

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
5/9/2017

SUBJECT:	SUBMITTED BY:
Introduction of Building and Fire Code Updates	Stan Popovich, AICP Director of Community Development

SYNOPSIS

Information pertaining to the Village's upcoming adoption of the International Code Council's (ICC) 2015 series of building and fire codes.

STRATEGIC PLAN ALIGNMENT

The goals for 2015-2017 include *Exceptional Municipal Services* and *Steward of Financial, Environmental and Neighborhood Sustainability*.

FISCAL IMPACT

N/A

RECOMMENDATION

This item is for discussion only.

BACKGROUND

The Village's current building codes were adopted in October 2009. The building codes which were adopted at that time were the 2006 edition of the International Code Council (ICC) codes. Staff is proposing that the Village update to the 2015 edition of the ICC's building and fire codes. The specific codes targeted for adoption are:

- *2015 International Residential Code (IRC)* – governs construction of one- and two-family residential buildings and townhomes
- *2015 International Building Code (IBC)* – governs construction of all other use types
- *2015 International Property Maintenance Code (IPMC)* – governs maintenance of all existing buildings and properties
- *2015 International Fire Code (IFC)* – governs construction and maintenance of life safety systems in commercial and multi-family buildings
- *2015 International Fuel Gas Code (IFGC)* - governs installation of fuel-gas piping systems and fuel gas appliances.
- *2015 International Mechanical Code (IMC)* - governs mechanical systems utilized to provide control of environmental conditions and related processes within buildings.
- *2015 International Swimming Pool and Spa Code (ISPSC)* - governs aquatic recreation facilities, pools and spas.

It is important to regularly adopt more recent versions of the building code as building technology changes and life safety improvements are made. Additionally, the Village receives a Building Code Effectiveness Grading Schedule (BCEGS) grade from the Insurance Services Office (ISO) every six to seven years on the effectiveness and enforcement of our building codes. This grade provides data for property insurers and is a key component to the National Flood Insurance Program (NFIP) Community Rating System (CRS). All of these scores can assist in maintaining lower insurance rates for the Village's residents. Updating building codes to current editions is crucial to improving the Village's BCEGS grade and realizing the associated benefits.

Staff has undertaken an extensive review process to examine the 2015 codes and determine differences between the current 2006 codes and local amendments with the proposed 2015 codes. In exploring the code changes, staff emphasized the following key concepts and strategies:

- Align with Strategic Plan goals
- Create clear and user friendly code requirements
- Reduce the number of local code amendments
- Maintain consistency with existing ordinance provisions
- Enhance clarification of the code
- Maintain and provide code provisions that address local construction practices
- Align Village regulations with comparable communities

The key modifications between the existing and proposed codes are:

The principal change between the 2006 and 2015 IRC is the inclusion of residential sprinklers. Many neighboring communities in the immediate area have removed this requirement from their building codes. Removing sprinkler requirements from the code may have a minimal impact on the Village's BCEGS rating.

2015 International Residential Code:

- All new one and two-family dwellings and townhomes are required to have fire sprinklers. This does not affect existing one and two-family dwellings undergoing renovations or additions.
- All exposed floor framing needs to be covered with gypsum board unless sprinklers are provided.
- When finishing an existing basement an emergency escape window is only required if there is a sleeping room.
- Smoke alarms for remodeling and additions now allowed to be wirelessly interconnected.

2015 International Building Code:

- Cross-Laminated Timber (CLT) is now permitted within exterior walls required to be of noncombustible construction, much in the same manner as fire-retardant-treated wood is allowed. The CLT must be covered on the exterior side with approved materials. CLT is regulated as Type IV construction, historically reserved for heavy timber.
- Excavation near foundations of adjacent structures now have basic requirements for providing protection to the adjacent structure.
- Relaxed requirements for: Areas of Refuge in stairwells, number of allowable basement stories in podium style buildings, and dead end corridor length.

To accommodate the adoption of these updated building codes, staff is proposing the following schedule:

- May 9, 2017 – Introduction of code updates to the Village Council
- May 24, 2017 – Staff sponsored open house for architects, builders, contractors, developers and property managers to discuss proposed code updates
- June 14, 2017 – 1st reading at the Village Council meeting
- June 21, 2017 – 1st reading at the Village Council meeting
- July 11, 2017 – Village adoption of building code updates
- August 12, 2017 – Effective date of building codes

ATTACHMENTS

None