



# City of Grand Island

**Tuesday, April 08, 2008  
Council Session/Study Session**

## **Item F1**

**#9162 - Consideration of Revisions to Chapter 8 of the Grand Island City Code Relative to International Building and Residential Codes**

Staff Contact: Craig Lewis

# **Council Agenda Memo**

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

**Meeting:** April 8, 2008

**Subject:** Amendment to Chapter 8 of the Grand Island City Code to Adopt the 2006 International Building Code and the 2006 International Residential Code

**Item #'s:** F-1

**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 2003 edition of the International Building and Residential codes as published by the International Code Council. The Building Code Advisory Board has recently reviewed the 2006 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 2006 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 2006 International Building and Residential codes.

### **Sample Motion**

Move to approve Ordinance No. 9162 amending Chapter 8 of the Grand Island City Code and adopting the 2006 editions of the International Building and Residential Codes.

ORDINANCE NO. 9162

An ordinance to revise Chapter 8 of the Grand Island City Code to adopt the 2006 IRC and IBC; to repeal any ordinance or parts of ordinances in conflict herewith; and to provide for publication and the effective date of this ordinance said effective date is May 1, 2008.

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

SECTION 1. That Chapter 8, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 76, and 100 of The Grand Island City Code shall be modified to read as follows:

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

The International Building Code, 2006 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, 2006 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. , effective 05-01-2008

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

The International Residential Code, 2006 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, 2006 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. , effective 05-01-2008

**§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:

2006 I.B.C. - Basic Wind Speed 90 mph

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.

Approved as to Form	☐ _____
April 4, 2008	☐ City Attorney

## ORDINANCE NO. 9162 (Cont.)

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

Section 101.4.2 Gas

Section 101.4.3 Mechanical

Section 101.4.4 Plumbing

Section 101.4.5 Property Maintenance

Section 101.4.7 Energy

Section 103 Department of Safety

Section 107 Temporary Structures and Uses

Section 112 Board of Appeals

#### Chapter 13 – Energy Efficiency

#### Chapter 18

Section 1805.2.1(2) – Frost Protection; Constructing in accordance with ASCE-32, 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

#### Appendix G Flood-Resistant Construction

#### Appendix H Signs

#### Appendix J Grading

#### Appendix K ICC Electrical Code

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

### **§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 R324 – 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

## ORDINANCE NO. 9162 (Cont.)

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 Damage  
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.

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

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

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

Section 1704.1 of the International Building Code is hereby amended to read as follows:

Section 1704 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 1704.

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

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

### **§8-8. IBC - Amendment of Section 108; Fees; Plan Review Fee**

Section 108.4 & 108.6 of the International Building Code is hereby amended by adding the following :

Section 108.4 *Investigation Fees: Work Without a Permit.*

(1) *Investigation.* Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

(2) *Fee.* An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be in accordance with the City of Grand Island Fee Schedule. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

Section 108.6 *Fee Refunds.* The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

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

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

### **§8-9. IBC - Amendment of Section 109**

Section 109 of the International Building Code shall be amended to include the following subsection:

Section 109.7. Reinspections.

A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure

## ORDINANCE NO. 9162 (Cont.)

to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

To obtain a reinspection, the applicant shall file an application therefore in writing on a form furnished for that purpose and pay the reinspection fee in accordance with the City of Grand Island Fee Schedule.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

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

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

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

A tenant separation wall complying with section 708 shall be required between any tenant space in all buildings with independent tenants with exits to the exterior.

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

### **§8-9.2 - IBC Amend Section 406.1.2 #2 by adding**

2' or more in residential zoned properties.

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

### **§8-11. IBC - Amendment of Section 1026.1 and IRC – Amendment of Section R303 & R310**

The following are hereby amended to Section 1026.1 exception 7 of the International Building Code and Section R303 & R310 of the International Residential Code add exceptions :

EXCEPTION: 7. Basements used exclusively for the service of buildings and which do not exceed 300 square feet.

Basements shall be provided with glazed areas of not less than 2% of the floor area.

In existing single family residential occupancies other than apartments, a sleeping room may be added in an existing basement if the following conditions are met:

- (1) The sleeping room must have an openable window.
- (2) Smoke detectors have been installed in the sleeping room, the furnace room, and in the exitway of the basement.

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

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

### **§8-12. IBC - Amendment of Section 1805.1 and 1805.2.1**

Section 1805.1 of the International Building Code is hereby amended by adding the following:

#### **Bearing Walls**

Bearing walls shall be supported on masonry or concrete foundations or piles or other approved foundation system which shall be of sufficient size to support all loads. Where a design is not provided herein, the minimum foundation requirements for stud bearing walls shall be as set forth in Table No. 1805.4.2.

#### **EXCEPTIONS:**

(1) A one-story wood or metal frame building not used for human occupancy and not over 200 square feet in floor area, may be placed upon a concrete slab of four inch minimum thickness.

(2) Detached accessory buildings not exceeding 625 feet in floor area may use a six-inch wide by eighteen inch deep foundation system with at least twelve inches below grade.

1805.2.1 Omit 2. Constructing in accordance with ASCE 32.

Omit Exceptions, 1.2. & 3.

## ORDINANCE NO. 9162 (Cont.)

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

### **§8-13. IRC – Amendment to Sections R403 and R404, and Tables R404.1.1(1) & R404.1(2)**

Sections R403 Footings and R404 Foundation Walls of the International Residential Code are hereby amended by adding the following to read as follows:

#### **Minimum Footing and Foundation Requirements for Residential Construction**

- (1) The minimum footing foundation requirement, balanced fill, for a one-story residence shall be six (6) inches in width by thirty-six (36) inches below grade, with two #4 horizontal rebar continuous.
- (2) The minimum footing foundation requirement, unbalanced fill, for a one- or two-story frame residence shall be sixteen (16) inches in width by eight (8) inches deep, with two #4 rebar continuous and a minimum eight (8) inch wall of block or concrete.
- (3) In addition to the requirements set forth in subparagraphs (1) and (2) above, the following reinforcement requirements for wall foundation must be met:

8" solid concrete from 60" up to 84" unbalanced fill – three #4 horizontal strands, equally spaced throughout height of wall;

8" block - from 48" to 60" unbalanced fill - one #4 rebar vertical, 4' on center to grade height;

8" block - from 60" to 84" unbalanced fill - one #4 rebar vertical, 4' on center to top of foundation.

#### **R403.1.6 Foundation Anchorage.**

Maximum anchor-bolt spacing shall be 6 feet on center, there shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches from each end of the plate section. Bolts shall be at least ½ inch in diameter and shall extend a minimum of 7 inches into masonry or concrete.

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

### **§8-14. IBC – Amendment of Section 1807 and IRC- Amendment of R406**

Section 1807 of the International Building Code and Section R406 of the International Residential Code is hereby amended by adding thereto the following:

1807.2.2 & 1807.2.2.1 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.

#### **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.

Section 1807.2.1 Floors. Omit this section.

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



## ORDINANCE NO. 9162 (Cont.)

### §8-15. Reserved

### §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

Amend Table 301.5 Minimum Uniform Distributed Live Loads – Sleeping Rooms - 40#

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

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

### §8-17. IRC – Amendment of Section R302.1

Exception #2 within Section R302.1 of the International Residential Code is hereby amended to read as follows:

Detached garages accessory to a dwelling located within 2 feet of a property line may have roof eaves projections not exceeding 12 inches.

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

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

### §8-18. IRC – Amendment of Section R311.4.3

Section R311.4.3 of the International Residential Code is hereby amended by deleting the following exception:

#1. Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door provided the door, other than an exterior storm or screen door does not swing over the stairway.

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

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

### §8-76. Insurance

(A) Every registration shall maintain in full force and effect insurance policies written by a company or companies authorized to do business in Nebraska, with the following coverages and amounts:

(1) Comprehensive General Liability Insurance covering the operations of the registrant, including coverage for completed operations, with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage.

(2) A provision that the City of Grand Island is an additional insured as to any third party claims for bodily injury or property damage based upon occurrences in connection with the registrant's operations, including completed operations, within the City's zoning jurisdiction.

(B) The registrant shall furnish the city building department with a certificate or certificates of insurance for the above insurance coverage which shall contain a statement that said policies contain a provision that said policies may not be canceled without written notice of such cancellation having been served on the City at least thirty (30) days prior to the date of cancellation.

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

ORDINANCE NO. 9162 (Cont.)

**§8-100. Insurance**

(1) Every registrant shall maintain in full force and effect insurance policies written by a company or companies authorized to do business in Nebraska, with the following coverages and amounts:

(a) Comprehensive General Liability Insurance covering the operations of the registrant, including coverage for completed operations, with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage.

(b) The City of Grand Island shall be listed as an additional party insured as to any third party claims for bodily injury or property damage based upon occurrences in connection with the registrant's operations, including completed operations, within the City's zoning jurisdiction.

(2) The registrant shall furnish the City building department with a certificate or certificates of insurance for the above insurance coverage which shall contain a statement that said policies contain a provision that said policies may not be canceled without written notice of such cancellation having been served on the City at least thirty (30) days prior to the date of cancellation.

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

SECTION 2. Any ordinances 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, on May 1, 2008

Enacted: April 8, 2008.

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Margaret Hornady, Mayor

Attest:

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RaNae Edwards, City Clerk