



City of Norman, OK

Municipal Building Council
Chambers
201 West Gray Street
Norman, OK 73069

Text File

File Number: O-1112-19

Introduced: 4/19/2012

Current Status: Non-Consent Items

Version: 1

Matter Type: Ordinance

Title

ORDINANCE NO. O-1112-19: AN ORDINANCE OF THE COUNCIL OF THE CITY OF NORMAN, OKLAHOMA, AMENDING ARTICLE I, SECTIONS 5-101 AND 5-101.1; AND ARTICLE II, SECTION 5-212 OF CHAPTER 5; AND ARTICLE XIV, SECTION 13-1402 OF CHAPTER 13 OF THE CODE OF THE CITY OF NORMAN SO AS TO ADOPT AND AMEND THE 2009 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS AS AMENDED AND MODIFIED BY THE UNIFORM BUILDING CODE COMMISSION PURSUANT TO 59 O.S. § 1000.23; AND PROVIDING FOR THE SEVERABILITY THEREOF.

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1112-19 upon Second Reading section by section.

ACTION TAKEN: _____

ACTION NEEDED: Motion to adopt or reject Ordinance No. O-1112-19 upon Final Reading as a whole.

ACTION TAKEN: _____

Body

BACKGROUND. Building codes were first identified in Norman history in 1902, with the first evidence of building permits occurring in 1924. In 1956, the City of Norman adopted the first of the modern codes by formal adoption of the 1955 edition of the National Building Code. Since then, newer codes have been adopted periodically. Updates to the adopted codes are needed in order to make certain that the codes that a community enforces are reflective of modern technologies and building materials. The attached ordinance will accomplish that.

During the late 1990's, three major national code writing groups succeeded in coming together as organizations and managed to merge themselves into a single code organization with the goal of consolidating their three slightly different codes into one unified code. This new International Code Council (ICC) produced the first International Code Council Codes in 2000, followed by additional series scheduled for every three years. In July of 2006, the City of Norman, after extensive review and comments from city staff and the local construction and architectural industries, adopted the 2003 ICC code series.

Building upon the success of the first ICC educational efforts, city staff began assessing the next series, that being the 2006 ICC series, shortly after the adoption of the 2003 series. In the fall of 2006, the City hosted a continuing education course for builders and architects in the region as a first step towards evaluation of the 2006 ICC code series.

During 2007, staff continued to work with the local construction industry to fully implement the provisions of the newer codes. In the spring and summer of 2008 staff shared several discussion sessions with local homebuilders as the first official actions aimed towards adoption of the 2006 ICC series. Subsequently, the 2006 edition of the ICC codes and the 2008 edition of the National Electrical Code (NEC) were adopted and became effective on October 22, 2009.

The Oklahoma Legislature, in May 2009, passed legislation creating the Oklahoma Uniform Building Code Commission (OUBCC). The Commission is composed of eleven members from different fields and is tasked with creating a statewide Uniform Building Code. Consistent with this tasking, the Oklahoma Uniform Building Code Commission (OUBCC) completed work in calendar year 2011 necessary for the state adoption of the 2009 International Residential Code (IRC) with amendments. Thus, effective July 15, 2011, the 2009 IRC as amended by the OUBCC is the minimum building code for all residential construction (Building, Plumbing, Mechanical, Fuel, Gas and Electric) throughout the State of Oklahoma including the rural areas of the state.

Consistent with the legal authority granting state and local code administration and enforcement jurisdictions the power and discretion to administer the code, Planning and Community Development Building Inspection staff progressively reviewed the 2009 edition of the IRC as adopted by the state. In addition, City of Norman Building Inspectors participated on two of the state OUBCC technical review committees.

In January 2012 staff presented information to the Business and Community Affairs Committee pertinent to the City's adoption of the 2009 IRC and following the blessing of that committee conducted meetings with local builders, and other interested participants to explain the City's intent of adoption and to identify the various code changes initiated by the ICC, the OUBCC, and proposed local City of Norman amendments. The results of those meetings was positive and to date there are no known objections from any of those stakeholders to the City's proposed adoption of the 2009 IRC.

It is the understanding of staff that the cities of Oklahoma City, Edmond, and Moore have also engaged similar processes to formally adopt the 2009 IRC.

DISCUSSION. The attached ordinance reflects the code and all proposed amendments being presented by staff for adoption by the City of Norman. The new code, if adopted, will result in amendments to Chapters 5 and 13 of the City of Norman Code of Ordinances.

The remainder of this memorandum presents information about the proposed amended code. While public safety and health concerns are the primary focus of the building code, certain pragmatic and administrative concerns must also be considered. To this end state and local amendments are employed to address these concerns and provide greater clarity to users of the code. In summary:

- Chapter 1 amendments address administrative details necessary to dovetail the code with other local ordinances.
- A chapter 2 definition was amended to provide greater flexibility for placement of structures on properties where zero setbacks to interior property lines are allowed.

- Chapter 3 amendments address local geographic/climatic conditions and certain general building practices that have evolved over time and been determined as suitable by the local building community.
- Chapter 4 amendments clarify building foundation requirements and strengthen the tie between wood frame structures and their supporting foundation systems.
- Chapter 13, 15, and 24 amendments provide solutions to certain building conditions associated with heating and air conditioning equipment.
- Chapter 25, 27, and 29 amendments provide solutions to certain plumbing system technical concerns and allow individual user preference to prevail for bathing water temperatures.
- Chapter 34, 36, 37, 39, and 42 amendments provide technical solutions or greater clarity for certain electrical equipment installation requirements.
- An appendix G amendment provides a practical solution for residential swimming pool barrier requirements by accommodating standard wood fence panel dimensions.
- The Norman Code Chapter 13 change simply updates the code reference to the 2009 edition.

While many of the proposed local amendments are carryover from previous editions of the code the following list depicts the most notable changes that were initiated by ICC in the 2009 International Residential Code.

- ✓ **For large or irregular shaped homes structure plans may be required in order to obtain a building permit**
- ✓ **New “townhouses” must be equipped with a fire protection sprinkler system**
- ✓ **At least one carbon monoxide (CO) detector/alarm is required for new homes unless certain exceptions apply; when a building permit is required for an addition onto an existing home CO detector/alarms must be installed in both the existing home and the addition in the same locations required for new homes**
- ✓ **New exterior decks larger than 200 square feet in area may require a building permit to construct and if supported by the main residential structure must meet new structure attachment criteria**
- ✓ **Prescriptive methods for structural wall bracing have been enlarged or clarified**
- ✓ **A water resistive barrier (house wrap) is required on most exterior walls**
- ✓ **High efficacy light bulbs are required in 50% of new lighting fixtures except recessed can lights are not included in this requirement**
- ✓ **Locking access caps must be installed at new or replaced exterior air conditioning equipment refrigerant line portals**
- ✓ **Most new 120 volt electrical outlets must be protected with arc fault protection devices**

✓ Most new electrical convenience receptacles (120 volt outlets) must be tamper-resistant

RECOMMENDATION. Staff recommends that City Council adopt the 2009 International Residential Code, as amended.