

City of Scottsbluff Planning Commission

Development Services Staff Report – Zachary Glaubius

Prepared on: March 30, 2026

For Hearing of: April 13, 2026



I. GENERAL INFORMATION

- A. Per state statute 71-6406, a city may enact, administer, or enforce a local building code as long as the City adopts the state building code or a code that conforms generally with the state building code. If a city does not adopt a code within 2 years after an update to the state building code, the state building code shall apply in the city.
- B. The State of Nebraska adopted the 2018 edition of the International Existing Building Code, except Section 809, in 2020.
- C. The City of Scottsbluff updated to the International Building Code and International Residential Code 2018 versions in 2020 under 4-1-2.
- D. Per the IBC, a multi-family residential unit is three or more units.
- E. The current definition in code for a multi-family dwelling under 25-2-39 is four or more units.

II. STAFF COMMENTS

- A. No reference to the 2018 version of the International Building Code is in city code.
- B. Since we are already enforcing it per state statute, the revision to 4-1-2 is simply mirroring state statute and provides a better reference.
- C. The revisions to 25-2-39 will align zoning code with the IBC and also clarify what a three unit constitutes as per city code.

III. STAFF RECCOMENDATION

- A. Staff recommends the Planning Commission make a positive recommendation to City Council on the adoption of the revised 4-1-2 and 25-2-39 regarding the International Existing Building Code and definition of multi-family dwelling.