



City of Grand Island

Tuesday, March 25, 2014

Council Session (Corrected)

Item F-4

#9481 - Consideration of Amending Chapter 8-14 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 25, 2014

Subject: Amendment to Chapter 8 of the Grand Island City Code to Adopt a Provision that Provides for the Installation of a 3” Diameter Pipe to Facilitate Future Needs of a Soil Gas Ventilation System

Item #'s: F-4

Presenter(s): Craig Lewis, Building Department Director

Background

The City of Grand Island recently approved Ordinance #9475 which modified the City Code to update building requirements by adopting the 2012 editions of the International Building and Residential Code.

As part of that adoption, Section 8-14 was intended to be modified to include a provision that would require the installation of a 3 inch pipe through floors, walls and into the attic space to provide a ventilation pipe in case future needs were to ventilate soil gasses. Existing City Code requires the installation of a sub-surface drainage system for buildings constructed with basements or floors 24 inches or more below the elevation of the adjacent street. One method for abating radon gases in subfloor areas is to provide drain tiles and a vent pipe to the exterior.

By amending the provisions of the existing subsurface drainage system to provide a vent pipe the potential of a ventilation radon system is possible if desired.

Discussion

The Building Code Advisory Board has reviewed the proposed modification and recommends adoption as outlined in the attached amended Chapter 8, Section 8-14 of the City Code.

This amendment will provide a vent pipe for the subsurface drainage system in the event it becomes necessary to utilize the system for radon mitigation.

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 as proposed.
2. Disapprove or deny the request.
3. Modify the amendment 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, Section 8-14 of the Grand Island City Code.

Sample Motion

Move to approve Ordinance #9481 amending Chapter 8, Section 8-14 of the Grand Island City Code.

ORDINANCE NO. 9481

An ordinance to amend Chapter 8 of the Grand Island City Code; to amend Section 8-14 to add 1805.4 (5); to repeal Section 8-14 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. Section 8-14 of the Grand Island City Code is hereby amended to read as follows:

Article I. General
Division 1. International Building Code

§8-14. IBC – Amendment of Section 1805 and IRC- Amendment of R406

Section 1805 of the International Building Code and Section R406 of the International Residential Code is hereby amended by adding thereto the following:

1805.2.2 & 1805.2.2.1 Walls. & Surface preparation of walls, and R406, R406.2, subsurface drainage system shall be included as an alternative to waterproofing. Add Backplaster and Dampproofing

Exterior foundation walls below grade of any building consisting of masonry units having a basement shall be backplastered with one-half inch (1/2") Portland cement and sand mix (1:2 1/2 by volume) or two one-fourth inch (1/4") coats of Type M mortar, and with an approved dampproofing material. Poured concrete foundations shall be coated with dampproofing without back plaster. Alternative dampproofing may be approved by the building official.

1805.4 Delete existing and add Subsurface Drainage Systems

All buildings constructed with basements or floor levels twenty-four (24) inches or more below the elevation of the center line of the adjacent public street shall be provided with a subsurface drainage system. A subsurface drainage system shall consist of the minimum following elements:

- (1) Minimum four (4") diameter perforated or scored drain pipe embedded in four inches (4") of coarse gravel installed around the inside of the perimeter footing such that no floor location is greater than ten feet (10') to such drain pipe.
- (2) Minimum fifteen inch (15") diameter by thirty inch (30") deep sump pump pit for each one thousand five hundred (1,500) square feet of floor area to be drained.
- (3) Minimum two inch (2") diameter weep holes through the footing at eight foot (8') on center intervals with a minimum of four inch (4") of gravel cover on the exterior of the footing.
- (4) Minimum four inch (4") gravel bed under floor slab.

(5). A 3" minimum diameter pipe shall be installed through the floors and into the attic, capped and sealed to facilitate a future soil gas ventilation system.

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

Approved as to Form ☐ _____
March 21, 2014 ☐ City Attorney

ORDINANCE NO. 9481 (Cont.)

SECTION 2. Section 8-14 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 25, 2014.

Jay Vavricek, Mayor

Attest:

RaNae Edwards, City Clerk