Building Codes
Development, Implementation and Enforcement

by

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Holistic Approach to Building Codes

- Building Codes can be effective tools to safeguard the lives and property against disasters

- Holistic: adoption, implementation and enforcement

- Development and implementation of building codes requires involvement of different stakeholders (regulators, design and construction industry, manufacturers, etc) and disciplines (engineers, architects, lawyers, code officials, city officials, environmental scientists, etc)

- Impact of natural and man made hazards: unveiled lack of compliance**; challenges and opportunities

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Holistic Approach for Safer Building Codes and Construction
A Strategy for Enforcement, Implementation and Dissemination

*Code Development Process - Critical phase of the holistic strategy:*

- **Goal:** Open process to all parties; with safeguards to avoid domination by proprietary interest; ICC Governmental consensus process- (final vote rest with those enforcing codes)
- **Code Committees:** different stakeholders representation, meetings in public forum, all actions and reasons for actions are published
- **Players:** Code officials, design professional, consultants, trade associations, builders, contractors, manufacturers, suppliers, government agencies
- **Code Process:** open, transparent, balance of interest, due process, appeals process, consensus
- **Coordination of Provisions:** structural and non structural
Building Code Implementation

- **Training and Education:**
  - Continuous training on code updates and interpretation (seminars, webinars, conference calls training sessions)
  - Instructors are technical experts and experienced in code enforcement
  - Extensive curriculum directed toward professional growth (social mobility incentive)
Building Code Implementation (Cont’d)

- **Certification and Licensing:**
  - Ensures competence of professionals
  - Assists in monitoring level of knowledge of professionals in the different technical areas of building codes
Effective Building Code Enforcement Procedures

Procedures:

1. Submission and process of building permit applications to construct or remodel
2. Conduct detailed plan review of construction drawings for compliance
3. Once compliance is achieved on construction plans, issue building permits
4. Perform regular and periodic inspections during the construction phase
Effective Building Code Enforcement Procedures

Procedures (cont’d):

5. If a deficiencies exist or if the building or a component does not comply with approved plans, issue corrections for violations.

6. Verify all corrections and approve prior to final Certificate of Occupancy C/O.

7. Once C/O is issued, power, water and gas is authorized to be turned on and building owner is allowed to occupy and operate.
Building Department Responsibilities
- The building department is responsible for administering and enforcing the provisions of the adopted codes which regulates the design and construction of buildings and structures in their jurisdiction.
- In many communities, the building department is also the enforcement agency of the zoning ordinance and which may also include required clearances from other city agencies such as the Public Works and City Planning Departments.
How to Monitor Progress?
ICC-IAS BDA Program

RESOURCES

Expertise
(Technical, Legal and Administrative)
- Number of staff; access to legal support
- Qualified/certified staff
- Trained staff
- Supervision and development of staff

Tools and Facilities
- Access to reference materials
- Tools and supplies
- Workspace
- Transportation
- Technology communications system

Systems and Procedures
- Quality Management System
- Standard Operating Procedures
- Instructions, Forms & Checklists
- Mitigation Activities

Financial Means To Support Resources
- Funding
- Budget
- Fees
- Liability Protection

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A Building Code & Enforcement System in Balance

- Open and continuous Code Development Process
- Input from ALL interested parties
- Technical committees
- Final Decisions by Membership

Code Complying Building Construction

- Code Administration
- Plan Review
- Building Inspection
- Education and Training
- Certification & Accreditation
- Building Product Evaluation
Q/A …. Thank you!

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