

MODEL ORDINANCE

Based on what has occurred in State Building Code Board meetings and from the last State of Idaho legislative session, local jurisdictions need to initiate adoption of the items below by January 1, 2021.

- *Adopt the 2018 International Building Code (IBC)*
- *Adopt the 2018 Idaho Residential Code (IRC)*
- *Adopt the 2018 International Energy Conservation Code (IECC)*
- *Adopt the 2018 International Existing Building Code (IEBC)*
- *Adopt the 2018 Mechanical Code (IMC)*
- *Plumbing and Electrical Codes for some cities*

ORDINANCE NO. ____

AN ORDINANCE OF THE (CITY OF _____ OR COUNTY OF _____), A POLITICAL SUBDIVISION OF THE STATE OF IDAHO, ADOPTING THE 2018 VERSION OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, PARTS I-IV AND IX, THE INTERNATIONAL ENERGY CONSERVATION CODE , THE INTERNATIONAL MECHANICAL CODE AND THE INTERNATIONAL FUEL GAS CODE; PROVIDING EXCEPTIONS AND AMENDMENTS THERETO; PROVIDING FOR FEES, PROVIDING FOR EXEMPTIONS; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND PROVIDING AN EFFECTIVE DATE. BE IT ORDAINED BY THE (MAYOR AND COUNCIL or BOARD OF COUNTY COMMISSIONERS) OF THE (CITY or COUNTY OF _____,) IDAHO:

Section 1. Code Adoption: That the editions of the following recognized codes **as currently adopted by the state of Idaho** as the official building codes of the (City of _____ or County of _____) , except as provided in _____: The adopted versions of the foregoing codes shall be effective January 1, 2021. The foregoing codes shall be deemed superseded by successive versions of such codes as they are adopted or approved by the state of Idaho effective on the 1st day of January the year following the date any such codes are made effective for the state, unless a different date is required by state statute.

OR your can list the codes in detail as shown below under the model ordinance.

Section 2. Amendments To Adopted Codes

OPTIONAL – NOTE: Through the language highlighted above, ALL amendments adopted through the state adoption process will be in place. If you wish to make additional amendments to the various codes you must “establish at least an equivalent level of protection to that of the adopted building code.” Amendments to certain sections of the IRC or IECC residential portion can only be made “if they find that good cause for building or life safety exists for such an amendment to such codes and that such amendment is reasonably necessary.” (39-4116(B))

That the following amendments shall be applicable to the adopted building codes:

A. To the International Building Code:

1. Section *(insert section number to be amended)* shall be amended to read as follows: *(Insert the wording of the section with the amendments)* 2. *(Insert additional subsections for each amendment),*

(Repeat for addition amendments for other codes)

Section 5. Permit Fees: Applicants shall pay permit and plan review fees in amounts to be determined by Resolution of the (City Council or County Commission). All permits required under this Ordinance require fees to be paid prior to a permit being issued, unless specified otherwise herein.

Section 6. Exemptions: Agricultural buildings, as defined by the International Building Code, are exempt from the building codes adopted herein but shall remain subject to placement requirements and permits established by zoning regulations.

Section 7. Severability. This ordinance is hereby declared to be severable. Should any portion of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purpose(s) of the ordinance before the declaration of partial invalidity.

Section 8. Repeal of Conflicting Provisions. All provisions of the current (_____ Municipal Code or ordinances of the City of _____ (or County of _____)(OR SPECIFIC ORDINANCE NUMBER)) which conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This ordinance shall be effective upon its passage and publication as provided by law. Enacted by the (City Council or Board of County Commissioners) as an ordinance of the City of _____ on the ___ day of _____, 2020. Approved by the (_____ City Council or _____ Board of County Commissioners) on the ___ day of _____, 2020. (CITY or COUNTY OF _____)

_____ (Mayor or Board of County Commissioners) ATTEST:
_____, (City or County Clerk)

MORE DETAILED LANGUAGE

IBC:

Section 1: Purpose

The purpose of this Chapter is to provide certain minimum standards and requirements to safeguard life or limb, health, property, and the public welfare by regulating and controlling the design, construction, erection, alteration, moving, demolition, quality of materials, use, occupancy, location, and maintenance of all buildings and structures, where not regulated by the One-and-Two-Family Dwelling Building Code or the Existing Building Code, in the City/County.

Section 2: Codes Adopted

All the rules, regulations, and ordinances relating and applying to the regulation of the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures established by the " 2018 *International Building Code*" (IBC) including Appendixes _____ (*list those you want to adopt*) published under the authority of the International Code Council, Inc., is hereby adopted as the Building Code of the County/City as amended, and except to the extent that those rules and regulations are hereby changed, altered, or amended by this code, shall be the rules, regulations, and ordinances governing the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures at and within the City. One copy of the 2018 *International Building Code* shall be filed for use and examination by the public in the Office of the Clerk. It shall be unlawful to erect, construct, enlarge, alter, repair, move, remove, convert, demolish, or maintain buildings or structures in violation of, or without complying with the rules, regulations, and ordinances set forth by the Building Code as adopted and as may be changed, altered, or amended by the Building Code. All provisions in this Chapter shall be effective January 1, 2021.

Section 3: IBC Building Code Amendments

List any local amendments to the code here

IRC

Section 1: Purpose

The purpose of this Chapter is to provide certain minimum standards and requirements to safeguard life or limb, health, property, and the public welfare by regulating and controlling the design, construction, erection, alteration, moving, demolition, quality of materials, use, occupancy, location, and maintenance of all buildings and structures, where not regulated by the Building Code or the Existing Building Code, in the County/City.

Section 2: Codes Adopted

All the rules, regulations, and ordinances relating and applying to the regulation of the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of one-and-two-family dwelling buildings or structures, and their accessory buildings or structures, established by the "2018 *International Residential Code*" (IRC) parts I through IV and IX, including Appendix Q (Tiny Houses) and Appendix S, (Strawbale Construction) and _____ (*add other Appendices you might want*) published under the authority of the International Code Council, Inc., is hereby adopted as the One-And-Two-Family Dwelling Building Code the County/City as amended, and except to the extent that those rules and regulations are hereby changed, altered, or amended by this code, shall be the rules, regulations, and ordinances governing the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of one-and-two-family dwelling buildings or structures, and their accessory buildings or structures, at and within the City. One copy of the 2018 *International Residential Code* shall be on file for use and examination by the public in the Office of the City (or County) Clerk. It shall be unlawful to erect, construct, enlarge, alter, repair, move, remove, convert, demolish, or maintain buildings or structures in violation of, or without complying with the rules, regulations, and ordinances set forth by the One-And-Two-Family Dwelling Building Code as adopted and as may be changed, altered, or amended by the One-And-Two-Family Dwelling Building Code . All provisions in this Chapter shall be effective January 1, 2021.

Section 3: IRC Code Amendments

List any local amendments to the code here

IECC

Section 1: Purpose

The purpose of this Chapter is to establish minimum regulations for energy-efficient buildings using prescriptive, performance-based, or energy rating index compliance alternative provisions. The provisions of this code shall regulate the design and construction of building envelopes for adequate thermal resistance and low air leakage, including the design and selection of mechanical systems, service water-heating systems, pools and spas, electrical equipment, power, and lighting systems in order to enhance the efficient use and conservation of energy in new and existing building construction.

Section 2: Code Adopted

All the rules, regulations, and ordinances relating and applying to the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of the building envelope, building mechanical systems, service water-heating systems, pools and spas, electrical equipment, power, and lighting systems, established by the 2018 edition of the *International Energy Conservation Code* (IECC), published under the authority of the International Code Council, Inc., is hereby adopted as the Energy Conservation Code as amended, and except to the extent that those said rules and regulations

are hereby changed, altered, or amended by this code. One copy of the 2018 edition of the *International Energy Conservation Code* shall be filed for use and examination by the public in the Office of the City (or County) Clerk. All provisions in this Chapter shall be effective January 1, 2021.

Section 3: IECC Energy Code Amendments

List any local amendments to the code here

IEBC

Section 1: Purpose

The purpose of this Chapter is to establish regulations to allow for the use of alternative methods from those contained in the Building Code and the One-And-Two-Family Dwelling Building Code in order to comply with and conform to those minimum requirements necessary to safeguard the health, safety, property, and public welfare insofar as they are affected by the repair, alteration, change of occupancy, addition, or relocation of existing buildings.

Section 2: Code Adopted

All rules, regulations, and ordinances relating to the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use, change of occupancy, or maintenance of existing buildings, established by the 2018 edition of the *International Existing Building Code* (IEBC), published under the authority of the International Code Council, Inc., is hereby adopted as the Existing Building Code as amended, and except to the extent that those rules and regulations are hereby changed, altered, or amended by this code. One copy of the 2018 edition of the *International Existing Building Code* shall be filed for use and examination by the public in the Office of the City (or County) Clerk. All provisions in this Chapter shall be effective as of January 1, 2021.

Section 3: IEBC Existing Building Code Amendment

List any local amendments to the code here

Section 4 Applicability. This code shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings, regardless of occupancy, subject to the criteria set forth in sections 1 through 3 herein.