



# ADOPTING THE 2021 ICC BUILDING CODES

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REVISING CHAPTER 14/38

# PURPOSE

- Update Building Codes to the 2021 edition of the International Code Council.
- Establishes minimum requirements to provide a reasonable level of safety, public health, and general welfare in the built environment.
- Ensures the structural strength of buildings, means of egress from the facility, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards.
- Modern building code provides a reasonable level of safety to firefighters and other emergency responders during emergency operations

# PROCESS

- Committee consisting of several local general contractors, home builders, design professionals and engineers reviewed the new 2021 ICC Building Codes along with Building Services staff and staff from the Fire Marshal's office.

Committee Members were:

- Mr. Chris Brannon, a home builder
- Mr. Forrest Register, a developer
- Mr. Brett Richardson, a general contractor & developer
- Mr. Jason Schmidt, an architect
- Mr. Dusty McCord, an electrical engineer,
- Mr. Chuck Jackson, a mechanical engineer
- Mr. Andy Gosselin, an architect

## KEY POINTS

- 2020 National Electrical Code requirements for emergency disconnects and surge protection for one- and two-family dwellings. Emergency disconnects are a common practice with other electrical residential service providers within the City Limits and with commercial projects.
- Deletion of residential sprinkler systems in one- and two-family dwelling units.
- Remain concurrent with the Alabama Building Commission who has adopted the 2021 International Building Code (IBC).
- 25 other Cities in Alabama have adopted or are in the process of adopting the 2021 Codes.

# KEY POINTS

- Low BCEGS score (Building Code Effectiveness Grading Schedule) - “assesses the building codes in effect in a particular community as well as how the community enforces its building codes”.
- Municipalities with effective, well-enforced building codes should demonstrate better loss experience, and thus lower insurance rates.
- BCEGS grades on code administration, plan review and field inspection; residential, commercial and industrial projects.
  - Code Administration – decreased points both residential & commercial/industrial
  - Plan Review – increased residential points, decreased commercial/industrial
  - Field Inspection - decreased points both residential & commercial/industrial
- Significantly, scores decreased from a “6/5” to a “9/9” because 2015 codes are no longer supported.

# IMPORTANT CHANGES TO CHAPTER 14

- 1) Expanding the responsibilities and authority of the Building Official.
- 2) Requiring a certificate of occupancy.
- 3) Added “water well” as permit type.
- 4) Fees for a building moving permit is increased by \$5.00. Specific instructions to arrange for off-duty police notification. Responsibility is assigned to the permittee for associated costs (traffic signals and electric lines).
- 5) Clarify when repeat or special inspection fees are required.
- 6) Clarifies when City Manager is authorized to waive fees for projects.
- 7) Enumerates the 2021 Codes being adopted, 2020 the National Electric Code and the 2021 National Fire Protection Association standards and amendments listed for each.
- 8) New section addressing Swimming Pool and Spa’s.
- 9) New section outlining construction document requirements.

# MORE IMPORTANT CHANGES TO CHAPTER 14

- 1) Excludes the requirement for inspections in existing residential and commercial structures when the electrical system has been de-energized. Inspections will be limited to new service only.
- 2) Expanded section establishing a Board of Adjustment and Appeals and a revision of the operating rules.
- 3) Continue to apply the State Energy Code.
- 4) Deletes requirement for residential sprinklers (optional for insurance purposes).
- 5) Remain concurrent with the State of Alabama Fire Marshal's adoption of the 2021 International Fire Code.

# MORE IMPORTANT CHANGES TO CHAPTER 14

## UNSAFE STRUCTURES AND DANGEROUS BUILDINGS

- 1) The “Unsafe Structures and Dangerous Buildings” ordinance is incorporated into Chapter 14 as Article IX. A program will be developed to administer the ordinance.
- 2) Developed by Mr. Benjamin Goldman with Hand Arendall Harrison Sale which we have a license to use.
- 3) Forms (letters, public notices, resolutions, etc.) and training will be provided for use in the administration of the program.
- 4) Combines two different statutory schemes authorizing a municipality to demolish a dangerous building.
- 5) Existing statutory due process provisions have been deemed inadequate, so this program goes above and beyond.
- 6) The program has been tested and prevailed.
- 7) 27 other cities in Alabama use the program.
- 8) Since the process satisfies both statutory schemes, costs can be assessed to taxes.

# MORE IMPORTANT CHANGES TO CHAPTER 14

## ARTICLE IX STRUCTURE

- 1) The role of the Appropriate Municipal Official (AMO) and his duties.
- 2) What is a building and what is a dangerous building: definitions.
- 3) A declaration that a dangerous building is a nuisance.
- 4) Standards for the Appropriate Municipal Official in ordering a repair, move, demolition, and/or vacation of a building.
- 5) Notice provisions to owners, mortgagees, lien holders; letters, posting, advertisement (if the owner of record cannot be located).
- 6) Hearings by the Board of Commissioners, appeals to circuit court, extensions of time.
- 7) Commission actions may include repair, demolition, moving the structure or requiring it to be vacated.
- 8) Assessing costs as a tax lien.
- 9) Emergency actions by the AMO; when there is an imminent danger of structural collapse endangering adjoining property, the public right of way, or human life or health.
- 10) Duties of the FD, PD and City Attorney defined.
- 11) Enforcement and penalties for failing to comply, refusing to perform, obstruction or interference with the AMO in carrying out the purposes of the Article.

# ADOPTION PROCEDURES

- Adopting codes by reference, specific requirements.
  - This Introduction to the 2021 ICC/Chapter 14 revisions.
  - Item on your October 22<sup>nd</sup> agenda requesting permission to advertise Chapter 14 and 38 and call a public hearing.
  - Public hearing will be on November 19, 2024.
  - Adoption following public hearing.



QUESTIONS?