

Codes Adopted in 2017 Legislative Session

The 2017 legislative session is over and we are reporting that the state has adopted the following code versions (the effective date for state implementation is in parenthesis following the code)

- 2015 International Building Code (January 1, 2018)
- 2015 International Existing Building Code (January 1, 2018)
- 2015 Idaho (Uniform) Plumbing Code (July 1, 2017)
- 2015 International Energy Conservation Code (January 1, 2018)
- 2015 Idaho Fire Code (March 29, 2017)
- 2017 National Electrical Code (January 1, 2018)

Codes that were not updated are:

- 2012 Idaho Residential Code
- 2012 International Fuel and Gas Code
- 2012 International Mechanical Code

Park Models

- Park Models – Governor Otter signed H.156, the park model legislation, into law and it will take effect July 1, 2017.
- The law defines park model recreational vehicles and allows for the titling and registration of PMRVs regardless of width. The existing law only allows titling and registration for PMRVs that are 8 ½ feet wide or smaller. Below is now the legal definition:
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 - (2) "Park model recreational vehicle" means a recreational vehicle that is designed to provide temporary accommodations for recreational, camping or seasonal use, is built on a single chassis, was originally mounted on wheels, has a gross trailer area not exceeding four hundred (400) square feet in the set-up mode and is certified by its manufacturer as complying with the American National Standards Institute (ANSI) A119.5 Standard for Recreational Park Trailers, and includes park models, park trailers and recreational park trailers.
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 - This answers the question of whether the park model can be used as a permanent residence. They cannot. Park Models are defined as a RECREATIONAL VEHICLE and can only be lived in seasonally. Please check local zoning ordinances for what that means for your jurisdiction; it will set out a time frame for how long a recreational vehicle can be occupied in your area.

Why Three Year Code Cycles?

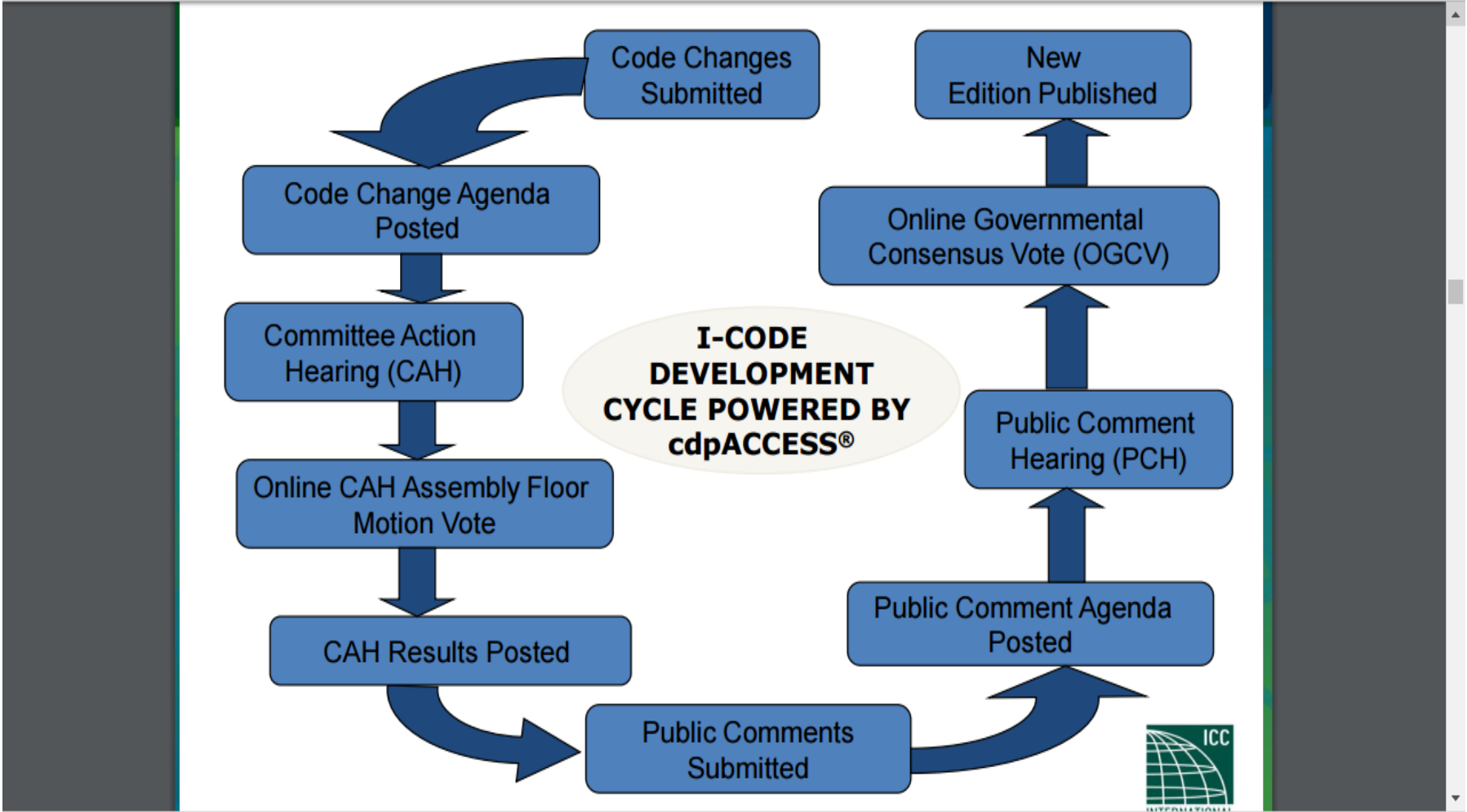
ICC Goal: “Utilize a process open to all parties with safeguards to avoid domination by proprietary interests. OCC achieves this with the final vote resting with those administering, formulating, enforcing regulations relating to public health, safety and welfare.”

Three year cycles allow for updating the codes with new construction standards and technology, removing portions of the codes that do not work or have proven to be unworkable and keeping up with industry changes.

Involved are: Consumers, Regulators, Builders/Contractors, Manufacturers, Material Associations, SDO's, Testing Labs, Academia, Designers, Research Labs, and Product Certifiers.

Each gives their input and all have a vote on changes.

All codes are now available FREE on several websites including www.iccsafe.org and www.idabo.org.



Reasons for Increases in Building Costs

- Land use controls and costs, the largest escalator of prices
- A study of local code restrictions (not model code restrictions) attributed to 4.9% cost increase
- Financial fluctuations
- Construction materials
- Cost of updated code books for designers, jurisdictions, contractors

Building Costs - Benefits

- NAHB Study – 2015 IRC changes (from 2012) have saved \$1,200 in construction costs per new home
- Building Codes increase Quality & Value of Existing Homes
- Embrace new & innovative technology: reduces costs, increases job creation & assures consumers of safe homes
- New technology has allowed for homes to double in size over the last ten years but be built in the same 6 month time frame

Adoption Process

If your city would like to make amendments to the Building Codes that were adopted then you must provide notice and follow the procedures set forth in in Idaho Code 39-4109 (5) including sending notification to the list of organizations provided in the code. This procedure is:

Conduct a public hearing with at least a 30 day notice to be published in your designated newspaper
Send a notification of the change to every organization on the list below (email is allowed):

American Institute of Architects Idaho Chapter (aiaidaho@qwestoffice.net)

Association General Contractors of America (whammond@idahoagc.org);

Associated Builders & Contractors (katemccaslin@ipcabc.org)

Association of Idaho Cities (sgrigg@idahocities.org);

Idaho Association of Counties (dchadwick@idcounties.org);

Idaho Association of Building Officials (tottens@amsidaho.com);

Idaho Association of Realtors (jeaton@idahorealtors.com);

Idaho Building Contractors Association (fhickman@heritage.com)

Idaho Fire Chiefs Association (patty@idahofirechiefs.org);

Idaho Society of Professional Engineers (ispe@idahospes.org);

Idaho State Independent Living Council (mel.leviton@silc.idaho.gov);

Idaho/Southwest Building Trades (facilities@uidaho.edu);

Adoption Options

The state law below allows for jurisdictions to amend the codes “provided such amendments establish at least an equivalent level of protection to that of the adopted building code” (39-4116 (4)). In addition jurisdictions can adopt provisions of the codes not adopted by the state “after a finding by the local jurisdiction that good cause exists for such an amendment to such codes and that such amendment is reasonably necessary, a local jurisdiction may adopt such provision by ordinance in accordance with the provisions of [chapter 9, title 50](#).”

Adoption Options

Idaho Residential Code

(Note - Whatever you choose to do with the IRC Residential you need to match with the same changes in the IECC)

IDABO encourages jurisdictions to look at the adoption or use of the 2015 IRC, in part or in whole to meet the needs of your local designers and builders, many of whom are already utilizing this code. We recommend this because the 2015 Codes have cost saving features for your builder and designers that will save them both time and money (you can request NAHB report from IDABO detailing these savings).

IECC Residential provision from 2012 to 2015

(Note - Whatever you choose to do with the IRC Residential you need to match with the same changes in the IECC)

Under the language of the rule adopting the IECC the 2015 version was adopted. It then was amended to the 2012 language for residential application. IDABO encourages jurisdictions to look at the adoption or use of the 2015 IECC residential portions to meet the needs of your local designers and builders, many of whom are already utilizing this code. We recommend this because the 2015 Codes have cost saving features for your builder and designers that will save them both time and money (you can request NAHB report from IDABO)

Model ordinances have been developed. These are general and includes ALL significant changes so you need to review carefully. Not all of these will be appropriate for your jurisdiction or area. Remember if you take advantage of the last two, you need to establish and document that good cause exists for your jurisdiction to do so.

Early Adopter Program

IDABO has teamed up with the Northwest Energy Efficiency Alliance (NEEA) to offer an incentive program for the upgrading of your energy ordinance to 2015 provisions. This incentive program can help to pay or subsidize expenses in education of your elected officials and builders and adoption of the IECC 2015 residential energy provisions.

The funds can be applied for by individual jurisdictions who want to adopt the new provision of the Energy Code in Idaho. The grant program funds can be used for (but are not limited to):

Informational meetings (IDABO chapters and/or jurisdictions)

Cost for a facilitator to conduct information meetings

Cost to publish code adoption notices and hold hearings

Cost for demonstrations/speakers (use of information gathered through Sharon Grant and QA project)

Travel to other jurisdictions

Builder incentives – signs, purchase of programs that help meet Energy Code requirements, etc.

Other suggestions for assistance or incentives will be accepted.

Funds will be applied for through an application process through IDABO. Please submit a letter to IDABO stating the jurisdiction's name, contact person and information, a brief description of what you would like to accomplish and a dollar amount (total funds available are \$6500 for the whole state so be frugal!!) . Funds will be distributed depending upon need and funds available. Applications will be accepted immediately and until all funds are gone.

What's Coming

Tiny Homes – While there was no legislation this year addressing Tiny Homes (does not include Park Models) there is an amendment before the DBS Building Code Board for consideration which would allow for certain exemptions. This amendment is based on the language already being proposed as an Appendix for the 2018 International Residential Code at the national level. The state amendment, if approved, would also be an Appendix that a jurisdiction could choose to adopt or not. If approved, this would have to go to the legislature for approval in January 2018 for implementation in 2019.

Assistance and Resources

Whether you plan to apply for funds or not the IDABO office is available to provide guidance during your code adoption process so please do not hesitate to contact us at 208-321-9182 or info@idabo.org.

Resources:

Model ordinances for Adoption

Model Ordinances for IRC

Model Ordinance for IECC