



Agenda Item Summary

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Submitted By

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Reviewed By

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Agenda Item Title

First Reading of An Ordinance Amending Chapter 7 (“Buildings”), Article 3 (“Electric Code”) of the Oak Park Village Code to Adopt the 2017 National Electric Code as Recommended by the Building Code Advisory Commission

Overview

The Village periodically reviews and adopts updated building and electric 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 Building Codes and the 2017 National Electric Code with a decreased number of amendments to simplify and streamline the Village’s building code process.

Recommendation

This is a First Reading only. Changes are shown with new wording underlined and existing wording to be removed is crossed through.

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. During 2018 and 2019, the Building Code Advisory Commission reviewed the recommended 2018 International Code Council Building Codes and the recommended 2017 National Fire Protection Associations Electric Code with the goal of ultimately streamlining and reducing our amendments to our currently existing codes.

Oak Park has published their own codes from 1916 through the 1960’s. Building and electric 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. Often, states adopt the International Code Council (ICC) Codes. However, in Illinois, the responsibility of code adoption is in the hands of the individual municipality. Hence, staff is recommending this amendment today to update our existing codes through the Boards approval of this recommendation.

Alternatives

The Village Board could elect to not adopt the recommended code changes 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 safe, stick build construction process for six story buildings that reduces costs. The Village's current 2009 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 recommended building and electric code amendments.

The 2009 editions of the International Codes 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 Building Codes and the 2017 National Electric Code 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