

LEGISLATURE OF NEBRASKA  
ONE HUNDRED SIXTH LEGISLATURE  
FIRST SESSION

**LEGISLATIVE BILL 405**

Introduced by Hunt, 8.

Read first time January 17, 2019

Committee:

1 A BILL FOR AN ACT relating to buildings; to amend sections 71-6403,  
2 71-6406, 72-804, 72-805, 72-806, 81-1608, 81-1609, 81-1611, 81-1614,  
3 81-1618, and 81-1622, Reissue Revised Statutes of Nebraska; to  
4 change provisions relating to building and energy codes; to adopt  
5 updates to building and energy codes; to harmonize provisions; to  
6 provide an operative date; and to repeal the original sections.  
7 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 71-6403, Reissue Revised Statutes of Nebraska, is  
2 amended to read:

3 71-6403 (1) There is hereby created the state building code. The  
4 Legislature hereby adopts by reference:

5 (a) The International Building Code (IBC), chapter 13 of the 2018  
6 ~~2009~~ edition, and all but such chapter of the 2012 edition, published by  
7 the International Code Council, except that (i) section 305.2.3 applies  
8 to a facility having twelve or fewer children and (ii) section 310.5.1  
9 applies to a care facility for twelve or fewer persons;

10 (b) The International Residential Code (IRC), chapter 11 of the 2018  
11 ~~2009~~ edition, and all but such chapter of the 2012 edition except section  
12 R313, published by the International Code Council; and

13 (c) The International Existing Building Code, 2012 edition,  
14 published by the International Code Council.

15 (2) The codes adopted by reference in subsection (1) of this section  
16 shall constitute the state building code except as amended pursuant to  
17 the Building Construction Act or as otherwise authorized by state law.

18 Sec. 2. Section 71-6406, Reissue Revised Statutes of Nebraska, is  
19 amended to read:

20 71-6406 (1) Any county, city, or village may enact, administer, or  
21 enforce a local building or construction code if or as long as such  
22 county, city, or village:

23 (a) Adopts the state building code; or

24 (b) Adopts a building or construction code that conforms generally  
25 with the state building code.

26 (2) A building or construction code shall be deemed to conform  
27 generally with the state building code if it:

28 (a) Adopts a special or differing building standard by amending,  
29 modifying, or deleting any portion of the state building code in order to  
30 reduce unnecessary costs of construction, increase safety, durability, or  
31 efficiency, establish best building or construction practices within the

1 county, city, or village, or address special local conditions within the  
2 county, city, or village;

3 (b) Adopts any supplement, new edition, appendix, or component or  
4 combination of components of the state building code;

5 (c) Adopts section 305 of the 2012 edition of the International  
6 Building Code without the exceptions described in subdivision (1)(a) of  
7 section 71-6403, ~~chapter 13 of the 2012 edition of the International~~  
8 ~~Building Code, chapter 11 of the 2012 edition of the International~~  
9 ~~Residential Code,~~ or section R313 of the 2012 edition of the  
10 International Residential Code;

11 (d) Adopts a plumbing code, an electrical code, a fire prevention  
12 code, or any other standard code as authorized under section 14-419,  
13 15-905, 18-132, or 23-172; or

14 (e) Adopts a local energy code ~~lighting and thermal efficiency~~  
15 ~~ordinance, resolution, code, or standard~~ as authorized under section  
16 81-1618.

17 (3) A local building or construction code which includes a prior  
18 edition of any component or combination of components of the state  
19 building code shall not be deemed to conform generally with the state  
20 building code.

21 (4) A county, city, or village shall notify the State Energy Office  
22 if it amends or modifies its local building or construction code in such  
23 a way as to delete any portion of (a) chapter 13 of the 2018 edition of  
24 the International Building Code or (b) chapter 11 of the 2018 edition of  
25 the International Residential Code. The notification shall be made within  
26 thirty days after the adoption of such amendment or modification.

27 (5) (4) A county, city, or village shall not adopt or enforce a  
28 local building or construction code other than as provided by this  
29 section.

30 (6) (5) A county, city, or village which adopts or enforces a local  
31 building or construction code under this section shall regularly update

1 its code. For purposes of this section, a code shall be deemed to be  
2 regularly updated if the most recently enacted state building code or a  
3 code that conforms generally with the state building code is adopted by  
4 the county, city, or village within two years after an update to the  
5 state building code.

6 (7) ~~(6)~~ A county, city, or village may adopt amendments for the  
7 proper administration and enforcement of its local building or  
8 construction code including organization of enforcement, qualifications  
9 of staff members, examination of plans, inspections, appeals, permits,  
10 and fees. Any amendment adopted pursuant to this section shall be  
11 published separately from the local building or construction code.

12 (8) ~~(7)~~ A county, city, or village which adopts one or more standard  
13 codes as part of its local building or construction code under this  
14 section shall keep at least one copy of each adopted code, or portion  
15 thereof, for use and examination by the public in the office of the clerk  
16 of the county, city, or village prior to the adoption of the code and as  
17 long as such code is in effect.

18 (9) ~~(8)~~ Notwithstanding the provisions of the Building Construction  
19 Act, a public building of any political subdivision shall be built in  
20 accordance with the applicable local building or construction code. Fees,  
21 if any, for services which monitor a builder's application of codes shall  
22 be negotiable between the political subdivisions involved, but such fees  
23 shall not exceed the actual expenses incurred by the county, city, or  
24 village doing the monitoring.

25 Sec. 3. Section 72-804, Reissue Revised Statutes of Nebraska, is  
26 amended to read:

27 72-804 (1) Any new state building shall meet or exceed the  
28 requirements of the 2018 ~~2009~~ International Energy Conservation Code  
29 published by the International Code Council.

30 (2) Any new lighting, heating, cooling, ventilating, or water  
31 heating equipment or controls in a state-owned building and any new

1 building envelope components installed in a state-owned building shall  
2 meet or exceed the requirements of the 2018 ~~2009~~ International Energy  
3 Conservation Code.

4 (3) The State Building Administrator of the Department of  
5 Administrative Services, in consultation with the State Energy Office,  
6 may specify:

7 (a) A more recent edition of the International Energy Conservation  
8 Code;

9 (b) Additional energy efficiency or renewable energy requirements  
10 for buildings; and

11 (c) Waivers of specific requirements which are demonstrated through  
12 life-cycle cost analysis to not be in the state's best interest. The  
13 agency receiving the funding shall be required to provide a life-cycle  
14 cost analysis to the State Building Administrator.

15 Sec. 4. Section 72-805, Reissue Revised Statutes of Nebraska, is  
16 amended to read:

17 72-805 The 2018 ~~2009~~ International Energy Conservation Code,  
18 published by the International Code Council, applies to all new buildings  
19 constructed in whole or in part with state funds after the operative date  
20 of this act ~~August 27, 2011~~. The State Energy Office shall review  
21 building plans and specifications necessary to determine whether a  
22 building will meet the requirements of this section. The State Energy  
23 Office shall provide a copy of its review to the agency receiving  
24 funding. The agency receiving the funding shall verify that the building  
25 as constructed meets or exceeds the code. The verification shall be  
26 provided to the State Energy Office. The State Energy Office shall, in  
27 consultation with the State Building Administrator of the Department of  
28 Administrative Services, adopt and promulgate rules and regulations to  
29 carry out this section.

30 Sec. 5. Section 72-806, Reissue Revised Statutes of Nebraska, is  
31 amended to read:

1           72-806 The enforcement provisions of Chapter 1 of the 2018 ~~2009~~  
2 International Energy Conservation Code, published by the International  
3 Code Council, shall not apply to buildings subject to section 72-804.

4           Sec. 6. Section 81-1608, Reissue Revised Statutes of Nebraska, is  
5 amended to read:

6           81-1608 The Legislature finds that consumers have an expectation  
7 that newly built houses or buildings they buy meet uniform energy  
8 efficiency standards. Therefor, the Legislature finds that there is a  
9 need to adopt the 2018 ~~2009~~ International Energy Conservation Code,  
10 published by the International Code Council, in order (1) to ensure that  
11 a minimum energy efficiency standard is maintained throughout the state,  
12 (2) to harmonize and clarify energy building code statutory references,  
13 (3) to ensure compliance with the federal ~~National~~ Energy Policy Act of  
14 1992, (4) to increase energy savings for all Nebraska consumers,  
15 especially low-income Nebraskans, (5) to reduce the cost of state  
16 programs that provide assistance to low-income Nebraskans, (6) to reduce  
17 the amount of money expended to import energy, (7) to reduce the growth  
18 of energy consumption, (8) to lessen the need for new power plants, and  
19 (9) to provide training for local code officials and residential and  
20 commercial builders who implement the 2018 ~~2009~~ International Energy  
21 Conservation Code.

22           Sec. 7. Section 81-1609, Reissue Revised Statutes of Nebraska, is  
23 amended to read:

24           81-1609 As used in sections 81-1608 to 81-1626, unless the context  
25 otherwise requires:

26           (1) Office means the State Energy Office;

27           (2) Contractor means the person or entity responsible for the  
28 overall construction of any building or the installation of any component  
29 which affects the energy efficiency of the building;

30           (3) Architect or engineer means any person licensed as an architect  
31 or professional engineer under the Engineers and Architects Regulation

1 Act;

2 (4) Building means any new structure, renovated building, or  
3 addition which is used or intended for supporting or sheltering any use  
4 or occupancy, but not including any structure which has a consumption of  
5 traditional energy sources for all purposes not exceeding the energy  
6 equivalent of three and four-tenths British Thermal Units per hour or one  
7 watt per square foot;

8 (5) Residential building means a building three stories or less that  
9 is used primarily as one or more dwelling units;

10 (6) Renovation means alterations on an existing building which will  
11 cost more than fifty percent of the replacement cost of such building at  
12 the time work is commenced or which was not previously heated or cooled,  
13 for which a heating or cooling system is now proposed, except that the  
14 restoration of historical buildings shall not be included;

15 (7) Addition means an extension or increase in the height,  
16 conditioned floor area, or conditioned volume of a building or structure;

17 (8) Floor area means the total area of the floor or floors of a  
18 building, expressed in square feet, which is within the exterior faces of  
19 the shell of the structure which is heated or cooled;

20 (9) Nebraska Energy Code means the 2018 2009 International Energy  
21 Conservation Code published by the International Code Council;

22 (10) Traditional energy sources means electricity, petroleum-based  
23 fuels, uranium, coal, and all nonrenewable forms of energy; and

24 (11) Equivalent or equivalent code means standards that meet or  
25 exceed the requirements of the Nebraska Energy Code.

26 Sec. 8. Section 81-1611, Reissue Revised Statutes of Nebraska, is  
27 amended to read:

28 81-1611 The Legislature hereby adopts the 2018 2009 International  
29 Energy Conservation Code published by the International Code Council as  
30 the Nebraska Energy Code. The State Energy Office may adopt regulations  
31 specifying alternative standards for building systems, techniques,

1 equipment designs, or building materials that shall be deemed equivalent  
2 to the Nebraska Energy Code. Regulations specifying alternative standards  
3 may be deemed equivalent to the Nebraska Energy Code and may be approved  
4 for general or limited use if the use of such alternative standards would  
5 not result in energy consumption greater than would result from the  
6 strict application of the Nebraska Energy Code.

7 Sec. 9. Section 81-1614, Reissue Revised Statutes of Nebraska, is  
8 amended to read:

9 81-1614 The Nebraska Energy Code shall apply to all new buildings,  
10 or renovations of or additions to any existing buildings, on which  
11 construction is initiated on or after the operative date of this act  
12 ~~August 27, 2011.~~

13 Sec. 10. Section 81-1618, Reissue Revised Statutes of Nebraska, is  
14 amended to read:

15 81-1618 Any county, city, or village may adopt and enforce a local  
16 energy code ~~lighting and thermal efficiency ordinance, resolution, code,~~  
17 ~~or standard.~~ Such local energy code ~~ordinance, resolution, code, or~~  
18 ~~standard~~ shall be deemed equivalent to the Nebraska Energy Code if it  
19 does not result in energy consumption greater than would result from the  
20 strict application of the Nebraska Energy Code and is reasonably  
21 consistent with the intent of sections 81-1608 to 81-1626. Any building  
22 or portion thereof subject to the jurisdiction of and inspected by such  
23 county, city, or village shall be deemed to comply with sections 81-1608  
24 to 81-1626 if it meets the standards of such local energy code ~~ordinance,~~  
25 ~~resolution, code, or standards.~~ Such county, city, or village may by  
26 ordinance or resolution prescribe a schedule of fees sufficient to pay  
27 the costs incurred pursuant to sections 81-1608 to 81-1626.

28 Any county, city, or village which adopts and enforces a local  
29 energy code ~~lighting and thermal efficiency ordinance, resolution, code,~~  
30 ~~or standard~~ may waive a specific requirement of the Nebraska Energy Code  
31 when meeting such requirement is not economically justified. The local



1 code authority shall submit to the State Energy Office its analysis for  
2 determining that a specific requirement is not justified. The State  
3 Energy Office shall review such analysis and transmit its findings and  
4 conclusions to the local code authority within a reasonable time. The  
5 local code authority shall submit to the State Energy Office its  
6 explanation as to how the original code or any revised code addresses the  
7 issues raised by the State Energy Office. After a local code authority  
8 has submitted such explanation, the authority may proceed to enforce its  
9 local energy code ordinance, resolution, code, or standard.

10 Sec. 11. Section 81-1622, Reissue Revised Statutes of Nebraska, is  
11 amended to read:

12 81-1622 Prior to the construction, renovation, or addition to any  
13 existing building after the dates specified in section 81-1614 the  
14 following requirements shall be met where a county, city, or village has  
15 not adopted a local energy code ~~an ordinance, resolution, code, or~~  
16 ~~standard~~ pursuant to section 81-1618:

17 (1) When no architect or engineer is retained, the prime contractor  
18 shall build or cause to be built, to the best of his or her knowledge,  
19 according to the Nebraska Energy Code; and

20 (2) When an architect or engineer is retained: (a) The architect or  
21 engineer shall place his or her state registration seal on all  
22 construction drawings which shall indicate that the design meets the  
23 Nebraska Energy Code and (b) the prime contractor responsible for the  
24 actual construction shall build or cause to be built in accordance with  
25 the construction documents prepared by the architect or engineer.

26 Sec. 12. This act becomes operative on July 1, 2020.

27 Sec. 13. Original sections 71-6403, 71-6406, 72-804, 72-805,  
28 72-806, 81-1608, 81-1609, 81-1611, 81-1614, 81-1618, and 81-1622, Reissue  
29 Revised Statutes of Nebraska, are repealed.