

STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF LAKE JACKSON

BE IT KNOWN that the City Council of the City of Lake Jackson met on Monday August 8, 2016 at 6:30 p.m. in Regular Session at 6:30 p.m. at 25 Oak Drive, Lake Jackson, Texas, in the Council Chambers at the Lake Jackson City Hall with the following in attendance:

Joe Rinehart, Mayor
Ralph Buster Buell, Council member
Heather Melass, Council member
Gerald Roznovsky, Council member
Will Brooks, Council member
J. B. Baker, Council member

William P. Yenne, City Manager
Modesto Mundo, Asst. City Manager
Alice A. Rodgers, City Secretary
Michael Coon, Asst. to City Manager
David Van Riper, Public Works Director
Rick Park, Police Chief
David Walton, Building Official
Brian Sidebottom, Police Lieutenant
Randy Crimm, Fire Marshall
Bette Dahse, Asst. Fire Marshall

DISCUSS AND CONSIDER AN ORDINANCE AMENDING CHAPTER 98.86-1 TRAFFIC AND VEHICLE TO MODIFY THE SCHOOL ZONE TIMES TO COINCIDE WITH BRAZOSPORT INDEPENDENT SCHOOL DISTRICT'S NEW BELL SCHEDULE – FIRST AND FINAL

On motion by Council member Melass second by Council member Brooks with all members present voting "aye" city council approved suspending the rule that an ordinance be read on two separate occasions to allow this change to take place prior to school starting.

On motion by Council member Melass second by Council member Baker with all members present voting "aye" an ordinance amending Chapter 98.86-1 Traffic and Vehicle to modify the school zone times to coincide with the Brazosport Independent School District's new bell schedule was passed and adopted on first and final reading.

WORKSHOP TO DISCUSS AMENDMENTS TO THE NEW 2015 INTERNATIONAL BUILDING CODE, INTERNATIONAL FIRE CODE, INTERNATIONAL PLUMBING CODE, INTERNATIONAL PROPERTY MAINTENANCE CODE, INTERNATIONAL MECHANICAL CODE, INTERNATIONAL RESIDENTIAL CODE, INTERNATIONAL FUEL GAS CODE, LIFE SAFETY CODE, INTERNATIONAL ENERGY CONSERVATION CODE

David Walton, Building Official, reported that the State of Texas Energy Conservation Office has moved the state from the 2009 International Energy Code to the 2015 International Energy Code for residences starting September 1, 2016. They have also mandated that the commercial move to the 2015 International energy Code starting November 1, 2016. The building department has met with the contractors and they discussed what changes would be coming. The majority of the participants were in favor of adopting the 2015 International Energy Code.

Mr. Walton presented the training material on the Residential and Commercial Energy Codes as provided by the Energy Conservation Office (ECO). ECO has also stated that they will not require updates to the code after this for a period of six years. The building department will look at holding an educational seminar on the 2015 IECC in the near future. The City of Lake Jackson is required by law to also adopt the 2015 IECC as its minimum energy code. The city building official, Mayor, City Council, or City Administration officials have NO discretionary ability to delay adoption or remain on the current 2012 energy code. The city proposes to adopt the other 2015 codes to provide uniformity among building standards, uniformity with surrounding jurisdictions, allow use of new technologies and construction methods, and to maintain a consistent insurance ratability. The 2015 Code also mandates that city officials provide a formal decision in writing why building plans are approved or rejected.

Currently the building department has not fully implemented all requirements of the 2012 code. One in particular is the risk category. Risk Category essentially means what the building is for. Is it a necessary function of government or is it something that could be accessory to another building? Mr. Walton reviewed the following risk categories: Risk Category: I = 140 MPH; Design Wind Speed II = 150 MPH III = 160 MPH IV = 160 MPH; Current Requirement Meets 120 MPH 3 second gust.

Mr. Yenne asked if the code removed the 120 mph three second gust and it is now 140-160 mph sustained winds and for what period of time?

Mr. Walton stated that the new standards are still three second gusts.

Mr. Yenne stated that would mean contractors have to design to these new standards, which could be a costly impact on people.

Mr. Walton stated it could be a costly impact. However, it is hard to say what the State of Texas is going to do when they update windstorm code. Currently the State of Texas is still under the 2006 Code which recommends the 120 mph.

Mr. Yenne asked what code the city is currently enforcing.

Mr. Walton reported that the city currently enforces the 120 mph. However, he proposes that if the city adopts this new code, then they enforce that contracts develop according to the new standards. At this time, there is no mandate from the State that says cities have to move building codes up, with the exception of the energy efficiency chapter of the residential code.

Mr. Yenne asked if Lake Jackson would be the only city in the area enforcing these new standards.

Mr. Walton stated that he is unsure. However, he has met with Clute and other cities and will be meeting with them again. He will verify what the surrounding cities are enforcing or will be enforcing.

Mayor Rinehart stated he would argue that changing those standards would need to be a regional area thing or mandated.

Mr. Walton stated that the state is currently only mandating the adoption of Chapter 11 of the 2015 Energy Residential Code. Another option would be to adopt only Chapter 11 and amend only Chapter 11 of the current ordinance. The cities of Sugarland, Pearland and Bay City have all moved to the 2015 Code, but it is unknown if they are going to stand firm with the windstorm requirements. At the forum held last Tuesday, one of the biggest concerns was from Tom Allen, a windstorm energy, which is that the standards are different from one jurisdiction to the next. The hope is to speak with all surrounding cities and have all cities uniform so that contractors have a better understanding of development requirements in all surrounding cities.

Council member Buell asked for an example of the differences between surrounding jurisdictions.

Mr. Walton stated for example, the City of Freeport is not requiring the same level of insulation in wall cavities, nor are they requiring a certificate posted for the homeowner that tells them what's in the house. A certificate that answers the following questions for homeowners: How much insulation is in the walls? How much insulation is in the attic? What's the efficiency of the units in the house? How leaky are the ducts? This allows contractors to go from one jurisdiction to the next and make the determination that it's easier to build in one city versus another. It is really a matter of enforcement with the other jurisdictions. What are they enforcing? Where are we more stringent?

Council member Brooks stated the list of significant changes included in the presentation causes concern. It looks like most things are changing.

The list provided was as follows:

Significant Changes to the 2015 International Residential Code

- Section 301.2.1.2 Protection of openings. This change replaces the 2-story limit on use of wood structural panels for wind-borne debris protection with a limit based on 33-foot mean roof height.
- Section R308.4.7 Glazing adjacent to bottom stair landing. This change will limit the requirement for glazing at the bottom of a landing by excluding windows greater than 180 degrees from the bottom face of the landing.
- R310.6 Alterations or repairs of existing basements. This change includes clarification when an Emergency Escape and Rescue Opening is required in existing dwellings and for additions.
- Section R315 Carbon Monoxide Alarms. This change is a complete rewrite of the section on carbon monoxide alarms to match the format for smoke alarms. It also introduces exceptions from requiring Carbon Monoxide Detectors, based on the same exceptions found under smoke alarms.

- Section R316.4 Thermal Barrier. This change adds 23/32 wood structural panels as an acceptable alternative for thermal barrier protection.
- Section R322.1 General. The section is revised to recognize Coastal A Zones where established by FEMA or the jurisdiction and require foundations of dwellings in Coastal A Zones to be constructed using pier and pile foundations similar to Zone V structures, with the exception that backfilled stem walls are permitted.
- Section R322.2.1 Elevation requirements. The section is revised to require a minimum one foot of freeboard for dwellings in Zone A flood hazard areas.
- New Section R322.3.5.1 Protection of building envelope. A new section is added requiring an exterior door be provided at the top of stairs enclosed with breakaway walls and providing access to the dwelling.
- R403.1.1 Minimum size. The existing table of minimum footing widths, Table R403.1, is replaced with a new expanded, engineering-based table that reduces the minimum footing width for many common one and two story dwelling foundations.
- Section R404.1.1 Design required. Revises retaining wall definition and provision and requires a foundation wall to be supported at both the top and bottom prior to backfilling.
- Section R507.1 Decks. Changes include new floor joist and beam span tables, allowable post sizes and other construction details.
- Section R507.2.4 Deck lateral load connection. Adds alternative to deck lateral connection.
- Table R602.3(1) Fastening schedule for structural members. Changes the minimum fastener schedule, is significantly revised, including the addition of common nails and other nail types. In most cases, the minimum number of box nails previously required is increased by one.
- Section 602.7.5 Supports for headers. The Section is revised to require at least one king stud is needed each end of a header in addition to required jack studs. A table is added providing the minimum number of king studs based on the opening size.
- Table R602.10.3(1) Bracing requirements based on wind speed. Allows using the average of the two spaces between a braced wall line and the next adjacent braced wall line on each side as the spacing used to enter the wind table.
- Table R602.10.5 Minimum length of braced wall panels. Allows segments of continuously-sheathed portal frames to contribute more towards required bracing.
- Section R602.10.8.2 Connections to roof framing. Adds option to use wood structural panel sheathing to provide high-heel blocking and allows truss supplier to provide truss blocks without requiring engineer's stamp.

- Section R703.3 Nominal thickness and attachments. Limits use of prescriptive siding attachment table based on wind speed, exposure category and mean roof height. Adds provisions for attachment of siding through foam sheathing over cold-formed steel framing. Adds provisions for attachment of siding through foam sheathing over concrete and masonry walls.
- Section R905.1.1 Underlayment. Provides a new table summarizing underlayment requirements, including high-wind requirements. Adds alternative for using 4" strips of self-adhered membrane at panel joints.

Significant Changes to the 2015 International Residential Code–Energy Conservation Provisions

- Table N1102.1.4 Equivalent U-Factors. U-Factor wall corrections for walls in all climate zones.
- Section N1102.2.4 Access hatches and doors. Vertical doors allowed to meet exterior door requirements.
- Section N1102.2.8 Floors. Adds option to have floor insulation NOT against the underside of floor.
- Table N1102.4.1.1 Air Barrier and Insulation installation. Cavities within corners and headers shall be insulated by completely filling the cavity with a material having a thermal resistance of R3 per inch minimum.
- Section N1103.3 Ducts. The proposal changes the duct leakage requirements from mandatory too prescriptive, while retaining the testing requirement and duct construction specifications.
- Section N1103.3.2 Sealing (mandatory). Removed exception for sealing longitudinal joints and introduced an additional alternative for duct leakage testing to outdoors.
- Section N1103.5.1 Heated water circulation and Temperature maintenance systems. Requires limited water temperature increase to 10F and adds a pointer in a new IRC Plumbing section back to section N1103.4.1.
- Section N1103.5.3 Hot water pipe insulation. Eliminates pipe insulation to kitchen and eliminates table. It also limits insulation to all pipe 3/4 inch or larger.
- Section N1105.4.2 Compliance Report. Details compliance report requirements.
- Section N1106 Energy Rating Index Compliance Alternative. Introduces a HERS-like alternate compliance path.
- New Appendix T Recommended procedure for Worst-case testing of atmospheric venting systems. Introduces new definitions for Combustion Appliance Zone and additional requirements for the required testing of combustion appliances

- New Appendix U Solar Ready Provision. Adds an appendix that contains requirements for areas on the roof to be dedicated for future installations.

Significant Changes to the 2015 International Residential Code – Mechanical and Plumbing Provisions

- New Section M1411.4 Condensate pumps. Added a new section requiring an automatic shut-off be provided on condensate lines serving appliances in attics and crawl spaces in case the condensate pump fails.
- Section M1503.4 Makeup air required. The section was revised to explicitly permit the use of gravity dampers for the kitchen makeup air system and clarify that natural ventilation (rather than fans) can be used to provide the required makeup air.
- Section M1506.2 Duct length. The section was revised to incorporate a new exhaust duct length table based on ASHRAE 62.2 that specifies very stringent maximum limits on duct lengths.
- M1601.4.1 Joints, seams and connections. The section is revised to require longitudinal joints to be sealed or gasketed on snap-lock and button-lock type ducts.
- P2603.2.1 Protection against physical damage. The section is revised to reduce the dimension for requiring strike plates from 1-1/2" to 1-1/4", thus reducing the number of strike plates required.
- Table P2903.1 Required capacities at point of outlet discharge. The table was revised to reduce the required minimum flow rate capacities for lavatory, sink and shower fixtures, thus effectively reducing the required size of piping.
- Section R3201.2 Trap seals. Revises section to allow more options for traps subject to evaporation, such as barrier-type trap seal protection devices.

Mr. Walton stated the list just includes the major changes and most of the code hasn't changed. There are minor changes from the 2012 Code and the 2015 Code. Some of the requirements of the 2012 Code were not actively being enforced. For example, the carbon monoxide alarms. Some contractors questioned why they had to put those in, even though the code required them. The requirement is now being enforced. The hope is to implement changes and code updates with education as to why and with reasonable lead time. The building department is working with the builders to make sure that they are informed and educated.

Mr. Roznovsky asked at what percentage of a remodel, would the contractor be required to bring the home up to code.

Mr. Walton stated if the remodel reaches 50% of the value of the structure it would require bringing the home up to code.

Mr. Walton also provided the following commercial code summary of changes:

This code summary reviews the key changes between the 2012 and 2015 ICC Codes that affect apartments (Residential R-2) and commercial properties. The good news for designers and developers is that for the first time ever, NMHC/NAA, BOMA and NAHB encourage state and local jurisdictions to consider adopting the 2015 I-Codes when updating their state or local codes. Although the codes can largely be adopted as is, they do contain meaningful changes. Therefore, designers and developers need to be aware of several changes in the 2015 codes that will impact apartments and commercial properties. Many of the changes benefit apartment and commercial construction, and taken as a whole these positive changes more than offset the changes that might increase construction costs. The most beneficial changes, by far, are the ones dealing with podium/pedestal buildings. Most notably, the 2015 codes remove the restriction limiting the podium/pedestal portion of the building to one story. As a result, the podium/pedestal portion can go to any height without imposing a limit on the number of stories allowed in the property. The restrictions on occupancies allowed in the podium/pedestal portion of the building have also been revised. In the 2015 codes, the only restriction remaining is that this portion of the building cannot contain a Group H (hazard) type occupancy. Other beneficial changes include: a rewrite of “Chapter 5, Heights and Area” that makes it more user friendly; new requirements for donut-type construction that establish provisions for separating the garage from the apartment building; permitted uses of NFPA 13R sprinkler systems; and use of cross-laminated and fire-retardant-treated lumber. The ICC codes included in this summary:

- [2015 International Building Code \(IBC\)](#)
- [2015 International Fire Code \(IFC\)](#)
- [2015 International Existing Building Code \(IEBC\)](#)
- [2015 International Plumbing Code \(IPC\)](#)
- [2015 International Energy Conservation Code \(IECC\)](#)
- [2015 International Mechanical Code \(IMC\)](#)
- [2015 International Fuel Gas Code \(IFGC\)](#)

The changes are organized by the cost impact they will have. Changes noted as “Decrease” could have a major impact on how a structure is built and, in several cases, they clarify unclear or misinterpreted code requirements. Major cost-saving changes include:

1. Removal of the height restriction on the pedestal/podium portion of buildings.
2. Removal of the limitation on occupancies permitted in the pedestal/podium portion of the building with the exception of not permitting Type H occupancies.
3. Redefine how private garages can be used in multifamily buildings.
4. Determination of building heights, area and setbacks.
5. Separation of the apartment building from garages in donut type construction.
6. Application of the NFPA 13R sprinkler system.
7. Design and use of assembly occupancies on building roofs. Changes noted as “Increase” are important and will impact specific requirements within the building. Major changes in this category include:
 8. New requirements for opening protective glazing.
 9. Use of limited area sprinkler systems.
 10. Requirements for alarm systems in college and university buildings. The changes noted as having cost implication of “None” or “Unknown” need special attention because they will

impact the building design and could have an impact on specific provisions in the code. Major changes here include:

11. Revision to requirements on dampers protecting ceiling membrane.
12. Use of cross-laminated and fire-resistant lumber.
13. Location of smoke alarms near kitchens and bathrooms.
14. Use of smoke detection systems as alternative to providing smoke alarms.
15. Measurement of exit and exit access configuration. Designers and builders need to consult the 2015 ICC codes that are not listed for changes that may be of concern to specific projects.

Important Changes to the 2015 IBC			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 202 Definition of "Private Garage," 406.3.1 "Classification," 406.3.2 "Clear Height"	Major Change	Decreases Costs	Private garages are no longer limited to a maximum of 3,000 sq. ft. in a building. Multiple private garages, each a maximum of 1,000 sq. ft., each separated by one-hour fire barriers or horizontal assemblies are now permitted based on their U occupancy classification. Also, a minimum of 7' clear height will be required in private garages.
IBC 202 Definition of "Fire Retardant Treated Wood"	Major Change	Decreases Costs	Revised definition to permit other treatment methods by other than the pressure process. See also IBC Sections 2303.2.2 and 2303.2.3 for further explanation.
IBC 503 through 506 Building Heights and Area Requirements	Makes the Code More User Friendly	Decreases Costs	2012 IBC Table 503 was replaced with the 2015 IBC Tables 504.3, 504.4 and 506.2 with NO changes in the technical application, making the code more user-friendly. The maximum allowable height and number of stories can now be determined directly from Tables 504.3 and 504.4. The maximum allowable sprinkler area increase can also now be determined directly from Table 506.2.
IBC 510.2 "Horizontal Building Separation" (i.e., Podium/Pedestal Structures)	Major Change	Decreases Costs	2012 IBC Section 510.2(2) that limited the Type IA portion of the podium/pedestal building below the horizontal separation to a maximum of one story above grade plane has been deleted in the 2015 IBC allowing the podium portion of the building to be of any height without any restriction on the number of floors. Also, 2015 IBC Section 510.2(5) permits any occupancy, except Group H, below the horizontal separation. (See also the table entry under IBC Section 903.3.1.2 for further information on podium design)
IBC 705.3 Exception #2 "Buildings on the Same Lot"	New Provision	Decreases Costs	Permits a parking garage of Construction Type I or IIA to abut a Group R-2 building with 1½- hour-protected openings (fire doors) in the abutting exterior wall of the garage and no required opening protective(s) in the abutting wall of a sprinklered R-2 building. Previous editions of the Code did not permit any openings in these abutting exterior walls that are at a "0" fire separation distance apart and required a fire wall design between such buildings to be permitted to have openings between the abutting buildings.

Important Changes to the 2015 IBC (cont'd)

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 705.6 “Exterior Wall-Structural Stability”	Major Change	Decreases Costs	Exterior fire-rated walls that are braced by floor or roof assemblies that have a lesser fire resistance rating are now permitted. Previous editions of the IBC Code required Construction Type III buildings with two-hour fire-rated exterior walls to have floors that support the two-hour fire-rated exterior walls to be upgraded to the two-hour fire rating. This is a major cost since apartment buildings built of Construction Type III under the legacy codes only required one-hour floor and roof assemblies to support the two-hour fire-rated exterior walls.
IBC 707.5 Exception 2 “Fire Barriers–Continuity”	New: Clarification	Decreases Costs	Clarifies that the walls of an interior exit stairway do not need to extend through the attic space to the underside of the roof deck if the ceiling of the stairway terminates with a fire-rated top enclosure complying with Section 713.12.
IBC 714.4.2 Exception 7 “Membrane Penetration”	Revision	Decreases Costs	This exception was new in the 2012 IBC (Section 714.4.1.2 Exception #7) and allowed for a practical application of the code in circumstances where wood-framed walls extend up to and attach directly to the underside of joist/trusses floor and roof fire-rated assemblies. It was further modified to permit the wood framed walls to be sheathed solely with Type X gypsum wallboard in lieu of being a fire resistance rated wall assembly.
IBC 717.1.1 “Ducts and Air Transfer Openings”	New Provision	Decreases Costs	Duct will be allowed to leave a fire-rated shaft enclosure, transition horizontally, and then enter another fire-rated shaft if the duct penetrations on each side of the shafts are protected with fire dampers. Note that this is not permitted for clothes dryer exhaust ducts or any other ducts that the I Codes require to be continuous and uninterrupted.
IBC 903.2.1.6 “Assembly Occupancies on Roof”	New Provision	Decreases Costs	Code now addresses how to deal with assembly occupancies on the roof of a building. When the occupant load > 100 for Group A-2 (i.e., restaurant), or > 300 for other Group A (i.e., meeting rooms, swimming pools) all floors to, and including, level of exit discharge are required to be sprinklered per NFPA 13 or NFPA 13R, as applicable. Since all new Group R occupancies are already required to be sprinklered, this new requirement is a good clarification of the Code for such common assembly occupancies that are to be located on the roofs of new apartment projects. Note that there is an exception to this sprinkler requirement for open parking garages of Construction Type I or Type II.

Important Changes to the 2015 IBC (cont'd)			
<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
913.2.2 "Circuits Supplying Fire Pumps"	New Provision	Unknown	New section requires that the power supply cables shall be listed and installed in accordance with UL 2196.
IBC 1019 Exception 3, "Exit Access Stairways and Ramps"	New Provision	Unknown	New provisions for exit stairways and ramps require enclosed stairways and ramps with exception for interior of dwelling units.
IBC 308.3 "Group I-1," 308.3.1 "Condition 1, 308.3.2 "Condition 2," 404.5 Exception "Smoke Control," 420.4. "Smoke Barriers in Group I-1, Condition 2," 420.5 "Automatic Sprinkler System," 420.6 "Fire Alarm Systems and Smoke Alarms," 709.5 Exceptions "Openings," 903.2.6 Exception 1 "Group I," 903.3.2(3) "Quick-Response and Residential Sprinklers," 904.13 "Domestic Cooking Systems in Group I-2 Condition 1," 907.2.6 Group I Manual Fire Alarm," 907.2.11.2 "Smoke Alarms," 907.2.11.5 "Interconnection of Smoke Alarms," 907.2.13 Exception 6 "High-Rise Buildings," 907.5.2.2 Exception "Emergency Voice/Alarm Communications," 907.5.2.3.2 "Group I-1 Visible Alarms," 909.5.3 Exception 3 909.5.3.1 "Smoke Barrier Opening Protection," 915.1.1 CO Detection," 1010.1.9.6 Controlled Egress Doors in Group I-1 & I-2, 1010.1.9.8 "Sensor Release of Electrically Locked Egress Doors," 1010.1.9.9 "Electromagnetically Locked Egress Doors 1020.1 Exception 2 Table 1020.1	Major Changes for I-1 Occupancies	Unknown	<p>There have been a number of requests for conversions of existing R-2 projects into assisted living facilities as the baby boomers are now in their 60s.</p> <p>To provide some general guidance to firms that may be considering either the construction of new projects or conversion of existing buildings to such occupancies, the two rows on I-1 and R-4 occupancies are provided showing the revised requirements in the 2015 IBC for these occupancies.</p> <p>Also be aware that there may be modifications to the requirements in the 2015 IBC that relate to an existing building's conversion to another occupancy. See the requirements in the 2015 International Existing Building Code (IEBC), Chapter 10, "Change of Occupancy". Assisted living facilities (≥ 17 persons) are now divided into two conditions with different requirements throughout the Code.</p> <p>I-1 Condition 1 only applies to occupants who are capable of responding to an emergency without any assistance to leave the building. I-1 Condition 2 applies to occupants who will require limited verbal or physical assistance to respond to an emergency and safely egress from the building.</p>

3006.2(2) Hoistway Opening Protection Required			
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Important Changes to the 2015 IBC (cont'd)			
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“Electromagnetically Locked Egress Doors 1020.1 Exception 2 Table 1020.1 3006.2(2) Hoistway Opening Protection Required			
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Important Changes to the 2015 IBC (cont'd)

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
Chapter 10 “Means of Egress”	Major Revisions, Relocations and Clarifications	Unknown	2012 IBC Sections 1015 and 1021 requirements were relocated and revised into the general provisions of Sections 1006 and 1007. All the section numbers that were in the 2012 IBC have been changed in the 2015 IBC because of the extensive reorganization and revisions during this code cycle. Users of the Code are cautioned to do an extensive review of Chapter 10 before designing a project under this new edition of the Code.
IBC 1007 “Exit and Exit Access Doorway Configuration”	New Provision	Unknown	New section with specific requirements on how to measure the separation distance between exits, exit access doorways/stairways and ramps.
IBC 1015.7 Exception “Roof Access”	New Exception	Unknown	Exception eliminates the guards required for roof access where the roof hatch opening is located within 10’ of the roof edge or the open side is located > 30” above the floor, roof or grade above, where permanent fall arrest/restraint anchorage connector devices complying with ANSI/ASSE Z 359.1 are provided.
IBC 2406.4.7 “Safety Glazing Adjacent to the Bottom Stairway Landing”	Revision	Unknown	Requires safety glazing if glazing is located < 60” above the bottom of a stair, or within a 60” horizontal arc if < 180 degrees from the bottom tread nosing.
IBC 111.1 “Use and Occupancy”	Revision	Increase	A change in a building use, or portion thereof, with no change in its occupancy classification will now require a new Certificate of Occupancy.
IBC 716.5.8.4 “Opening Protectives–Safety Glazing”	Revision	Increase	Previous editions of the Code only required safety glazing for “fire protection-rated” glazing in fire door assemblies, now it will be required also for “fire resistance-rated” glazing in fire door assemblies. Note that Section 716.5.8.1.1 provides the locations where “fire resistance-rated” glazing in fire door assemblies can be used, and Section 716.5.8.1.2 provides the requirements where “fire protection-rated” glazing in fire door assemblies can be used.
903.3.8 “Limited Area Sprinkler Systems”	Major Revisions	Increase	In existing, non-sprinkled apartment buildings, limited area sprinkler systems were mostly provided in basements where storage rooms, boiler rooms and similar spaces were located. Revisions reduced the number of sprinklers from 20 to six that can be used on a “limited area sprinkler system” in any single fire area. In addition, it now requires hydraulic calculations to be done to show that these sprinklers that are

			piped off the domestic water supply can control a fire.
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Important Changes to the 2015 IBC (cont'd)

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IBC 1007 “Exit and Exit Access Doorway Configuration”	New Provision	Unknown	New section with specific requirements on how to measure the separation distance between exits, exit access doorways/stairways and ramps.
IBC 1015.7 Exception “Roof Access”	New Exception	Unknown	Exception eliminates the guards required for roof access where the roof hatch opening is located within 10’ of the roof edge or the open side is located > 30” above the floor, roof or grade above, where permanent fall arrest/restraint anchorage connector devices complying with ANSI/ASSE Z 359.1 are provided.
IBC 2406.4.7 “Safety Glazing Adjacent to the Bottom Stairway Landing”	Revision	Unknown	Requires safety glazing if glazing is located < 60” above the bottom of a stair, or within a 60” horizontal arc if < 180 degrees from the bottom tread nosing.
IBC 111.1 “Use and Occupancy”	Revision	Increase	A change in a building use, or portion thereof, with no change in its occupancy classification will now require a new Certificate of Occupancy.
IBC 716.5.8.4 “Opening Protectives–Safety Glazing”	Revision	Increase	Previous editions of the Code only required safety glazing for “fire protection-rated” glazing in fire door assemblies, now it will be required also for “fire resistance-rated” glazing in fire door assemblies. Note that Section 716.5.8.1.1 provides the locations where “fire resistance-rated” glazing in fire door assemblies can be used, and Section 716.5.8.1.2 provides the requirements where “fire protection-rated” glazing in fire door assemblies can be used.
903.3.8 “Limited Area Sprinkler Systems”	Major Revisions	Increase	In existing, non-sprinkled apartment buildings, limited area sprinkler systems were mostly provided in basements where storage rooms, boiler rooms and similar spaces were located. Revisions reduced the number of sprinklers from 20 to six that can be used on a “limited area sprinkler system” in any single fire area. In addition, it now requires hydraulic calculations to be done to show that these sprinklers that are piped off the domestic water supply can control a fire.

Important Changes to the 2015 IBC (cont'd)

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IBC 907.2.9.3 “Alarm Systems Group R-2 College and University Buildings”	Clarification	Increases Cost	In the previous edition of the IBC, the alarm requirements of this section appeared to apply to buildings that are owned by a college or university. For the 2015 IBC it was clarified that this requirement was for Group R-2 occupancies that are “...operated by a college or university for student or staff housing...” Requires an automatic smoke detection system in the common corridors/spaces, laundry, mechanical equipment and storage rooms. It also requires the smoke alarms in the dwelling/sleeping units to be interconnected with the fire alarm system.
IBC 1015.8 “Window Opening Guard Protection”	New Provision	Increases Cost	Window openings more than 72” above grade that are less than 36” above the floor must be protected with guards or fixed openings that will not allow the passage of a four-inch-diameter sphere.
IBC 1107.6.2.1 “Live/Work Units”	New Provision	Increases Cost	The nonresidential portion of a live/work unit is required to be accessible. The entire live/work unit is required to be accessible if the residential portion of the live/work unit is required to be a Type B dwelling unit.
IBC 1107.7.2 Multistory Type B Dwelling Units	New Provision	Increases Cost	The primary entry level in a multistory Type B dwelling unit that is served by an elevator must have a living area, kitchen and toilet facility.
IBC 1110.2.2, 1110.2.3 and 1110.4.13, Exception 3. “Accessible Recreational Facilities”	New Provision	Increases Cost	New requirement that apartment properties comply with ANSI A117.1 recreational facility requirements. Accessible means of entry into a swimming pool, spa or similar water feature is not required in R-2, R-3 and R-4 occupancies.
IBC 1203.2 “Attic Ventilation”	New Provision	Increases Cost	The ventilation requirements for attics have been upgraded to reflect the new code requirements for energy conservation. Specific requirements have been added for enclosed attics and a new section (IBC 1203.3) has been added for unvented attic and unvented enclosed rated assemblies.
IBC Chapter 17 “Special Inspections and Tests”	New Provision and Revised	Increases Cost	New requirements for special testing have been added detailing specific requirements that must be complied with when special inspection is required. Requirements for inspection of specific materials have been modified or added.

Important Changes to the 2015 IFC

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IFC 1103.3.2 Elevator Emergency Operation	New Provision	Decreases Cost	New exception to requirements for updating elevators to latest standard which include installation of protective doors, sprinkler protection, and for freight elevators sprinkler protection provided at least one elevator complies with A 17.3.
IFC 1104.22(4) “Means of Egress for Existing Buildings—Exterior Stairway Protection”	Deletion of 2012 IFC Section 1104.21(4.1)	Decreases Cost	Remainder of Section 1104.21 was moved to 1104.22. The requirement to retroactively sprinkler existing, open-ended corridor (i.e., open breezeway) buildings was deleted.

IFC 1103.7.6 Exception 4 “Manual Fire Alarm System in Existing Group R-2 Occupancies”	New Exception	Decreases Cost	Exception 4 eliminates the requirement for a manual fire alarm system in an existing R-2 occupancy where all four requirements are met: <ol style="list-style-type: none"> 1. Building is ≤ three stories in height above grade plane. 2. Dwelling units are not served by interior corridors. 3. Dwelling units are separated from each other by 3/4 hour fire barriers. 4. Dwelling units are provided with smoke alarms per Section 907.2.11.
IFC Appendix B B105 “Fire Flow Requirements for Buildings”	Revisions	Unknown	If a jurisdiction adopts the IFC and makes Appendix B mandatory in the adopting ordinance, then fire flows for townhouses and other buildings can be reduced based on the construction type and sprinkler system installed (NFPA 13, NFPA 13R or NFPA 13D).
IFC Appendix C “Fire Hydrant Locations and Distribution”	Revisions	Unknown	If a jurisdiction adopts the IFC and makes Appendix C mandatory in the adopting ordinance, then the revisions to Sections C103.2 Exception and C104.1 provide increased spacing for existing fire hydrants and credit for existing fire hydrants on adjacent properties that can be used. Also new footnotes “f” and “g” permit fire hydrant spacing increases based on the type of sprinkler system installed in the building.
IFC Appendix L “Fire Fighter Air Replenishment Systems (FARS)”	New Provision	Increases Cost	If a jurisdiction adopts the IFC and makes Appendix L mandatory in the adopting ordinance, then buildings required by the local adopting ordinance to have FARS would be required to comply with Appendix L’s design, installation, testing and maintenance requirements.
IFC Appendix M “High-Rise – Retroactive Automatic Sprinkler Requirement”	New Provision	Increases Cost	If a jurisdiction adopts the IFC and makes Appendix M mandatory in the adopting ordinance, then all existing high-rise buildings in that jurisdiction will be required to be sprinklered.

Important Changes to the 2015 IEBC

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IEBC 406.3 and 702.5 – “Replacement Window Emergency Escape and Rescue Openings”	New Provision	Decreases Cost	Under the Prescriptive Compliance Method or Level 1 Alterations, the replacement window must be the largest standard size that will fit within the existing frame.
IEBC 803.6 “Fire-Resistance Rating”	New Provision	Decreases Cost	Under Level 2 Alterations, in buildings where an automatic sprinkler system is installed throughout, the required fire resistance rating of building elements and materials can be reduced to meet the requirements of the current building code.
IEBC 706 “Reroofing”	New Provision	Unknown	Under Level 1 Alterations, requirements from 2015 IBC Section 1511 were also placed in the IEBC.

2012 IBC Chapter 34 has been deleted and all of the requirements for existing buildings are now found in the 2015 IEBC	Editorial	None	The 2015 IEBC applies to repair, alteration, and change of occupancy, additions, and relocations of existing buildings.
IEBC 906.2 Alterations Level III	New Provision - Clarification	None	Revised to clarify that where four or more Group I-1, I-2, R-1, R-2, R-3 or R4 dwelling or sleeping units are altered, the requirements of Section 1107 of the IBC for Type B units and Chapter 9 of the IBC for visible alarms apply only to the spaces being altered. Exception: Group I-1, I-2, R-1, R-2, R-3 and R-4 dwelling or sleeping units where the first certificate of occupancy was issued before March 15, 1991 are not required to provide Type B dwelling or sleeping units.
IEBC 406.2 and 702.4 - Replacement Window Fall Protection	New Provision	Increases Cost	Under the Prescriptive Compliance Method or Level 1 Alterations, requirements for limits on window openings, similar to those for new construction, are required for replacement windows. Window openings more than 72 inches above the exterior grade and less than 36 inches above the finished floor are required to have control devices that limit the opening so that a four-inch sphere will not pass.
IEBC 904.2 Fire Alarm System Alteration Level 3	New Provision	Increases Cost	Install fire alarm and detection system with any Level 3 alteration.

Important Changes to the 2015 IPC

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IPC 106.1.1 "Annual Permit"	New Provision	Decreases Cost	An annual permit for plumbing repairs can be issued to a person, firm or corporation to perform plumbing work on individual plumbing items that have already been approved when they employ a qualified tradesperson.

Important Changes to the 2015 IECC

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IECC C402 and Chapter 5 Performance Compliance Options	Revision	Decreases Cost	Allow component performance design options for wall, floor, roof and other systems using overall building insulation values to reduce insulation values in individual components.
IECC C504.2.3 Roof Covering Air Barrier	Revision	Decreases Cost	Exemption for repair/replacement of roof recovering from the requirement for an air barrier.
IECC C406 and Chapter 5 Energy Efficiency Packages	Revision	Unknown	Additional choices for required additional energy efficiency packages that can be more cost-effective for new and existing buildings.

IECC Tables C402.1, C402.4, R402.1.2 and R402.1.4–R-values and U-values	No Change from the 2012 IECC	Increase from the 2009 IECC	The R-value and corresponding U-value tables for the commercial and residential requirements have not been changed (except roof insulation), and are the same as in the 2012 versions of the IECC.
IECC R402.4.1.2–Thermal Envelope Air Barrier Testing	No Change from the 2012 IECC	Increase from the 2009 IECC	The residential Section R402.1.2 requires that the air barrier be pressure tested in accordance with a test method for one and two family dwellings.
IECC Commercial and Residential Provisions	Revisions and Editorial	Increases Cost	The Commercial portions, which apply to R-2 occupancies four-or-more stories in height; and The Residential portions, which apply to R-2 occupancies three-or-less stories in height, have major revisions to text which need to be considered during the design process.
IECC C403.3.2.1 and Chapter 5	Revision	Increases Cost	Increased hot water piping insulation levels with limits on lengths of hot water piping.

Important Changes to the 2015 IECC (cont'd)

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
IECC Table C403.2.3(9) Minimum Efficiency Air Conditioners and Condensing Units Serving Computer Rooms	Revision	Increases Cost	Increased stringency of computer room HVAC minimum efficiency levels.
IECC C403.2.4.7 Fault Detection	New Provision	Increases Cost	Required inclusion of a fault detection and diagnostics reporting system on all 4.5 ton or larger air-cooled, HVAC systems.
IECC C403.2.6.2 Garage Ventilation Controls	New Provision	Increases Cost	Mandatory installation of automatic garage controls.
IECC C405 and Chapter 5 Lighting Controls	New Provision	Increases Cost	Additional more stringent requirements for day-lighting, lighting controls and allowed lighting power densities in new and existing buildings.
IECC C408.2.5.2.6 Lighting Operation and Maintenance Manuals	New Provision	Increases Cost	Lighting contractor required to provide operations and maintenance manuals for lighting and lighting controls.
IECC C408.3.1 Occupant Sensor Controls	Revision	Increases Cost	Requirement for functional testing of occupant sensor controls and time-switch controls.
IECC Chapter 5 Existing Buildings	New Provision	Increases Cost	New Chapter 5, Existing Structures with provisions for existing buildings in addition to those contained in the IEBC.

Important Changes to the 2015 IMC

<i>Section(s) and Issue(s)</i>	<i>Type of Change</i>	<i>Cost Implication</i>	<i>Comment</i>
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IMC 106.1.1 “Annual Permit”		New Provision	Decreases Cost	An annual permit for mechanical repairs can be issued to a person, firm or corporation to perform mechanical work on individual mechanical system or equipment that has already been approved when they employ a qualified tradesperson.
IMC 403.3.2 Mechanical Ventilation		New Provision	Increases Cost	Ventilation requirements for R-2 occupancies three stories or less in height have been completely revised to include requirements for inclusion of mechanical exhaust and supply for each dwelling unit.

Important Changes to the 2015 IFGC				
Section(s) and Issue(s)	Type of Change	Cost Implication	Comment	
IFGC 307.6 A/C Condensation Pumps	New Provision	Increases Cost	Condensation pumps located in attics, crawl spaces and other uninhabited spaces must have controls that shut down the appliance upon failure of the pumping system.	
IFGC 404.7 “Protection Against Physical Damage”	New Provision	Increases Cost	Provisions added to protect concealed piping from penetration by nails, screws and other fasteners.	

Building a Safer Community Through Education

Chapter 14 Code of Ordinances Updates

Summary of Significant Changes

- Sec 14-5(3) Painted address numbers are the responsibility of owners and contractors.
- Omit Sec 14-28 Fire Districts – Building codes provide equivalent protections for buildings.
- Sec 14-62(c) Provide emergency authority to disconnect utilities from structures that pose immediate danger to life safety.
- Sec 14-119(d) Plumbers required to provide “AS-Built” drawings for all underground/slab plumbing lines.
- Sec 14-181(2) Parking lots, driveways, and walkways, must be kept repaired, maintained, and free from debris and hazards.

2015 Model Code Updates

Summary of Significant Changes

- Sec 14-181(2) Parking lots, driveways, and walkways, must be kept repaired, maintained, and free from debris and hazards.
- Sec 14-181(9) Landlords to provide carbon monoxide alarms to all housing units with gas appliances or attached garages.
- Sec 14-350 Allows for demolition or partial demolition of structures during active firefighting activities or disasters to the extent that imminent danger exists for first responders.

Mr. Yenne asked for clarification regarding

IBC 111.1 “Use and Occupancy”	Revision	Increase	A change in a building use, or portion thereof, with no change in its occupancy classification will now require a new Certificate of Occupancy.
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Mr. Walton stated that is new. However, it basically is what is already being practiced. If a business closes and a new one comes in to the same building but both businesses sell retail, then a new Certificate of Occupancy will not be needed. At the request of the business, however, they can issue one with the new business name.

Mr. Yenne asked for clarification regarding

IBC 1107.7.2 Multistory Type B Dwelling Units	New Provision	Increases Cost	The primary entry level in a multistory Type B dwelling unit that is served by an elevator must have a living area, kitchen and toilet facility.
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Mr. Walton stated this is a portion of the facilities code. In a building such as Urban Crest, where one level units on the bottom floor and the second level units were two story units, those units accessible by elevator would require a living area, kitchen and toilet facility on the first story. Each unit on the entrance level would be required to have a living area, kitchen and toilet facility.

Mayor Rinehart stated if a development, such as the proposed Brownstone units, had a garage on bottom floor and two living stories above that would this provision affect it.

Mr. Walton stated that this would not affect them because there would be no living area on the bottom floor.

Mr. Yenne asked for clarification regarding

IFC Appendix C “Fire Hydrant Locations and Distribution”	Revisions	Unknown	If a jurisdiction adopts the IFC and makes Appendix C mandatory in the adopting ordinance, then the revisions to Sections C103.2 Exception and C104.1 provide increased spacing for existing fire hydrants and credit for existing fire hydrants on adjacent properties that can be used. Also new footnotes “f” and “g” permit fire hydrant spacing increases based on the type of sprinkler system installed in the building.
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Randy Crim stated that it is basically stating that you can expand the distances. Instead of having it 300 feet you can have them 300+ feet and still receive the credit for it.

IFC Appendix L “Fire Fighter Air Replenishment Systems (FARS)”	New Provision	Increases Cost	If a jurisdiction adopts the IFC and makes Appendix L mandatory in the adopting ordinance, then buildings required by the local adopting ordinance to have FARS would be required to comply with Appendix L’s design, installation, testing and maintenance requirements.
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Randy Crim stated that this one only applies to buildings of five stories or more.

Mr. Yenne asked for clarification regarding

IEBC 406.2 and 702.4 - Replacement Window Fall Protection	New Provision	Increases Cost	Under the Prescriptive Compliance Method or Level 1 Alterations, requirements for limits on window openings, similar to those for new construction, are required for replacement windows. Window openings more than 72 inches above the exterior grade and less than 36 inches above the finished floor are required to have control devices that limit the opening so that a four-inch sphere will not pass.
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Mr. Walton stated this means that if there is a window that is above grade plane then it can only open so far. For example, a window on a second floor would not be able to open to its full extent without some sort of safety control to prevent a child from falling out.

Mr. Yenne asked for clarification regarding

IEBC 904.2 Fire Alarm System Alteration Level 3	New Provision	Increases Cost	Install fire alarm and detection system with any Level 3 alteration.
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Mr. Walton stated the existing building code allows for different level of alterations based on what is being done. A Level 3 alteration is an extensive alteration. What this says if you are extensively altering this building than you have to install a fire alarm.

Mr. Yenne asked for clarification regarding

IPC 106.1.1 "Annual Permit"	New Provision	Decreases Cost	An annual permit for plumbing repairs can be issued to a person, firm or corporation to perform plumbing work on individual plumbing items that have already been approved when they employ a qualified tradesperson.
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Mr. Walton stated he is not an advocate for this provision. In fact, our current ordinance already omits this provision.

Mr. Yenne asked for clarification regarding

IECC Commercial and Residential Provisions	Revisions and Editorial	Increases Cost	The Commercial portions, which apply to R-2 occupancies four-or-more stories in height; and The Residential portions, which apply to R-2 occupancies three-or-less stories in height, have major revisions to text which need to be considered during the design process.
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Mr. Walton stated that an R-2 occupancy is either an apartment or condo. If it is three stories or less you would use the family portion out of the energy code – you treat it as a house for energy code compliance. If it is four or more stories than you would use the commercial energy code for energy code compliance.

Mr. Yenne asked for clarification regarding

IECC Table C403.2.3(9) Minimum Efficiency Air Conditioners and Condensing Units Serving	Revision	Increases Cost	Increased stringency of computer room HVAC minimum efficiency levels.
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Computer Rooms			
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Mr. Walton stated what this is saying that they understand a computer or server room generates a lot of heat and so the heat will need to be exhausted in as efficient manner as possible within the room itself.

Mr. Yenne asked for clarification regarding

IECC C403.2.4.7 Fault Detection	New Provision	Increases Cost	Required inclusion of a fault detection and diagnostics reporting system on all 4.5 ton or larger air-cooled, HVAC systems.
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Mr. Walton stated this is a commercial provision.

Mr. Yenne what is the impact on a small business owner.

Mr. Walton stated the impact would be that they would have to tell us that the 5 ton would be sufficient to cool.

Council member Melass asked if we are telling people what size ac they can buy.

Mr. Walton stated underneath the provisions of the code the contractor has to size the air conditioner to the application.

Council member Roznovsky asked what is today's requirement if he wishes to get his entire unit replaced.

Mr. Walton stated the requirement would be that the contractor would have to go out to the home, evaluate the building, size the system, select an appropriate size unit based on his calculations and then he comes and pulls a permit. The inspectors then come out and do an inspection. The contractor is also supposed to provide the homeowner a copy of the calculations.

Council member Roznovsky asked if the inspectors are questioning or challenging the contractor's calculations.

Mr. Walton stated no.

Mr. Yenne asked for clarification regarding

IECC C403.2.6.2 Ventilation Controls	Garage	New Provision	Increases Cost	Mandatory installation of automatic garage controls.
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Mr. Walton stated this is for a commercial garage like parking garage. We don't have any of those currently.

Mr. Yenne asked for clarification regarding

Omit Sec 14-28 Fire Districts – Building codes provide equivalent protections for buildings.

Mr. Walton stated that the current ordinance states that any commercial building within the city is either in Fire District 1 or 2: Fire District 1 composing of Area J and Fire District 2 composing of any other commercial building outside of Area J. It applies to an appendix in the building code that says you have to have a minimum 3B construction: which is steel studs and non-combustible exterior. Mr. Walton stated his belief is that this condition also applies to areas within Area J. For example, in the downtown area where buildings are so close together. However, if someone is building in the middle of a lot and the nearest building is thirty feet away, there should be no reason to require the steel studs and have to make the exterior fire resistant. The potential for fire entrance from an adjoining structure is very minimal in that instance. Mr. Walton's proposal is to remove that and allow the building code to provide protections for proximity of buildings to each other.

Mr. Crim stated the current codes already apply to what we are doing and he has no objection to omitting the proposal.

Mr. Brooks asked for clarification regarding

Sec 14-119(d) Plumbers required to provide "AS-Built" drawings for all underground/slab plumbing lines.

Mr. Walton stated our inspectors were doing that upon inspection and we have since made it a requirement of the plumbers when they submit their applications. The plumbers should be telling us where the lines are and what they put in.

Mr. Yenne asked if the regulation regarding Sec 14-181(2) Parking lots, driveways, and walkways, must be kept repaired, maintained, and free from debris and hazards is going to cause enforcement issues for the department.

Mr. Walton stated no. They can currently out of the property maintenance code to address the issues. However, writing it into the ordinance would make enforcement stronger. He would also like the code to address parking lot hazards.

Mr. Yenne asked what was meant by removing the permit exception for fences in Section 105.2 when referring to the ordinance proposals.

Sec. 14-27. Amendments to code.

(a) The following parts of the 2012 Adopted International Building Code are deleted:

- (1) The definition of "Height, Building" in Section 102.
- (2) Section 105.1.1 (Annual Permit).
- (3) Section 105.1.2 (Annual Permit Records).

- (4) **The permit exception for fences in Section 105.2. Remove exceptions numbers 1, 2, 3, 5, and 6 from work exempt from permits.**
- (5) Section 113 (Board of Appeals).
- (6) Section 116 (Unsafe Structures and Equipment).

Mr. Walton reported that the building codes and residential code say that a permit is not needed for a fence. This is removing that conflicting language from the adoption of the codes, so that permits will still be required.

Mr. Yenne asked why the proposal to remove

Sec. 14-102. Notice to inspector, certificate of satisfactory inspection, conformity with code.

Upon the completion of the installation of electrical wires and fixtures in any building for the supply and use of electrical energy, it shall be the duty of the person doing the same to notify the electrical inspector, or his assistant, who shall with reasonable speed inspect the same. Upon approval, the electrical inspector shall issue a certificate of satisfactory inspection. No certificate shall be issued unless all fixtures, wires, etc., connected therewith are in strict conformity with the rules and regulations set forth in this article; nor shall electrical current be turned on for any wiring fixture until a certificate of satisfactory inspection is issued. All electrical construction, all material, and all fixtures used in connection with electric work, for the distribution of electrical energy, shall be in conformity with sound engineering practices and the rules and regulations set forth in the electrical code adopted by the city. Deleted
(Ord. No. 07-1872, § 1, 11-19-2007; 4-6-15)

Mr. Walton stated right now the ordinance states that when the inspector returns from an inspection he must complete a certificate that says everything passed. The inspector is already leaving a notice of inspection on site. Therefore instead of requiring a separate certificate, this will allow the notice of inspection to be used. It simplifies the process.

Mr. Yenne asked for clarification regarding the addition to

Sec. 14-126. Miscellaneous prohibitions and regulations.

- (a) It shall be unlawful for the owner or occupant of any building or premises within this city to use, or to permit anyone else to use, any privy or water closet on such premises, that is connected with the sewer system of the city, unless the same shall be used in connection with sufficient water flowing into the sewer to keep the pipes connecting such privies or water closets with the sewers free from obstruction.
- (b) It shall be unlawful for the owner or occupant of any building where people reside or are regularly employed within reach of the sewer systems as provided by this article to fail to have at least one (1) water closet connected with the city sewer system; except, where two (2) adjoining buildings are owned and operated by the same person, only one (1) connection is required. The building owner or occupant is required to maintain the minimum number of plumbing facilities as required by the building code at all times.
- (c) If on account of the distance from the sewer system, any owner is not required to connect with the sewer system as provided in this article, then privies shall be made to conform with city ordinances now in effect or that may be enacted governing sanitation and outdoor privies.
- (d) It shall be unlawful for any person to throw or allow to be thrown, or deposited upon the surface of the ground or in any hole in or under the surface of the ground where such premises are within the distance prescribed to be connected with the sewer, any water

which has been used for domestic or manufacturing purposes, or any liquid or solid filth, feces or urine, after such 30-day period following the enactment and legal publication of this article.

(e) It shall be unlawful for any person or persons to make or have made any connection with the sanitary sewer system of the city that will permit any surface or drain water from the ground or roof of houses, or the overflowing of cisterns or cesspools, to enter any sanitary sewers, directly or indirectly; provided, however, that the drainage of cellars may be connected with said sanitary sewer system when made in accordance with the regulations in this article and by plans and specifications of the plumbing inspector and under his direct supervision.

(f) The use or specification of air admittance vents shall only be permitted upon written approval of the Building Official.

(g) It shall be unlawful for the owner or occupant of a building to install a grease interceptor that has not been sized by an architect or engineer and approved by the building official.

(h) It shall be the responsibility of the property owner to install or have installed a cleanout at the property line for all new or replacement private sewer services.

(Ord. No. 07-1872, § 1, 11-19-2007; 4-6-15)

David Van Riper, Public Works Director, reported that there are no clean outs. At this time, there are residents that are having backups and it is the resident's responsibility to clear up to the water tap. This will require contractors to place a clean out at the property line and anything from the home up to that point will be the homeowner's responsibility. Anything after the clean out to the water tap, will be the cities responsibility.

Mr. Yenne stated that is a change in city policy and will need to be discussed.

Mr. Van Riper stated at times the backups could be underneath a city road and could be costly. This keeps the contractor from tearing up city roads and alleviates any disputes between homeowner and the city about whose responsibility it is.

Mr. Walton stated that they are not going out and asking all residents to do this. It will only be at the time of repairs or upgrades to their systems.

Mr. Yenne asked for clarification on the removal of items on

ARTICLE IX. RESIDENTIAL CODE

Sec. 14-217. Amendments to code.

(a) The following parts of the 2012 Adopted International Residential Code are hereby deleted:

(1) The permit exception for fences in Section 105.2. Remove exceptions numbers 1, 2, 3, 5, and 10 from work exempt from permits.

(2) Section R112 (Board of Appeal).

(3) Section AE301 through AE306 (manufactured Housing Used as Dwellings – Permits, Fees and Inspections). Omit

(b) Sections AJ.102.2, AJ.201, AJ.301 and AJ.501.3 (Existing Buildings and Structures) of the 2012 Adopted International Residential Code are hereby supplemented as follows:

(1) If, within any twelve (12) months period, alterations or repairs costing in excess of fifty (50) percent of the then physical value of the building are made to an existing

building, such building shall be made to conform to the requirements of this code for new buildings.

(2) If an existing building is damaged by fire or otherwise in excess of fifty (50) percent of its then physical value before such damage is repaired, it shall be made to conform to the requirements of this code for new buildings.

(3) If the cost of such alterations or repairs within any twelve (12) month period or the amount of such damage as referred to in paragraph 2 is more than twenty-five (25) but not more than fifty (50) percent of the then physical value of the building the portions to be altered or repaired shall be made to conform to the requirements of this code for new buildings to such extent as the building official may determine.

(4) For the purpose of this section physical value of the buildings shall be determined by the Building Official.

(5) Repairs and alterations, not covered by the preceding paragraphs of this section, restoring a building to its condition previous to damage or deterioration, or altering it in conformity with the provisions of this code or in such manner as will not extend or increase an existing non-conformity or hazard, may be made with the same kind of materials as those of which the building is constructed; but not more than twenty-five (25) percent of the roof covering of a building shall be replaced in any period of twelve (12) months unless the entire roof covering is made to conform with the requirements of this code for new buildings.

(c) Section 1004 of the 2012 Adopted International Building Code is hereby referenced and supplemented as follows:

(1) For purposes of this section:

(a) Square footage of a single-family residential dwelling will be based on the square footage of living area on record with the county appraisal district.

(b) Occupant means any person who occupies a single-family dwelling as that person's principal place of residence, i.e., where such person usually sleeps.

(c) Owner means any person or entity that has legal title, whether singly or jointly, to the single family residential dwelling, or a person who has a right to possession of the single family residential dwelling due to tenancy or other agreement with the legal title owner.

(2) The number of occupants allowed in a single family residential dwelling is one per 200 square feet. For example, for a 2400 square foot house, no more than twelve (12) occupants are allowed.

(3) The building official shall give written notice, either through certified mail or hand delivery, to the owner and/or any occupant over the age of 18, of a violation of this section. The notice shall contain a date when the violation must be corrected. If the violation is not corrected, any person to whom the building official gave a written notice of violation may receive a citation. Each occupant in excess of the maximum number of occupants allowed shall be considered a separate violation.

(4) Variance. An owner that wishes to exceed the maximum number of occupants allowed may appear before city council to request a variance to this section. Factors to be considered by city council include but are not limited to parking, traffic, noise, age of occupants, and number of complaints in the past year related to the single family dwelling and to the owner.

(Ord. No. 07-1872, § 1, 11-19-2007; 10-21-12)

Mr. Walton stated currently the residential code exempts accessory structures such as sheds, fences, retaining walls, water tanks supports up to 5000 gal, sidewalks and driveways, painting on the inside of a house, prefabricated swimming pools, swings, window awnings, decks less than 200 square feet. This proposal is to remove the exemptions for sheds, fences, retaining walls, sidewalks and driveways, and decks, which conflicts with current ordinance and procedure.

Council member Melass asked if someone wanted to build a deck in the back yard would they have to pull a permit.

Mr. Walton stated yes. If the deck is attached to the home it could provide some lateral pull on the home if it is not properly supported, if it is above 30 inches it would require a guardrail, if it is a multi-story deck it would require an additional attachment, and it also has to adhere to the setbacks.

Mayor Rinehart asked if the city reviews the work when a fence permit is issued.

Mr. Walton stated that there is no inspection on a fence. Staff is reviewing the site plan with the applicant, the location of the fence and the type of fence. There was an instance where the contractor had pulled to the wrong pin and placed the fence in the wrong area, which then caused a battle between the property owners along that line regarding who was responsible to fix the fence. This should be a civil matter and not something that city should get involved in. Therefore, staff is no longer inspecting to avoid any conflicts with third parties.

Council member Melass asked for clarification on section 403.6 of

Sec. 14-181. Amendments to code.

(4) Section 403 is amended to add the following:

403.6 All ventilation systems installed in the unit, including central air and air conditioning window units, shall be maintained in working order. [Notification must be given to the city within 24 hours of loss of ventilation systems. Ventilation systems must be repaired within 72 hours. If repairs cannot be made within 72 hours, a timeline for the repairs must be submitted to the building official within 48 hours of the loss of hot water. Any changes to the timeline must be approved by the building official.](#)

Mr. Walton stated that this is currently in our ordinance for hot water and this is just adding it to the air conditioning units and applies to multi-family residential.

Mayor Rinehart asked if Mr. Crim had any other amendments to the fire code.

Mr. Crim stated no.

Mr. Walton stated that the question is now that the state mandates that we adopt the energy code including Chapter 11 of the 2015 International Residential Code, so do we leave the rest of the codes as is or do we do move them all. His recommendation is moving them all.

Mr. Yenne stated that is what City Council will need to consider and staff will find out what surrounding cities are doing.

Council member Melass stated she is hesitant to adopt the windstorm without all the facts.

Mr. Yenne asked that staff complete more research with other building officials to see what others are doing.

Mr. Walton stated he will contact surrounding building officials.

Mr. Crim stated that this is not only enhancing the international code but it is enhancing all other codes that regulate building requirements.

Council member Roznovsky asked what the mandated dates are.

Mr. Yenne stated one needs to be in place by September 1.

Mr. Walton invited Council members to attend the meeting on August 30 in the Civic Center Plaza Room 1 and 2 at 10:00 a.m. Lunch will be served as well. The meeting will help give a better understanding on what these amendments mean.

Council member Melass is there a legal requirement to be a contractor or can anyone do it.

Mr. Walton stated there is a legal licensing requirement to be a mechanical contractor, electrician or plumber. Other contractors just need to make sure they meet the state minimums on bonding and insurance.

Mr. Yenne asked if council wanted to proceed with adopting what's required at the next meeting on August 15th.

Council member Melass stated what she gathered is that Mr. Walton would also like to see code amendments that require landlords to install operable CO2 alarms and parking lot and driveway hygiene requirements.

Mr. Walton stated that is correct.

Mayor Rinehart all that is being done at the next meeting is adopting what is mandated by the State.

Council member Melass asked if he is recommending they adopt the appendix as well.

Mr. Walton stated he would recommend the appendix as they are currently written while removing the solar roof provisions.

Mr. Walton stated another item to consider would be house numbering. Currently the ordinance only applies to the contractor and he would like to see if apply to homeowners so that all the numbers meet the same requirements.

No further discussion was held.

ADJOURN

There being no further business the meeting adjourned at 7:36 p.m.

These minutes read and approved this _____ day of _____, 2016.

Joe Rinehart, Mayor

Alice A. Rodgers, City Secretary