

# City Council Agenda Memo

**From:** Jared Thomas, Chief Building Official

**Council Meeting:** March 23, 2021 / April 27, 2021

**Subject:** Adoption of 2018 International Codes with Amendments thereto

**Person(s) Responsible:** Jared Thomas, Chief Building Official

## **Summary:**

The proposed ordinance would amend Chapter 22 of the Building Code as is periodically required by State Law. City staff along with the Board of Appeals reviewed the adopted building code and the Adoption of the 2018 International Building Code, the 2018 International Residential Code, the 2018 International Mechanical Code, the 2018 International Fire Code, and the 2018 International Existing Building Code (I-Codes) with certain Amendments thereto.

## **Background:**

The City of Brookings previously adopted the 2015 I-codes. City staff and the Board of Appeals met on March 10, 2021 to discuss the proposed amendments. Many of the amendments proposed for the 2018 I-Codes are the same amendments to the 2015 I-Codes. City Staff and BOA discussed the following new changes to the 2018 I-codes.

### R302.13 Fire Protection of Floors

In previous code amendments this section was deleted due to concerns of the increased construction costs for a new house. City staff and the Board of Appeals discussed this section of the building code and decided to add in an exception removing the requirement of fire protection of floors for unfinished basements.

### Chapter 11 of the 2018 International Residential Code (IRC), Energy Efficiency

In previous code amendments Chapter 11 of the 2015 IRC was deleted and Chapter 11 of the 2009 IRC was adopted. A task force was created, consisting of members of the Board of Appeals, City staff, and the Sustainability Council, to review Chapter 11 of the 2018 IRC. The task force discussed the building code, amendments made by peer communities and potential local impacts. The task force recommendation was to adopt the Chapter 11 of the 2018 IRC, with amendments.

## **Item Details:**

An ordinance amending Article II of Chapter 22 of the Code of Ordinances of the City of Brookings and pertaining to the adoption of the 2018 International Building Code, the 2018 International Residential Code, the 2018 International Mechanical Code, the 2018

International Fire Code, and the 2018 International Existing Building Code with certain amendments thereto.

**Legal Consideration:**

In accordance with South Dakota Codified Law (SDCL) 11-10-5, and related State Laws, are updated periodically to require compliance with the most recent uniform codes. The most recent building code is the 2018 edition of the International Building Code. This Ordinance will update City Code Section 22-31 to adopt the most recent building codes. SDCL 11-10-5 also permits the governing body to amend, modify, or delete any portion of these codes. The proposed Ordinance also updates the amendments, modifications, and deletions of the Building Code of the City of Brookings.

**Strategic Plan Consideration:**

The use and enforcement of up-to-date building codes, specifications and standards will enhance community resiliency while saving money and lives.

**Financial Consideration:**

None.

**Options and Recommendation:**

The City Council has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Move the item to a work session
5. Do nothing

The Board of Appeals (BOA) and City staff recommend approval of the Ordinance as presented.

**Supporting Documentation:**

Memo

Ordinance - clean

Ordinance - marked

Public Notice