

..Title

Consider/Discuss/Act on an Ordinance Adopting the 2012 International Residential, Building, Plumbing, Mechanical, Energy, Fuel Gas Codes, the 2011 National Electrical Code, the North Central Texas Council of Governments Recommended Local Code Amendments, and the City Code Amendments

..Summary

MEETING DATE: July 16, 2013

DEPARTMENT: Development Services / Building Inspections

CONTACT: Rick Herzberger, Chief Building Official
Barry Shelton, Executive Director of Development Services
Rick Leisner, Assistant Director of Development Services

RECOMMENDED CITY COUNCIL ACTION:

Approve the attached Ordinance adopting the 2012 International Residential, Building, Plumbing, Mechanical, Energy, Fuel Gas codes, the 2011 National Electrical Code, the recommended North Central Texas Council of Governments (NCTCOG) code amendments, and certain provisions of the City code to update the National Electrical Code references.

ITEM SUMMARY:

- Every three years, the national building codes are updated. Typically, cities which utilize these codes adopt the new standards approximately one to two years after they are introduced. This allows time for staff, architects and builders to review the new codes, and for local amendments, such as the NCTCOG amendments, to be developed.
- The North Central Texas Council of Governments promotes the standardization of local amendments for its member cities. These are adopted by NCTCOG as model construction codes in an effort to simplify the construction process, advance the safety of building systems, promote common code interpretation, facilitate the mobility of contractors, and reduce training and construction costs.
- The NCTCOG's Regional Codes Coordinating Committee (RCCC) and its four Advisory Boards are comprised of local public and private code professionals (public building officials and inspectors, private architects and engineers, and construction and trades professionals) who review the latest editions of the model construction codes and recommend uniform amendments for the North Central Texas region.

- Staff recommends incorporating a dual transition period upon adoption of the new codes. Some projects are already being designed under the new code, while others are in design with the old code. The dual transition period will allow an applicant to either submit under the new codes upon Council adoption, or until September 1, 2013, they may submit under the previous codes.

BACKGROUND INFORMATION:

- The City of McKinney adopted the 2006 International Codes and 2005 National Electrical code in July of 2008.
- The City of McKinney Building Inspection department did not consider the adoption of the 2009 I Codes and 2008 NEC, in order to allow a longer transition period for the code development cycle.
- The 2012 International Codes have been published for 14 months and the 2011 NEC has been published for 24 months. This period of time has allowed the municipalities and the development community an opportunity to review said codes. The Building Inspection staff has been in the process of notifying the general public with counter handouts since May 2013. The Building Inspection staff has also produced a ‘Key Change’ handout that will be distributed after the adoption of the new codes.
- As proposed, adopting the 2012 International Codes and 2011 National Electrical Code (as described in the above recommended city council action), and their associated amendments will:
 - Provide the most current life safety code applications with respect to construction and occupancy of structures.
 - Adopt selected and uniform amendments recommended by the North Central Texas Council of Governments and recognized by the area cities.
 - Prepare the City of McKinney for the pending August 2013 ISO Building Code Effectiveness Grading Schedule, which is used in developing insurance rates for properties within the city limits.
 - Bring the City of McKinney to a code update cycle (every 3 years) respective of the recommendations by the International Code Council.

SPECIAL CONSIDERATION:

- Adoption of these codes and local amendments are currently in progress with most area cities as updated below:

<u>CITY</u>	<u>CODE YEAR</u>	<u>CODE UPDATE PLAN</u>
Prosper	2006	Currently reviewing code changes – 2012 before end of year.
Melissa	2009	Currently reviewing code changes – 2012 before end of year.
Anna	2006	In the process of adopting 2012 – September or October 2013
Frisco	2006	In the process of adopting 2012 – July or August 2013
Plano	2006	In the process of adopting 2012 – August or September 2013
Allen	2009	No 2012 adoption planned - will wait for 2015 edition

Fairview 2006 In the process of adopting 2012 – July or August 2013

- One of the supporting materials provided below (attachment H) is a 'Significant Change' evaluation of the proposed codes under consideration for adoption. This evaluation was prepared to inform the City Council, of a few perceived, cost of construction concerns. These few significant items are also part of the 'Key Change' handout for the general public, which is shown as Attachment I under supporting materials.

FINANCIAL SUMMARY: NA

BOARD OR COMMISSION RECOMMENDATION: NA