



20-0007

**TITLE:** Consider/Discuss/Act on an Ordinance Amending Chapter 122, "Construction Regulations," Article II, "Building Codes," by Amending Section 122-25 *International Building Code and International Residential Code Adopted*, Section 122-26 *Amendments to Building and Residential Codes*, Section 122-30 *International Mechanical Code Adopted Amendments*, Section 122-31 *International Plumbing Code Adopted*, Section 122-32 *Amendments to International Plumbing Code*, Section 122-34 *International Fuel Gas Code Adopted*, Section 122-35 *International Energy Conservation Code Adopted*, Section 122-36 *Amendments to Energy Conservation Code*, and Section 122-38 *International Property Maintenance Code Adopted*, and Adding Section 122-40 *International Swimming Pool and Spa Code Adopted*; and Amending Chapter 126, "Housing," Article II, "Substandard Structures," by Amending Section 126-40 *International Property Maintenance Code Adopted*, for the Purpose of Adopting the 2018 Editions of such International Codes and by the Adoption of Local Amendments to such International Codes Including but not Limited to Certain Recommendations by the North Central Texas Council of Governments, and Providing for Enforcement; Repealing all Conflicting Ordinances; Providing a Savings Clause; Providing a Severability Clause; Providing for a Penalty; and Providing an Effective Date

**COUNCIL GOAL:** Safe and Secure Community

**MEETING DATE:** January 7, 2020

**DEPARTMENT:** Development Services / Building Inspection

**CONTACT:** Rick Herzberger, Chief Building Official

**RECOMMENDED CITY COUNCIL ACTION:**

- Discuss / Consider / Act on the approval of the 2018 Model Code Adoption Ordinance as presented in title.

**ITEM SUMMARY:**

- Every three (3) years, the International Code Council (ICC) and the National Fire Protection Association (NFPA) publish new codes for the states and local municipalities to consider for adoption. The North Texas municipalities consider the adoption of the updated codes every three (3) years, after the NCTCOG has published the proposed amendments.
- 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.
- The Building Standards Commission (BSC) holds a public hearing and make a recommendation to the City Council, prior to any consideration by the City Council, on the adoption of any new editions and amendments to the codes adopted under chapter 42, article II and chapter 122 of the Code of Ordinances as adopted.
- The 2018 Model Codes (I-Code family) under consideration for recommendation to the City Council, include the following -■ International Building Code ■ International Residential Code ■ International Plumbing Code ■ International Mechanical Code ■ International Fuel Gas Code ■ International Energy Conservation Code ■ International Property Maintenance Code ■ International Swimming Pool Spa Code.

#### **BACKGROUND INFORMATION:**

- Currently, the City is utilizing the 2015 IBC, IMC, IPC, IFGC, IECC, IRC, IPMC, with local and NCTCOG amendments.
- Every three years, the ICC and NFPA publishes a Significant Changes book for each of the above noted codes. The significant changes are classified in three types - clarification, modification and addition. Only a portion of the total number of code changes (approx. 1800 total changes) were identified as a significant change relating to cost of construction or other change that impacts development.
- The McKinney Code Adoption Team (MCAT) used these publications as reference to produce a Significant Code Matrix to consider for presentation to the McKinney Development Committee (MDC) and the Building Standards Commission (BSC). There is a total of 6 significant changes among the I-Code family of 8 Model Codes as described below -

- IBC - Locking arrangements in educational occupancies contained in Chapter 10 - Means of Egress. Criteria established which balances the challenges of providing protection of students and teachers in classrooms while at same time providing free and immediate egress with secured access/entry from outside
  - IBC - Owner-Occupied Lodging Houses. Clarification established on when this type of occupancy is covered under either the IBC (more than 10 occupants) or the IRC (10 or less occupants, owner occupied with 5 or fewer guest rooms).
  - IBC - Intermodal Shipping Containers. Until we adopt the 2021 IBC in 3 years, we will require all container projects to comply with the recently created Guidelines for the safe use of Containers. We have seen an increase in requests to use the shipping containers and a townhome project is planned for 2020.
  - IRC - Carbon Monoxide Alarms. Alarm interconnection is now required where multiple Carbon Monoxide alarms are required. With new wireless technology, this interconnection can now be achieved for remodels/additions.
  - IRC - Roof access for photovoltaic solar energy systems. Provides roof access and pathway for firefighters. Some exemptions yet purpose must be validated by the code official.
  - IRC - Tiny Houses. A new appendix is available to adopt and covers provisions for tiny house defined as a dwelling with a maximum size of 400 SF.
- The McKinney Development Committee accepted the Significant Code Matrix on October 16, 2019 and the Building Standards Commission accepted the Significant Code Matrix on December 16, 2019.
  - The adoption of the proposed code ordinance will bring the City of McKinney to a code update cycle (every 3 years) respective of the recommendations by the International Code Council and in line with the codes adopted by the area municipalities.

#### **FINANCIAL SUMMARY:**

- No Additional Impact to City Services.

#### **BOARD OR COMMISSION RECOMMENDATION:**

- On December 16, 2019, The BSC considered the 2018 Model Code adoption ordinance and amendments and approved a recommendation for the City Council to adopt the presented ordinance, as written.

#### **SUPPORTING MATERIALS:**

[Ordinance](#)