

ISO BCEGS Classification and
ICC Code Adoption Discussion
CITY OF OSKALOOSA

ISO BCEGS Background

- ▶ Insurance Services Office, Inc. (ISO) is a supplier of statistical data, underwriting information and actuarial analysis to the property/casualty insurance industry.
- ▶ ISO completed a Building Code Effectiveness Grading Schedule (BCEGS) survey in 2021.
 - ▶ Survey focuses on adopted building codes and enforcement.
 - ▶ Survey includes categories of Administration of Codes, Plan Review, and Field Inspection.
 - ▶ All scores in all categories are weighted by the score received for adopted codes.

ISO BCEGS Survey Results

- ▶ Result provided to the City in December 2021.
- ▶ Regression from Class 4 to Class 5 for 1 & 2 family residential property.
- ▶ Regression from Class 4 to Class 5 for commercial/industrial property.
- ▶ Largest factor was the Adopted Codes.

Timeline

- ▶ Classifications are allowed one year to develop a program before new classifications take effect.
- ▶ Staff advised ISO that there is an intent to take action to retain the Class 4 ratings. Intended action was to adopt more recent codes.
- ▶ City has until December 14, 2022 to implement changes to regain the current classification.

Benefits of new code adoption

- ▶ Efficient and effective method of creating safe environments that protect and improve public health, safety, and welfare.
- ▶ Opportunity for cost savings based on the usage of the latest technology and practices that advance safety, energy efficiency and comfort.
- ▶ Communities with well-enforced, up-to-date codes generally fare better in the face of hazards and score higher on their ISO classification.
- ▶ Opportunity for increased resiliency and response to emergencies and disasters, resulting in economic benefits to the community by decreasing damage to homes and businesses from natural disasters.
- ▶ Adopting the most current codes and standards demonstrates that jurisdictions are forward-thinking and responsive to changes that improve the lives of their citizens.
- ▶ Consistency with the State of Iowa and neighboring communities that have started to adopt the new codes.

Adopted and Proposed Codes

- ▶ International Residential Code
 - ▶ Current Adopted Code: 2015
 - ▶ OMC Reference: 15.04.030
 - ▶ OMC Amendments: Automatic Fire Sprinkler and Frost Footings
 - ▶ Proposed Code: 2021

- ▶ International Building Code
 - ▶ Current Adopted Code: 2015
 - ▶ OMC Reference: 15.04.030
 - ▶ OMC Amendments: Automatic Fire Sprinkler
 - ▶ Proposed Code: 2021

- ▶ International Existing Building Code
 - ▶ Current Adopted Code: 2015
 - ▶ OMC Reference: 15.04.030
 - ▶ Proposed Code: 2021

Adopted and Proposed Codes

- ▶ International Mechanical Code
 - ▶ Current Adopted Code: 2015
 - ▶ OMC Reference: 15.04.030
 - ▶ Proposed Code: 2021

- ▶ International Fire Code
 - ▶ Current Adopted Code: 2015
 - ▶ OMC Reference: 15.16.030
 - ▶ OMC Amendments: Automatic Fire Sprinkler
 - ▶ Proposed Code: 2021

Adopted and Proposed Codes

- ▶ National Electric Code
 - ▶ Current Adopted Code: 2020
 - ▶ OMC Reference: 15.12.020
 - ▶ Proposed Code: (2020 NEC Currently Adopted)

- ▶ Uniform Plumbing Code
 - ▶ Current Adopted Code: 2015
 - ▶ OMC Reference: 15.20.030
 - ▶ Proposed Code: 2021

Significant changes to the 2021 IBC to mention

- 1107.2.1 Number of accessible vehicle spaces for vehicle charging stations. Not less than 5 percent of vehicle spaces on the site served by electrical vehicle charging systems, but not fewer than one for each type of electric vehicle charging system, shall be accessible, unless they are serving Group R-2, R-3 or R-4 occupancies. **This ensures that at least one of each type of charging system is accessible so that all users have access to an accessible charger.**
- 1210.3 Restroom privacy. Public restrooms shall be visually screened from outside entry or exit doorways to ensure user privacy within the restroom. Visual screening shall not be required for single-occupant toilet rooms with a lockable door. **For some time, Section 1210.3 has required sidewall or partition urinal privacy in restrooms, but has not previously addressed privacy from passerby outside restroom facilities.**
- 1809.5.1 Frost protection at required exits. Frost protection shall be provided at exterior landings for all required exits with outward-swinging doors. Frost protection shall only be required to the extent necessary to ensure the unobstructed opening of the required exit doors. **Not previously required, this protection is designed to prevent concrete landings from heaving.**
- 3115.1 Intermodal Shipping Containers. The use of intermodal shipping containers as buildings and structures is now recognized in the IBC, and criteria has been established to address the minimum safety requirements without duplicating existing code provisions. **Previously, the code lacked provisions to address such structures and left state and local jurisdictions without appropriate regulations needed to apply and achieve a reasonable and consistent level of code compliance.**

Significant changes to the 2021 IRC to mention

- R301.1.4 Intermodal shipping containers. Intermodal shipping containers that are repurposed for use as buildings or structures, shall be designed in accordance with the structural provisions in Section 3115 of the International Building Code. **In other words, they must be evaluated for strength and condition and designed by an engineer design professional, as well as meet the code provisions of the IBC.**
- R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire resistance rating. Such separation shall be provided regardless of whether a lot line exists between the two dwelling units or not. **Previously, the code required a 2-hour fire separation for "owner occupied" type duplexes. Now, whether the duplex is a rental or owner occupied, a 1-hour fire resistance rating will be required from each side.**
- R315.2.2 Alterations, repairs and additions. A carbon monoxide detector is required during the installation, alteration or repair of mechanical systems that are fuel fired. **Any repair or replacement of fuel fired appliances, such as furnaces and hot water heaters, will now require the installation of a carbon monoxide detector if not already provided.**
- G2427.5.5.1 Chimney lining. An existing unlined chimney being used for venting a gas fired appliance must be lined when replacing these appliances. **Was previously allowed as an exception, but now is a requirement for safety reasons.**

Code Amendment Recommendations

- Continue amending section R313, Automatic Fire Sprinkler Systems with the following addition:

Automatic fire sprinkler systems will not be required in single-family and two-family dwellings, however, will now be required in townhouses containing eight (8) units or more and/or eighteen thousand (18,000) square feet or larger, exclusive of any garages. Staff has discussed this with other building officials and feels this threshold needs to be established to help protect lives in the event of a fire.

- Continue amending section R403.1.4.1, Frost Protection.

Frost footing requirements for accessory structures may be waived by the Building Official, if plans and specifications prepared and designed by an engineer or architect licensed by the state to practice as such are submitted. Such plans and specifications shall sufficiently demonstrate the ability of the proposed structure to address frost heaving for the intended use of the structure and shall conform to the provisions of this chapter and of all applicable laws, ordinances, rules, regulations, and orders.

- Continue amending sections 903.2.8, 903.3.1.2, 903.3.1.3, and 903.3.2(2) of the IBC and IFC with the following exception:

One and two-family dwelling units ~~and townhouses~~ shall not be required to install an automatic fire sprinkler system. Townhouses shall not be required to install an automatic fire sprinkler system if the townhouse contains eight (8) or less dwelling units and/or is less than eighteen thousand (18,000) square feet, exclusive of any garages.

- Miscellaneous amendments of some language clean-up in Chapter 15 of our city code of ordinances.

Policy Questions

- ▶ For City Council:
 - ▶ What concerns/questions do you have about ISOBCEGS?
 - ▶ What concerns/questions do you have about the proposed codes?
 - ▶ Do you want to proceed with adopting the proposed codes?