



LEE'S SUMMIT

M I S S O U R I

To: Community and Economic Development Committee
From: Development Services Department
Date: November 5, 2018
Re: 2018 International Residential Code Adoption

Before you are ordinance recommendations from staff for repealing the 2012 International Residential Code as adopted and adopting the 2018 International Residential Code with amendments. The International Code Council publishes new versions of codes for States, Counties and municipalities for adoption consideration. Staff has traditionally recommended review and adoption of these codes every 6 years primarily due to costs associated with the review, adoption and training that code adoption requires. The 6 year cycle also provides consistency among our region as it relates to code changes.

The adoption process begins with staff identifying a stakeholder group. This group works with staff in identifying changes to the code, establishing the change significance, and develops recommendations to changes the code as it's written. Staff has prepared a list of 5 significant changes to this code that can be found in the attachment titled "Proposed Significant Changes from the 2012 International Residential Code to the 2018". This process was completed with two points of emphasis that were not agreed on between staff's recommendation and the stakeholder group:

- **Fire Protection of Floors.** This section requires floors that are constructed of engineered wood products to be protected with the equivalent fire protection of a layer of ½" gypsum board. The intent of this section is to provide fire fighters time in order to fight fires, or save people in fires that may occur in homes with this type of construction. Attached in this packet are two independent fire reports, three photos of a structure fire in Lee's Summit with this type of floor construction, and a publication from the American Plywood Association illustrating ways to comply with this code section.
This is not a change from the current adopted code. This provision was adopted by ordinance in the 2012 International Residential Code.
- **Arc-fault circuit-interrupter protection.** This section of the code requires all 15 and 20 amp outlets in new dwellings to be protected by an arc-fault device. These devices reduce the amount of fires in dwellings that occur as a

result of electrical arcing. Attached in this packet are two items that support staff's position: Electrical Fact Sheet, and AFCI's Come of Age. The current ordinance requires these devices be installed on outlets located in bedrooms.

In addition, there are 3 more attachments in this packet prepared by members of our stakeholders group illustrating their position on these two topics as well as other topics. They are titled: KCHBA 2018 Suggested Amendments to IRC, KCHBA's Position Fire Protection I-joists and KCHBA's Position-How fire safe are homes.

Staff also participated in a group comprised of representatives of other municipalities throughout the metropolitan area. The focus of this group was to collaborate with these jurisdictions as they related to code adoption in order to bring a level of consistency across the metropolitan area as they relate to code requirements.

On October 18th, staff presented these proposed ordinances to the Board of Appeals. The stakeholder group was present and presented their position on these two items at that time. The Board of Appeals meeting concluded with a motion to move forward in the process and present these ordinances to the Community and Economic Development Council as prepared by staff.

In conclusion, Staff feels the proposed code adoption incorporates new provisions and amendments that are reasonable and justified. The proposed ordinances provide better safeguards in protecting the public as they relate to residential construction.