



# Building Code Update Project

## PWPT Committee Presentation

Planning, Building & Development  
February 1, 2023

# Summary of Amendments

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**The Planning & Development Department has been working on a project to update the current building codes from the currently adopted 2012 series of International Code Council (ICC) publications, to the 2018 series: Commercial, Residential, Mechanical, Fuel Gas, Swimming Pool & Spa, Fire. The update would also include the 2017 National Electrical Code.**

**Each code will have administrative amendments that name the code official, set fees, add enforcement provisions, define permit time limits and describe the process for appeals of code interpretations made by this department.**

**There are also several specific amendment that address local conditions, life/safety issues, electric vehicle charging provisions and conditions encountered in existing structures.**

# International Building Code

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**Administrative amendments naming the building official, setting permit time limits and appeals process. Significant changes over previous versions of this code include:**

- **Provisions have been added that require electric vehicle charging capabilities for commercial buildings. Requirements vary depending on the type of occupancy and size of the project.**
- **Requirements for automatic fire sprinklers in new commercial construction have been revised to be more in line with the county fire department ordinances. The result of this is, all new commercial buildings with an area greater than 5,000 square feet would now be required to install fire sprinklers.**

# International Residential Code

In addition to administrative amendments naming the Building Official, setting permit time limits, and appeals process we have proposed the following specific amendments:

- Remove all language that requires automatic fire sprinklers in one- and two-family dwellings.
- Strengthened fire separation requirements for one- and two-family dwellings not protected by an automatic fire suppression system.
- Set minimum footing and foundation requirements based on the soil conditions generally found throughout the county.
- Increased the allowable area for accessory buildings with an eave height greater than ten feet from 600 square feet to 1,000 square feet before frost protection of the foundation is required.
- Added language that requires Electric Vehicle charging capability to be added to one and two-family dwellings. This change does not require installation of Electric Vehicle charging equipment.

# International Mechanical Code

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**Administrative amendments naming the building official and defining the appeals process and enforcement provisions.**

- **No significant changes over previous versions of this code.**

# International Fuel Gas Code

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**Administrative amendments naming the building official and defining the appeals process and enforcement provisions.**

- **No significant changes over previous versions of this code.**

**Administrative amendments naming the building official and defining the appeals process and enforcement provisions.**

- **No significant changes over previous versions of this code.**

# International Fire Code

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**Administrative amendments naming the building official and defining the appeals process and enforcement provisions.**

- **Language related to open burning has been changed to include the county's open burning restrictions.**

**Administrative amendments defining the appeals process and enforcement provisions. Specific amendments include:**

- **Making the provision for updating arc fault protection of existing buildings less restrictive.**
- **Provisions that only allow wiring methods for electrical services that are in line with Commonwealth Edison requirements.**
- **Clarifying the separation requirement for buried electrical, gas and water services and feeders.**
- **Clarifying where non-metallic sheathed cable (commonly known as Romex) is allowed to be used. Commercial installations are not allowed.**



**Questions?**