellings, townhouses, and their accessory structures.

The International Code Council website provides the following list of important changes:

- Braced wall lines must be placed on a physical wall or placed between multiple walls.
- The rated separation for two-family dwellings is 1 hour whether or not a lot line exists between units.
- Emergency escape and rescue openings require a clear 36-inch-wide path to a public way.
- An engineered design is required for storm shelters.
- A habitable attic is limited to one-half the area of the story below and the dwelling requires sprinklers.
- Updated Wind Speed maps match IBC and ASCE 7 maps.
- Deck design now considers snow load, tributary area for footing and post height, and guard details.
- Specific requirements for deck guardrails were added.
- Component and cladding wind pressures in Table R301.2(2) are updated for new design wind speeds and hip or gable roof profiles.
- Minimum footing size tables are revised to more accurately reflect current practice.
- Cripple wall requirements apply only to exterior cripple walls.
- New appendices for cob construction and 3D printed construction are added.
- A 30 percent reduction of airflow is permitted for balanced ventilation systems.
- Commercial gas cooking appliances are prohibited.
- The head pressure for a water test of DWV systems increased to 10 feet.
- Air vacuum testing is now permitted for plastic piping DWV systems.
- Section P2904 for dwelling sprinklers is expanded to more closely align with NFPA 13D.
- An emergency service disconnect is required in a readily accessible outdoor location.
- A surge-protective device (SPD) is now required at the service panel.
- The number of receptacle outlets required for peninsular and island countertops in kitchens is determined by the area of the countertop surface.

- GFCI protection is now required for damp and wet locations not included in the other 10 areas requiring GFCI protection.

Recommendation:

Staff recommends approval, with an effective date of January 1, 2023.