



City of Keller

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Legislation Text

File #: 19-566, **Version:** 1

To: Mark R. Hafner, City Manager

From: Julie Smith, Community Development Director

Subject:

Consider an ordinance amending the City of Keller Code of Ordinances by adopting The 2018 International Code Council (ICC) Codes and The 2017 National Electric Code by consolidating and deleting Chapter 4 - Buildings, Article I - Building Code, Article II - Swimming Pools, and Article IV - Substandard Buildings, Chapter 5 - Electric Code, and Chapter 14 - Plumbing and Mechanical Codes, in their entirety; and by adopting a new Chapter 4 - Buildings, Article I - Technical Codes, Article II - Reserved, Article IV - Reserved, Chapter 5 - Reserved, Chapter 14 - Reserved; and by amending Chapter 6 Fire Prevention, Article I Fire Prevention Code; and prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials, and explosion providing for the adoption of local amendments thereto; providing a penalty; providing a cumulative clause; providing a severability clause; providing a savings clause; authorizing publication; and establishing an effective date.

Action Requested:

Consider an ordinance adopting the 2018 International Codes with amendments and exceptions as identified in Exhibit A: Proposed 2018 Code Amendments. The Codes include the following:

1. The 2018 International Building Code (IBC)
2. The 2018 International Residential Code (IRC)
3. The 2018 International Fire Code (IFC)
4. The 2018 International Fuel Gas Code (IFGC)
5. The 2017 National Electric Code (NEC)
6. The 2018 International Plumbing Code (IPC)
7. The 2018 International Mechanical Code (IMC)
8. The 2018 International Energy Conservation Code (IECC)
9. The 2018 International Existing Building Code (IEBC)
10. The 2018 International Property Code (IPMC)
11. The 2018 International Swimming Pool and Spa Code (ISPSC)

Background:

The International Code Council (ICC) researches and develops codes related to structures in three-year cycles; the last cycle was 2018, and the next set of revised codes will come out in 2021. (The National Electric Code operates in three-year cycles but is not part of the ICC cycle. It is off by one year.)

As you may remember from the work session discussion, the City of Keller currently operates under the 2015 ICC. By adopting the 2018 ICC, the City insures its ISO Insurance rating.

Exhibit A contains a complete redline of the proposed amendments and exceptions Staff recommends adopting. These recommendations are largely based on the North Central Texas Council of Governments' recommendations so that the Codes reflect this region's climate and building conditions. Other amendments and exceptions reflect conditions and considerations specific to the City of Keller.

The primary change from the 2015 adoption to the 2018 adoptions is the addition of the International Swimming Pool and Spa Code (ISPSC) and the International Property Maintenance Code (IPMC). The 86th Legislative Session mandated that cities adopt the ISPSC (HB 2058). Because the City already enforces similar regulations in its own building codes, this change will not adversely impact City operations or permit processes. Adoption of the IPMC will help address issues not currently covered by City Code especially as they pertain to dilapidation and substandard cases. It also reinforces the IBC and the IFC and codes related to infrastructure.

Specific changes include the revision of the occupant load factor for business uses from one occupant per 100 square-feet to one per 150 square-feet; several provisions permitting expanded uses of yellow pine; and the requirement that ratings related to live, snow, wind, and seismic be confirmed by an engineer. Design loads are based on IBC-level forces (region specific). For the IFC, an automatic sprinkler system shall be required for Group E (educational) occupancies where the fire area has an occupant load of 300 or more (rather than 500).

There is also a retroactive requirement for the installation of an automatic sprinkler system in existing A-2 (restaurants and bars) occupancies where alcoholic beverages are consumed when the occupant load is 300 or more. The only business in Keller not currently in compliance with this provision is Tio Carlos (old Judge Beans). If adopted, Tio Carlos would have two years to install the sprinkler system.

Perhaps the most important change is that the proposed amendment consolidates all of these codes into one place in the City of Keller Municipal Code instead of in four places. This will make it far easier for developers, architects, and engineers to find and research the City's building requirements.

Financial Impact:

NA

Citizen Input/Board Review:

NA

Legal Review:

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Alternatives:

City Council has the following alternatives:

- Approve as submitted
- Approve with changes
- Denial

Council Action:

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