



Agenda Item Summary

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Agenda Item Title

First Reading of An Ordinance Amending Chapter 7 (“Buildings”), Article 2 (“Existing Building Code”) of the Oak Park Village Code to Adopt the 2018 International Existing Building 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 2018 editions of the International Codes with a decreased number of amendments to simplify and streamline the building code process.

Recommendation

This is a First Reading only.

Fiscal Impact

In July 2020, the Village posted code review updates and training videos on the Village website to educate contractors, developers, architects and other interested parties on the proposed updates to the building and electric codes. These seminars cost approximately \$8,817 and were paid out of account number 1001.46250.101.530667.

Background

On October 6, 2014, the Village adopted the 2009 edition of the International Code Council Building Codes, which was effective January 1, 2015. The Building Code Advisory Commission has spent over two years reviewing the 2018 International Code Council Building Codes and streamlining and reducing our amendments.

Oak Park has published their own codes from 1916 through the 1960’s. Building codes evolve rapidly through changing trends, new technologies, and natural disasters. As the industry became more organized, three major regional code organizations became prevalent throughout the United States, ultimately merging into the International Code Council (ICC). Since the 1960’s, the Village had relied on professional development of a code organization to provide a detailed and thorough code to abide by. Often states adopt the ICC Codes.

However, in Illinois, the responsibility of code adoption is in the hands of the individual municipality.

Alternatives

The Village Board could elect to not adopt the 2018 editions of the International Codes and maintain the existing 2009 editions of the Code. However, it should be noted that at least three developments are waiting for the adoption of the new codes prior to submission of their permit application because the new code allows for a stick build construction process for six story buildings that reduces costs. The Village's current code does not allow for this construction type.

Previous Board Action

An update report was given to the Village Board at the June 1, 2020 meeting regarding the proposed adoption of the 2018 editions of the Code.

The 2009 editions of the Code currently in existence were adopted by the Village Board in October, 2014, and took effect in January, 2015.

Citizen Advisory Commission Action

The Building Code Advisory Commission is recommending that the Village Board adopt the 2018 editions of the International Codes with a decreased number of amendments to simplify and streamline the building code process.

Anticipated Future Actions/Commitments

N/A

Intergovernmental Cooperation Opportunities

N/A