



# City of Grand Island

Tuesday, March 11, 2014

Council Session

## Item F-2

**#9475 - Consideration of Amending Chapter 8 of the Grand Island City Code Relative to Buildings**

Staff Contact: Craig Lewis

# **Council Agenda Memo**

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

**Meeting:** March 11, 2014

**Subject:** Amendment to Chapter 8 of the Grand Island City Code to Adopt the 2012 International Building Code and the 2012 International Residential Code

**Item #'s:** F-2

**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 2009 edition of the International Building and Residential codes as published by the International Code Council. The Building Code Advisory Board has recently reviewed the 2012 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 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 2012 edition is the latest edition.

## **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 the Council approve the recommendation of the Building Code Advisory Board and amend Chapter 8 to adopt the 2012 International Building and Residential codes and begin enforcement April 15, 2014.

### **Sample Motion**

Move to approve Ordinance #9475 amending Chapter 8 of the Grand Island City Code and adopting the 2012 editions of the International Building and Residential Codes.

ORDINANCE NO. 9475

An ordinance to amend Chapter 8 of the Grand Island City Code; to amend Sections 8-1 through 8-4; Sections 8-7; 8-9.1; 8-9.2; 8-15; 8-16; 8-18; and 8-19 and add Section 8-20.1 to make general corrections to various code sections as now existing, and 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 through 8-4; Sections 8-7; 8-9.1; 8-9.2; 8-15; 8-16; 8-18; 8-19 and 8-20.1 of the Grand Island City Code are hereby amended to read as follows:

**Article I. General**  
**Division 1. International Building Code**

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

The International Building Code, 2012~~09~~ 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, 2012~~09~~ Edition, and all supplements or amendments thereto shall be filed in the office of the city clerk as provided by law.

Amended by Ordinance No. 8955, effective 3-31-2005  
Amended by Ordinance No. 9162, effective 05-01-2008  
Amended by Ordinance No. 9365, effective 03-30-2012

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

The International Residential Code, 2012~~09~~ 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, 2012~~09~~ Edition, and all supplements or amendments thereto shall be filed in the office of the City Clerk as provided by law.

Amended by Ordinance No. 8955, effective 3-31-2005  
Amended by Ordinance No. 9162, effective 05-01-2008

Approved as to Form	☐ _____
March 6, 2014	☐ City Attorney

**§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:

~~201209~~ I.B.C. - Basic Wind Speed ~~90 mph~~

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

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.

Amended by Ordinance No. 8955, effective 3-31-2005

Amended by Ordinance No. 9162, effective 05-01-2008

**§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 107.2.5.1 Design Flood Elevations

Section 108 Temporary Structures and Uses

Section 112 Service Utilities

Section 113 Board of Appeals

Chapter 13 – Energy Efficiency

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 – Existing Structures

Appendix A Employee Qualifications

Appendix B Board of Appeals

Appendix D Fire Districts

Appendix E Supplementary Accessibility Requirements

Appendix F Rodent Proofing

ORDINANCE NO. 9475 (Cont.)

- 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

Amended by Ordinance No. 8955, effective 3-31-2005  
Amended by Ordinance No. 9162, effective 05-01-2008  
Amended by Ordinance No. 9365, effective 03-30-2012

**§8-7. IBC - Amendment of Section 1704**

Section 1704.~~24~~ of the International Building Code is hereby amended in part to read as follows:

Section 1704.~~2~~ General. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent may be required to employ one or more special inspectors to provide inspections during construction on the types of work listed under Section 170~~5~~4.

Amended by Ordinance No. 8955, effective 3-31-2005  
Amended by Ordinance No. 9162, effective 05-01-2008  
Amended by Ordinance No. 9365, effective 03-30-2012

**§8-9.1. IBC – Amend Section 309 by adding section 309.3 Tenant Separation**

A tenant separation wall complying with section 70~~8~~9 shall be required between any tenant space in all buildings with independent tenants with exits to the exterior.

Amended by Ordinance No. 9162, effective 05-01-2008  
Amended by Ordinance No. 9365, effective 03-30-2012

**§8-9.2. IBC – Amend Section 406.~~31~~2 #2 by adding 2’ or more in residential zoned properties.**

Amended by Ordinance No. 9162, effective 05-01-2008  
Amended by Ordinance No. 9365, effective 03-30-2012

**§8-15. Amend Chapter 29 section 2901.1 replace reference to International Plumbing code to Uniform Plumbing Code and International Private Sewage Disposal Code to State of Nebraska Title 124.**

**Amend table 2902.1 footnote F replace the number 15 to 30. Reserved**

Amended by Ordinance No. 8955, effective 03-31-2005  
Amended by Ordinance No. 9365, effective 03-30-2012

**§8-16. IRC – Amendment of Table R301.2(1) and Table 301.5**

Section R301.2 of the International Residential Code is hereby amended by adding criteria as set forth in Table R301.2(1). Ground snow load – 25#

- Wind Speed -- 90
- Seismic Design Category A, Site Class D.
- Weathering --sever
- Frost line Depth --36”
- Termite -- M/H
- Winter Design Temp -- -3
- Ice Barrier Underlayment Required – NO
- Flood Hazard – Firm
- Air Freezing Index -- >1000-2000
- Mean Annual Temp – 50 F

ORDINANCE NO. 9475 (Cont.)

Amend Table R301.5 Minimum Uniform Distributed Live Loads – Sleeping Rooms – 40#

Amended by Ordinance No. 8955, effective 3-31-2005  
Amended by Ordinance No. 9162, effective 05-01-2008  
Amended by Ordinance No. 9365, effective 03-30-2012

**§8-18. IRC. Amend Section R302.5.1 and R501.3**

Section R302.5.1 Opening protection., delete, equipped with a self-closing device.

Section R501.3 Fire protection of floors, delete entire section.

Amended by Ordinance No. 8955, effective 3-31-2005  
Amended by Ordinance No. 9162, effective 05-01-2008  
Amended by Ordinance No. 9365, effective 03-30-2012

**§8-19. IRC – Amendment of Section R311.7.5.14**

Section R311.7.5.14 of the International Residential Code is hereby amended to reflect that the maximum riser height shall be 8 inches.

Amended by Ordinance No. 8955, effective 3-31-2005  
Amended by Ordinance No. 9365, effective 03-30-2012

**§8-20.1 IRC Section R907 Reroof #2. Add or asphalt shingle.**

**#3. Delete**

SECTION 2. Sections 8-1 through 8-4; Sections 8-7; 8-9.1; 8-9.2; 8-15; 8-16; 8-18; 8-19 and 8-20.1 as now existing, and any ordinances or parts of ordinances in conflict herewith are repealed.

SECTION 3. The validity of any section, subsection, sentence, clause, or phrase of this ordinance shall not affect the validity or enforceability of any other section, subsection, sentence, clause, or phrase thereof.

SECTION 4. That this ordinance shall be in force and take effect April 15, 2014 and shall be published within fifteen days in one issue of the Grand Island Independent as provided by law.

Enacted: March 11, 2014.

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Jay Vavricek, Mayor

Attest:

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RaNae Edwards, City Clerk