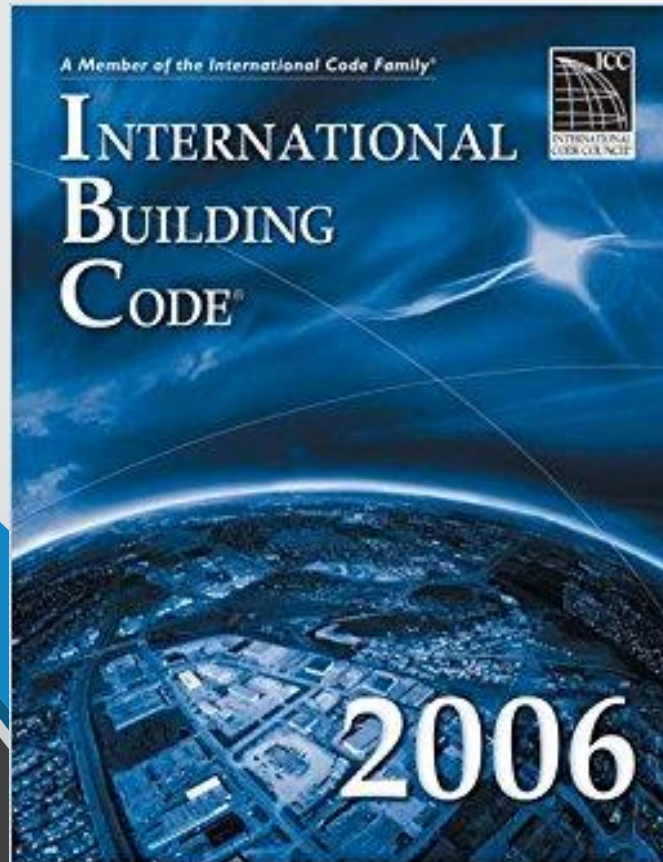


2018 Building and Fire Code Adoption

2006



2018



2018 Code Adoption

Purpose/Benefits:

- Public Health and Life Safety
- 2006 Codes are outdated and not used in other cities
- Insurance Service Office (ISO) rating is negatively impacted by Codes over 10 years old
- Consistent with regional codes
 - Apache Junction, Chandler, Glendale, Goodyear, Phoenix, Peoria, Surprise, Tempe, Yuma & others
- Updated construction techniques and materials
- Cost savings for housing according to the National Association of Home Builders

2018 Code Adoption

International Code Council (ICC):

- Most widely used in the history of U.S. construction codes
- Used throughout the 50 states
- Numerous federal agencies including the U.S. Department of Defense

Family of ICC Codes:

- 2018 International Building Code (IBC)
- 2018 International Existing Building Code (IEBC)
- 2018 International Residential Code (IRC)
- 2018 International Fire Code (IFC)
- 2018 International Mechanical Code (IMC)
- 2018 International Plumbing Code (IPC)
- 2018 International Swimming Pool & Spa Code (ISPSC)
- 2017 National Electrical Code (NEC)
- 2018 International Energy Conservation Code (IECC)

2018 Code Adoption

Approach:

- Minimal amendments to the codes
(keeping previous amendments that have proven to be effective)
- Consistency with regional codes
- Consider cost and impact to citizens and development community
- No change to permits or fees (only updating code editions)

2018 Code Adoption

Public outreach:

- Development advisory forum (DAF) (11/8/17, 2/28/18, 8/29/18)
- Regional Building Officials and Fire Marshals (2/18, 6/18, 8/18)
- Home Builders Association (HBA)
- Arizona Multi-housing Association
- Chamber of Commerce
- Falcon Field Air Coalition
- Local Architects, engineers and contractors
- Local Businesses including energy companies
- City website

2018 Code Adoption

Implementation of 2018 Codes:

- Does not apply to projects already submitted for review
- Does not apply to approved projects
- Does not apply to projects under construction
- 3-month window for projects already under design
 - Option to use 2006 or 2018 Codes

2018 Code Adoption

Significant building code changes:

- Houses = carbon monoxide detectors
- Fire Service Elevators required in high-rise buildings
- Live-work units defined and design criteria provided (more efficient design options)
- Occupied roofs do not count as a story (easier to have amenities on the roof)
- Options for building across property lines added
- Added energy efficiency requirements for homes (cost savings for housing according to the National Association of Home Builders)

2018 Code Adoption


Significant fire code changes:

- Fire Access
 - Commercial/Industrial ≥ 3 stories or 30' = Two access roads
 - Aerial apparatus access (Wider for buildings > 30 feet)
 - Residential access
- Emergency Responder Radio Coverage (required in Tempe, Chandler, Phoenix)
- Fire Sprinklers
 - Required in new business occupancies less than 5,000 sq.ft.
 - Required in attics of multi-residential buildings (apartments, hotels)
- Solar panel requirements for firefighter operations

2018 Code Adoption

Timeline:

- City Council Study Session: Presentation of 2018 Codes - 11/29/18
- Introduction at 12/10/18 City Council Meeting
- Consideration at 1/7/19 City Council Meeting
- Ordinance Effective Date – 2/10/19



Questions/Discussion