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MEMORANDUM

To: Planning Building & Zoning and Finance and Administrative Committees

From: Robert D. Springer, Senior Plan Reviewer
Steve Crivello, Building Official

Date: April 1, 2014

Re: Proposed adoption of the 2012 International Code Council Building Codes and the NFPA 70 National Electrical Code

Attached for committee action is an ordinance to adopt the following building codes which will govern residential and commercial development in unincorporated Lake County.

- 2012 ICC International Building Code
- 2012 ICC International Residential Code
- 2012 ICC International Mechanical Cod
- 2012 ICC International Fuel Gas Code
- 2012 ICC International Swimming Pool and Spa Code
- 2012 ICC International Fire Code
- 2011 NFPA 70 National Electrical Code

By way of background, the Planning, Building & Development department typically updates its building codes every six years. This is due in part to the amount of time and expense involved in updating to newer codes, and the changes that typically occur are not significant enough to justify an update every three years, which is the typical code cycle. The last ordinance presented to update the codes was in FY 2006. Updating the current codes will allow commercial and residential development projects to be designed and built in a manner more consistent with most other municipalities throughout Lake County.

While drafting this ordinance considerable effort was made to gather input from all potentially affected parties. A focus group was formed consisting of design professionals, real estate agents, representatives from the Lake County Fire Inspectors Association, and building contractors. A large list of issues and amendments were discussed with all parties opinions considered. At the conclusion of the focus group sessions, internal discussions were held to draft a list of amendments that addressed regional conditions in Lake County as well as several life/safety concerns. The result of those discussions is an ordinance that contains a minimal amount of amendments to the codes as they are written, but still allows development in unincorporated Lake County to be consistent with most other communities in the county.

Upon approval by the Planning, Building & Zoning and the Finance and Administration committees, the County Board will take final action.