

Attachment No. 3
April 22, 2016

Background on the International Codes published by the International Code Council and the City's code adoption model

The International Family of Building Codes is published by the International Code Council (ICC) and adopted by State and local governments throughout the US. The ICC codes are the most widely adopted building codes in use today and are adopted in all fifty states, Washington DC, US territories and throughout the world. The ICC also functions as a trade organization to building departments providing education, training, contractor and inspector certification testing and numerous other services. City and county building inspectors are certified through the ICC. Additionally, ICC provides various types of support services and resources for building departments and provides a mechanism for a code change process for development and advancement of the building codes. Codes are revised and updated on a three year publication cycle where changes, upgrades and improvements to the various codes are made through a consensus process that recognizes the latest technologies and safety available in the built environment.

Community Development is proposing to adopt the 2012 code editions to stay current with available technology and surrounding jurisdictions, most of which have already adopted the 2012 3editions.

The 2015 code editions are now published; however, since very few communities have moved to the 2015 editions with most still operating under the 2012 edition, it make the most sense for Commerce City to adopt the 2012 editions at this time. The City's practice has typically been not to be the first to the new code editions, but not to linger on outdated versions either. Early adopters of the newest building codes have the most difficulties in making the transition and spend inordinate amounts of time training and adapting homebuilders to the new code provisions, often times exhausting staff resources to do so.

Lingering on older code editions is equally problematic as architects and engineers, by virtue of their licensing, are required to utilize the latest standards in their professional work and are obligated to use the most recent code editions. This means almost all commercial projects are already being submitted and reviewed using the 2012 editions under "alternative methods and materials" provisions contained in the codes. In the past, the city has expressed a desire to transition to new codes somewhere in the middle of this mix, deferring much of the required training to the larger jurisdictions without unnecessarily restricting homebuilders to outdated technologies and construction techniques.

Please know, although the codes are updated every three years, and some provisions in the codes do become more restrictive, it is important to know that many provisions are improved based on industry input and evolving and emerging technologies. Many provisions in newer code editions, such as carbon monoxide alarms now required in dwellings, unfortunately become part of the codes due to past tragedies. Collectively, the updated editions to the codes don't always represent increased costs of compliance to contractors. In many cases, studies have shown the net cost effect of newer codes (except for major code changes such as residential fire sprinkler systems) is zero.

Here is a link to the International Code Council's website should any of you be interested in learning more about the building codes, the code development process or the Council and what they do for local building departments.

Hit control and click to follow link:

<http://www.iccsafe.org/>