



Agenda Item Summary

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Reviewed By

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Agenda Item Title

Second Reading and Adoption of An Ordinance Amending Chapter 7 (“Buildings”), Article 6 (“Residential Code”) of the Oak Park Village Code to Adopt the 2018 International Residential Code

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

Recommendation

Approve the Ordinance.

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 Codes Advisory Commission reviewed the recommended 2018 International Code Council Building Codes 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 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

The first reading of this Ordinance occurred at the September 8, 2020 Village Board meeting.

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 Codes 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