



CITY OF TRINIDAD TRINIDAD, COLORADO

The City Council will hold a Special Work Session on
Tuesday, December 2, 2013 at 1:30 p.m.
City Hall Council Chambers, Third Floor, City Hall

AGENDA

1. Information and discussion regarding building codes – Chris Kelley, Chief Building Inspector

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting Audra Garrett, City Clerk, 135 N. Animas Street, Phone (719) 846-9843, or FAX (719) 846-4140. At least a 48 hour advance notice prior to the scheduled meeting would be appreciated so that arrangements can be made to locate the requested auxiliary aid(s).



COUNCIL COMMUNICATION

CITY COUNCIL WORK SESSION: December 3, 2013

PREPARED BY:

Chris Kelley

DEPT. HEAD SIGNATURE:

ATTACHMENTS:

Chris J. Kelley CBC
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SUBJECT: Information and discussion regarding building codes.

PRESENTER: Chris Kelley, Chief Building Inspector

RECOMMENDED CITY COUNCIL ACTION: No action is required at this time. The Chief Building Inspector will go through the building codes and their use with City Council. Staff and Council may also discuss the proposed changes currently being considered for action.

SUMMARY STATEMENT: Staff with input from City Council over the past several months is proposing changes to Chapter 5 – Buildings in the City’s Code of Ordinances to increase the ability for the City to bring enforcement action if buildings are vacant and deteriorating and add some flexibility to certain aspects of the Building Code. Staff also hosted a meeting to gain input from others in the community including building contractors.

Proposed changes to the code previously sent out to City Council are shown in redline track changes format and are planned for City Council adoption at the regular meeting on December 3, 2013.

EXPENDITURE REQUIRED: None at this time.

SOURCE OF FUNDS: N/A

POLICY ISSUE: Changes to the City’s Code of Ordinances to increase the effectiveness of building code enforcement and to allow alternatives to be considered by the Building Official to certain aspects of the Building Code.

ALTERNATIVE: Building codes and processes related to vacant buildings could remain as is. At a minimum the existing building code needs to be re-adopted before the end of 2013 to allow for continuation of the requirement that sprinklers not be required in single family residential building under the Residential Portion of the Buildings Code.

BACKGROUND INFORMATION:

Staff has previously provided City Council with information regarding the current building ordinance and information on the International Code Council property maintenance code and municipal code. City Council and staff have had discussions regarding changes that the City should consider to improve how the City’s ordinances and building codes and how we can increase code compliance and encourage building owners to make the necessary improvements to the buildings to remedy continued deterioration and any life safety issues.

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Why we adopt the "International Building Code" [IBC] and Why we continue to adopt the revisions

The IBC is unfortunately, not a world code, it is a U.S. code. If the IBC was a world code the loss of life and damage from reduced recent earthquakes would have been reduced. The embassies and building in those countries that were built to U.S. standards are still standing.

The IBC is developed and written by the "International Code Council" [ICC]. The ICC is made up of code and building officials, engineers, firefighters, builders, designers, architects, and anyone whom wants to be involved from all over the United States. The IBC headquarters is just outside of Chicago in Country Club Hills, IL.

The first edition was in 2000, in 1998 and 1999 while the IBC was being developed; we used the Uniform Building Code [UBC]. Prior to 1998 there were at least 4 different code organizations the BOCA=Building Officials and Code Administrators International, Inc., ICBO=International Conference of Building Officials, SBCCI=Southern Building Code Congress International, and National Association of Home Builders (NAHB). The intent in combining all the organizations was to establish a unified set of guidelines and **minimum standards** into one set of "codes" that architects, engineers, Designers, builders and manufactures could rely on regardless where they were in the United States let alone from city to city.

Page one of the International Code best states the reasoning for change; Section 101.3 Intent. "The purpose of this code is to establish minimum requirements to safeguard the public safety, health and general welfare through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations".

Every three years the IBC is revised or updated to allow for new materials, technologies, products and to correct issues that have been a problem or found to be a danger in the past. To change an item or to add or delete language in the "Code" requires a lot of testing in the lab and field, reviews, hearings and voting by the members of the ICC. Many times, it takes years to implement changes in the "code". Recommendations for changes to the code; including additions, deletions, new products are made every day.

Some of the benefits of adopting the current version IBC;

1. *The Insurance Services Office, Inc. [ISO] is an insurer-supported organization with the primary mission of providing advisory insurance underwriting and rate information to insurers. Adoption of the current code and the inspection are one of many items they look at The lower the score the better, the lower the score the lower the insurance rate for residential and commercial property owners*
2. *Architects, engineers, designers, developers, builders and contractors know what to expect.*
3. *When all code organizations combined, they got the expertise from all disciplines; the best research, development and experience concerning cold climates vs. arid [this effects foundations, insulation, heating and cooling], the best energy conservation ideas along with alternative energy [solar and wind], the best on structure stability in regards to flooding, wind and earthquakes, all in one set of codes.*

4. *When designing, constructing or remodeling a building you have so many more choices of accepted; materials, technologies and methods available than in the past.*

The bottom line is that adopting the IBC and having a standard set of guidelines saves lives, money and time for the City and its citizens.

Two final thoughts;

- (1) *The international Building Code is a **minimum standard**. When someone says they build a structure to "code", don't be too impressed they didn't do any more than they had to. If you related the "code" to grades in school, the "code" is a D minus.*
- (2) *The International Building Code does not address "craftsmanship"; you can have all best materials, design and engineering, but if you do a poor job of putting the pieces together or don't have the skills, it may meet code, but it won't perform as designed.*