



# **City of Grand Island**

**Tuesday, November 10, 2020**

**Council Session**

## **Item F-4**

**#9802 - Consideration of Amending Chapter 8 of the Grand Island City Code to Adopt the 2018 International Building Code, 2018 International Residential Code and 2018 International Existing Building Code**

**Staff Contact: Craig Lewis**

# Council Agenda Memo

**From:** Craig A. Lewis, Building Department Director

**Meeting:** November 10, 2020

**Subject:** Amendment to Chapter 8 of the Grand Island City Code to Adopt the 2018 International Building Code, the 2018 International Residential Code, and the 2018 International Existing Building Code

**Presenter(s):** Craig Lewis, Building Department Director

## Background

The City of Grand Island has for generations adopted and enforced building codes which regulate the construction of buildings within the City and jurisdictional areas. The purpose of these codes is to provide minimum requirements to safeguard the public safety, health and general welfare, through affordability, structural strength, means of egress facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to firefighters and emergency responders during emergency operations.

## Discussion

The City currently adopts and enforces the 2015 Edition of the International Building and Residential Codes as published by the International Code Council. The Building Code Advisory Board has recently reviewed the 2018 editions of these two codes and recommends their adoption with the revisions as outlined in the attached amended Chapter 8 of the City Code.

The Board has also reviewed the 2018 Edition of the International Existing Building Code which was eliminated from the building code and published as a separate document.

The State of Nebraska does require that political subdivisions who enforce building codes adopt the State Building Code, which is the latest edition of the International codes. The 2018 edition is the latest edition. The 2021 editions are scheduled to be published early in 2021.

## **Alternatives**

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Approve the request and amend the City Code to adopt the International Building and Residential codes.
2. Disapprove or /Deny the request.
3. Modify the conditional use to meet the wishes of the Council
4. Table the issue

## **Recommendation**

City Administration recommends that Council approve the recommendation of the Building Code Advisory Board and amend Chapter 8 to adopt the 2018 International Building Code, the 2018 International Residential Code, and the 2018 International Existing Building Code and begin enforcement January 1, 2021.

## **Sample Motion**

Move to approve amending Chapter 8 of the Grand Island City Code and adopting the 2018 Editions of the International Building, Residential, and Existing Building Codes.

ORDINANCE NO. 9802

An ordinance to amend Chapter 8 of Grand Island City Code; to amend Sections 8-1 – 5, 8-7, 8-20.1 and 8-21; to clarify and/or make general corrections to various code sections, to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA:

SECTION 1. Sections 8-1 – 5, 8-7, 8-20.1 and 8-21 of the Grand Island City Code Chapter 8 are amended to read as follows:

**§8-1. International Building Code (IBC) Adopted**

The International Building Code, 2018 Edition, published by the International Code Council, is hereby adopted, together with any amendments thereto as may be made from time to time, except such portions as are hereinafter deleted, modified, or amended by ordinance and set forth in this chapter of the City Code. The following sections of the Appendix shall also be adopted:

Appendix C Group U – Agricultural Buildings  
Appendix I – Patio Covers

One copy of the International Building Code, 2018 Edition, and all supplements or amendments thereto shall be filed in the office of the city clerk as provided by law.

**§8-2. International Residential Code (IRC) Adopted**

The International Residential Code, 2018 Edition, published by the International Code Council, is hereby adopted, together with any amendments thereto as may be made from time to time, except such portions as are hereinafter deleted, modified, or amended by ordinance and set forth in this chapter of the City Code.

One copy of the International Residential Code, 2018 Edition, and all supplements or amendments thereto shall be filed in the office of the City Clerk as provided by law.

**§8-3. International Building Code (IBC) and International Residential Code (IRC); Standards Adopted**

The following standards shall be used with the International Building Code and the International Residential Code adopted by §8-1 and §8-2 above:

Acceptable Wind Load Design Procedures:

2018 I.B.C. - Basic Wind Speed

The ultimate design wind speed shall be 120 mph, in risk category II,III,&IV.

Approved as to Form	☐ _____
November 4, 2020	☐ City Attorney

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Exposure C only

Roof Snow Load - 30 pounds per sq. ft.

Frost Depth - 36 inch minimum

Seismic Design Category A, Site Class D

IRC, Table R301.5 Amend live load for sleeping rooms from 30 pounds to 40 pounds per square foot.

**§8-4. IBC - Certain Sections Not Adopted**

It is especially provided that the following chapters, sections, and tables of the International Building Code are not adopted or approved, and the same shall be of no force and effect:

Chapter 1

Section 101.4.1 Gas

Section 101.4.2 Mechanical

Section 101.4.3 Plumbing

Section 101.4.4 Property Maintenance

Section 101.4.6 Energy

Section 103 Department of Safety

Section 106 Floor and Roof design Loads

Section [107.2.6.1](#) Design Flood Elevations

Section 108 Temporary Structures and Uses

Section 113 Board of Appeals

Chapter 13 – Energy Efficiency [Section 1612 Flood Loads](#)

Section 1809.5 – Frost Protection; #2 Constructing in accordance with ASCE-32, and Exception: 1,2,3.

Chapter 27 – Electrical

Chapter 28 – Mechanical

Chapter 30 – Elevators and Conveying Systems

Chapter 32 – Encroachments into the Public Right-of-Way

Chapter 33 – Safeguards During Construction

Chapter 34 – Reserved

Appendix A Employee Qualifications

Appendix B Board of Appeals

Appendix D Fire Districts

Appendix E Supplementary Accessibility Requirements

Appendix F Rodent Proofing

Appendix G Flood-Resistant Construction

Appendix H Signs

Appendix J Grading

Appendix K Administrative Provisions

Appendix L Earthquake Recording Instrumentation

Appendix M Tsunami-Generated Flood Hazard

[Appendix N Replicable Buildings](#)

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**§8-5. IRC – Certain Sections and Parts Not Adopted**

It is especially provided that the following parts, chapters, and sections of the International Residential Code are not adopted or approved, and the same shall be of no force and effect:

Section R105.3.1.1 Determination of Substantially improved or substantially damaged existing buildings in flood hazard areas.

Section R107 – Temporary Structures and Uses

Section R109.1.3 – Floodplain Inspections

Section R112 – Board of Appeals

Section 313 Automatic Fire Sprinkler Systems

Section R322 – Flood-Resistant Construction

Section R403.1.4.1 Frost Protection; 2. Constructing in Accordance with Section R403.3

Section R403.1.4.1 Frost Protection; 3. Constructing in Accordance with ASCE 32.

Section R403.1.4.1 Frost Protection; Exceptions: 1, 2, & 3

Section R403.3 – Frost Protected Shallow Foundations

Section R403.3.1 – Foundations Adjoining Frost Protected Shallow Foundations

Section R403.3.1.1 – Attachment to Unheated Slab-on Ground Structure

Section R403.3.1.2 – Attachment to Heated Structure

Section R403.3.2 – Protection of Horizontal Insulation Below Ground

Section R403.3.3 – Drainage

Section R403.3.4 – Termite Protection

Section R406.2 – Concrete and masonry foundation waterproofing

Part IV - Energy Conservation

Part V - Mechanical

Part VI - Fuel Gas

Part VII – Plumbing

Part VIII – Electrical

Appendices, A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S &T

**§8-7. International Existing Building Code (IEBC) Adopted**

The International Existing Building Code, 2018 edition, published by the International Code Council is hereby adopted.

One copy of the International Existing Building Code, 2018 edition, shall be filed in the office of the City clerk as provided by law.

**§8-20.1. IRC Section R908 & IBC Section 1511 Reroofing R908.3.2.2 & 1511.3.1 Roof recover not allowed. Amend by adding #2. Wood, wood shake, asphalt, & fiberglass. R908.3.1 & 1511.3.1, Roof recover. Delete #1.**

**8-21. Buildings Having Historical Significance**

Buildings or structures which have been designated by official action of the Grand Island City Council as having special historical or architectural significance may comply with Chapter 12 of the 2018 International Existing Building Code for historic buildings.

Historical buildings shall be buildings which are currently listed on the National Register of Historical Buildings or are at least fifty years old and have one of the following

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characteristics: is associated with an important person or event which has contributed significantly to history, contains significant architectural or artistic design, or has significant archeological properties.

SECTION 2. Any ordinance or parts of ordinances in conflict herewith be, and hereby are, repealed.

SECTION 3. This ordinance shall be in force and take effect from and after its passage and publication pursuant to law beginning January 1, 2021.

Enacted: November 10, 2020.

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Roger G. Steele, Mayor

Attest:

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RaNae Edwards, City Clerk