



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 Existing Building 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 Existing Building Code:

The purpose of this specific item is to adopt the 2021 Edition of the International Existing Building Code. The provisions of the code provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety, and welfare insofar as they are affected by the repair, alteration, change of occupancy, addition, and relocation of existing buildings.

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

- For storm shelters, the required occupant capacity is now limited to the total occupant load of the classrooms, vocational rooms and offices in the school while the maximum distance of travel was deleted.
- When significant portions of a building's exterior wall coverings or exterior wall envelope are added or replaced, they must comply with the requirements of Chapters 14 and 26 of the IBC.
- Snow loads must be addressed during repair of substantial structural damage regardless of whether the damage was a result of snow.
- Additions, Level 3 alterations and Changes of occupancy in Educational occupancies are now required to meet the enhanced classroom acoustic requirements of Section 808 of ICC A117.1.
- Additional equipment may be added to a roof without a full structural analysis when the equipment weighs less than 400 pounds and is less than 10 percent of the total roof dead load.
- With a change of occupancy, a seismic analysis is required for a Group S or Group U occupancy changing to a new occupancy.
- Furniture, such as office cubicles, reception desks or smaller bookcases, are exempt from a permit and not intended to be a Level 2 alteration.
- Sprinkler requirements for Level 2 and Level 3 alterations are revised for higher hazard areas.

Recommendation:

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