



Agenda Item Summary

File #: ORD 23-53, **Version:** 1

Submitted By

Tammie Grossman, Director, Development Customer Services

Reviewed By

A.M. Zayyad, Deputy Village Manager

Agenda Item Title

An Ordinance Amending Chapter 7 (“Buildings”), Article 6 (“Residential Code”) of the Oak Park Village Code to Adopt the 2021 International Code Council Residential Code as Recommended by the Building Code Advisory Commission

Overview

The Village periodically reviews and adopts updated building codes to attract construction growth by accepting current trends and implementing more modern approved materials and safer building practices. The Building Code Advisory Commission is recommending that the Village Board adopt the 2021 editions of the International Code Council Residential Code with a decreased number of amendments to simplify and streamline the Village’s building code process.

Recommendation

Adopt the Ordinance.

Background

On August 30, 2021, The Village Board approved a motion to amend the Building Code Advisory Commission (BCAC) 2021 Work Plan to review options to require certain sustainability measures such as all-electric requirements. The BCAC, over an approximate two-year process, interviewed professionals, met with Midwest Energy Efficiency Alliance (MEEA), researched and investigated various construction-related industry measures involving sustainability and electrification. The BCAC created an electrification recommendation along with the adoption of the 2021 International Codes.

On January 23, 2023, Staff presented to the Village Board during a study session an overview of the Building Code Advisory Commission’s recommendations and staff recommendations relative to the adoption and modification of energy codes and regulations. The Village Board recommended for staff to prepare ordinances for the adoption of the building codes and the creation of the electrification code. Staff created an internal working committee and met with the Building Code Advisory Committee, ComEd, Nicor, and the Midwest Energy Efficiency Alliance.

Staff is recommending the adoption of the 2021 editions of the International Code Council Building Codes, including the 2021 edition of the International Energy Conservation Code. These codes would be allowed upon approval and mandatory effective January 1, 2024. Staff is recommending the amendment for new

construction only to the Village now to give the public sufficient time to prepare. Staff engagement plans are outlined for the next six months for community outreach to inform the public of the changes (see attached memo). Any new construction projects from now until the end of this year will have the choice to adhere to the adopted 2018 or 2021 Building Codes.

The BCAC chose to have one exception out of their 8 requirements. The exception is as follows:

- Building energy sources shall be all-electric (no fossil fuel energy), except for emergency generators, solely for emergency power.

There is an extension in the development of the stretch energy code. The longer timeline will allow Illinois to base its commercial stretch code on the final, published 2024 International Energy Conservation Code (IECC), streamlining implementation and training needs for municipalities adopting the stretch code. The stretch code must be completed and available for adoption by municipalities by June 30, 2024 (previously December 31, 2023). Given this change, members of ILECAC may consider pausing meetings until such time as the 2024 IEXX content approaches finalization, which is anticipated in Fall 2023. This may be a consideration particularly for the commercial stretch code, as it is based primarily on the 2024 IECC, whereas the residential stretch code is based on the 2021 IECC. Staff and the BCAC will monitor the State's action and return to the Village Board with recommendations for any additional amendments once it has been finalized.

Fiscal Impact

Funds were budgeted in the books & subscriptions account (1001.46250.101.550606) in fiscal year 2023 to cover the expense of new code books for staff.

DEI Impact

Adoption of this code will result in a reduction in fossil fuel usage.

Alternatives

The Village Board could elect to not adopt the recommended code changes and maintain the existing 2018 edition of the Code. However, it should be noted that the latest codes reflect the latest technologies and construction materials.

Previous Board Action

The Village Board, in 2019, had previously accepted the Fire Department and Building Code Advisory Commission's recommendations and adopted the newer updated code editions. The 2018 editions of the International Codes currently in existence were adopted by the Village Board in October 2019 and took effect in 2020.

Citizen Advisory Commission Action

The Building Code Advisory Commission is recommending that the Village Board adopt the 2021 editions of the International Building Codes with a decreased number of amendments to simplify and streamline the Village's building code process.

Anticipated Future Actions/Commitments

N/A

Intergovernmental Cooperation Opportunities

N/A