



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** Mitch Flanagan, Building Official

**DATE:** August 15, 2019

**SUBJECT: ADOPTION OF 2018 INTERNATIONAL EXISTING BUILDING CODE, IEBC**

**I. RECOMMENDED ACTION**

- A. There is no recommended action at this time. This memo is for informational purposes only.

**II. DEPARTMENT CONTACT PERSONS**

- A. Mitch Flanagan, Building Official

**III. DESCRIPTION**

A. Background

Provide information regarding the adoption of the 2018 IEBC.

B. Proposed Project

January 1, 2020 is the proposed adoption date of the 2018 IEBC. This coincides with the effective date of the updated North Dakota State Building Code.

**IV. IMPACT:**

A. Strategic Impact:

A large number of existing buildings and structures do not comply with the current building code requirements for new construction. Adoption of the IEBC allows for a controlled departure from full compliance with the technical codes without compromising the minimum standards for fire prevention and life safety.

B. Service/Delivery Impact:

Fargo is the only City in North Dakota that currently references the IEBC. I have spoken with Fargo's Building Official and they have had some success with local architects due to its requirement that an existing building needs to be investigated and evaluated by a registered design professional. On commercial projects the IEBC compliance methods can be overly technical. They contain prescriptive vs. performance work methods, alteration levels 1-3, and change of occupancy determinations. The core method vs. work method is more flexible, but this is where the design professional is needed to provide the evaluation. We would be in the same situation in Minot by relying on a design professional to provide a compliance report. Smaller projects can be looked at by City staff on site if we can determine what the project consists of. These type projects usually run under \$250,000 in construction costs. The IEBC is well written and makes things clearer for code compliance. We are in the process of looking at any amendments that may be proposed for the 2018 IEBC. The advisory committee has developed proposed amendments for the IBC, IRC, IMC, IEBC and IFGC. To date there are 7 IEBC proposed amendments. We are a Home Rule Chapter and are not required to depend on the State schedule, but neither do we want to be too far out of line either. All jurisdictions follow the State and State amendments with minor changes.

- C. Fiscal Impact:  
There is no fiscal impact to the City.

**V. ALTERNATIVES**

- A. No recommended alternatives.

**VI. TIME CONSTRAINTS**

- A. Our adoption process should follow State standards. On June 5, 2019, I informed the DBPA that I intended to hold meetings in September (dates TBD) with them and associates/contractors to explain how using the IEBC works, its advantages and disadvantages etc. This will coincide with the Sept. 4th and 5th meetings in Bismarck for jurisdictional voting on all amendments to the 2018 State Building Codes.

**VII. LIST OF ATTACHMENTS**

- A. No attachments.