



TO: Mayor Shaun Sipma
Members of the City Council

FROM: Alderman Wolsky

DATE: June 20, 2018

SUBJECT: INTERNATIONAL EXISTING BUILDING CODE

I. RECOMMENDED ACTION

1. Discussion of factors surrounding adoption of the [International Existing Building Code](#).

II. DEPARTMENT CONTACT PERSONS

Lance Meyer, City Engineer	857-4101
Mitch Flanagan, Building Official	857-4102

III. DESCRIPTION

A. Background

From the IEBC:

International Existing Building Code is a model code in the International Code family of codes intended to provide alternative approaches to repair, alteration and additions to existing buildings. A large number of existing buildings and structures do not comply with the current building code requirements for new construction. Although many of these buildings are potentially salvageable, rehabilitation is often cost-prohibitive because compliance with all the requirements for new construction could require extensive changes that go well beyond the value of the building or the original scope of the alteration. At the same time, it is necessary to regulate construction in existing buildings that undergo additions, alterations, extensive repairs or change of occupancy. Such activity represents an opportunity to ensure that new construction complies with the current building codes and that existing conditions are maintained, at a minimum, to their current level of compliance or are improved as required to meet basic safety levels. To accomplish this objective, and to make the alteration process easier, this code allows for options for controlled departure from full compliance with the International Codes dealing with new construction, while maintaining basic levels for fire prevention, structural and life safety features of the rehabilitated building.

IV. IMPACT:

A. Strategic Impact:

Given the substantial infrastructure and other investments in Minot's downtown corridor and historic nature and structural integrity of many of these buildings, the adoption of a code set that considers these factors is aligned with Council's goals of becoming more business friendly and encouraging redevelopment in Minot's downtown.

B. Service/Delivery Impact:

Staff comments are requested.

C. Fiscal Impact:

Staff comments are requested.

Project Costs

Staff comments are requested.

Project Funding

Staff comments are requested.

V. ALTERNATIVES

If the code is not adopted, nothing changes and alterations to existing and historic buildings would be subject to the same building codes as new construction.

VI. TIME CONSTRAINTS

VII. LIST OF ATTACHMENTS

- A. [Online version of International Existing Building Code.](#)