



City of Green River
City Council Meeting
Agenda Documentation

Preparation Date: July 14, 2016	Department: CD – Building Inspection
Meeting Date: July 19, 2016	Department Head: Laura Profaizer
	Presenter: David Allred

Subject:

Consideration on 2nd reading an Ordinance amending Chapter 7 of the Green River Code of Ordinances to update to the latest editions of the International Building Code Family and the latest National Electrical Code, and adopting the 2015 International Existing Building Code.

Background/Alternatives:

The latest edition of the International Building Code family has been released for adoption. Per Wyoming State Statute, municipalities who have local jurisdiction must adopt the same codes that the State of Wyoming has adopted. These include the 2015 International Building Code, 2015 International Existing Building Code, 2015 International Mechanical Code, 2015 International Fuel Gas Code, 2015 International Fire Code and the 2014 National Electrical Code.

In addition to the above state mandated updates, the ordinance also includes updates to the 2015 International Residential Code (previous adopted version is 2006), 2015 International Plumbing Code (previous adopted version is 2012), and the 2015 International Property Maintenance Code (previous adopted version is 2012).

The City adopts the codes by reference within Chapter 7 of the Code of Ordinances of the City of Green River. Chapter 7 also provides specific added amendments to the codes to make the codes more applicable to Green River. The attached ordinance shows the amendments. Some amendments are staying the same from the previous code versions, but some are amended. In the attached ordinance, the red signifies deletions and the blue signifies additions.

In addition to the specific added amendments, contractors should be aware that there are many additional updates/changes within the new code family that are different from the last editions. It is the contractor's responsibility to stay educated on the latest editions that are adopted in each community. The Community Development Department has a full set of the code books available for any contractor to look at in the office during regular office hours.

Attachments:

Ordinance for 2nd Reading (with correction as noted in last meeting)

Fiscal Impact:

None

Staff Impact:

Minimal – time to educate the public on the changes

Legal Review:

City Attorney approval received on 6/21/16

City Prosecuting Attorney approval received on 6/24/16

Suggested Motion:

I move to approve on second reading an Ordinance adopting, with amendments, the 2015 editions of the International Building Code, Residential Code, Existing Building Code, Plumbing Code, Mechanical Code, Property Maintenance Code, Fuel Gas Code and Fire Code, and the 2014 National Electrical Code.

ORDINANCE NO. 16-_____

AN ORDINANCE AMENDING ARTICLES II THROUGH VIII OF CHAPTER 7 OF THE GREEN RIVER CODE OF ORDINANCES, CITY OF GREEN RIVER, STATE OF WYOMING, ADOPTING AND AMENDING THE ORDINANCE TO UPDATE TO THE MOST RECENT EDITIONS OF THE VARIOUS CODES, AND ADOPTING THE 2015 EXISTING BUILDING CODE.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GREEN RIVER, STATE OF WYOMING,

Section 1: That Chapter 7, Article II. Building Code, be and hereby is amended to read as follows:

ARTICLE II. BUILDING CODE

Sec. 7-16. ~~2012~~2015 International Building Code adopted; amendments.

a. The ~~2012~~2015 International Building Code, including appendices chapters B, and J, are hereby adopted by reference and incorporated herein as part of this section as fully as if completely set out herein. One copy of such code shall be kept on file at all times in the office of the city clerk or city building inspector for examination and inspection.

b. The following sections of the ~~2012~~2015 International Building Code are amended, deleted or added as follows:

1. Section 101.4 entitled "Referenced Codes" is deleted.
2. Add Section 105.2.14 Detached membrane structures with floor area not exceeding two hundred fifty (250) square feet that meet the following conditions:
 - A. The structure complies with all current zoning requirements as indicated by an approval letter after zoning review.
 - B. No more than one membrane structure per residential lot will be allowed.
 - C. Membrane structures must be factory manufactured units.
 - D. Membrane structures used for vehicle parking or storage shall be placed on and secured to a minimum 3½-inch thick concrete slab, the method of attachment and thickness of concrete at attachment locations shall be as recommended by the manufacturer.
 - E. Membrane structures not used for vehicle parking or storage shall be anchored as recommended by the manufacturer.

~~Section 3 is amended to read as follows:~~

3. Section 903.2.8 entitled "Group R" is amended to read: An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Exceptions: 1. Detached one- and two- family dwellings and multiple single family dwellings (townhouses) that are constructed in accordance with the International Residential Code for One- and Two- Family Dwellings, and have a floor area of less than 5,000 square feet.

~~Section 4 is amended to read as follows:~~

4. Add Section 1301.1.2 to Chapter 13 of the International Building Code ~~is amended~~ to read as following:

1301.1.2. Commercial Buildings

~~A Comcheck compliance report using the 2012 Edition of the International Energy Conservation Code (IECC)~~ A building energy analysis indicating compliance with the current adopted IECC shall be submitted with the proposed building plans at the time

of application for review and comment. ~~Only the building envelope calculations are required.~~

Exception: IBC Occupancies S-1, S-2, F-1, F-2, & U are exempt ~~for~~ from the above requirement.

~~Section 5 is amended to read as follows:~~

5. Chapter 27 entitled "Electrical" is deleted.

~~Section 6 is amended to read as follows:~~

6. The opening paragraph of Appendix B Section 101.2.2 is amended to read "It is recommended that the board of appeals consist of five (5) individuals, one from each of the following professions or disciplines: the remaining subparagraphs numbered 1 through 5 shall remain the same.

(Ord. No. 1024, § 1, 2-28-77; Ord. No. 85-23, § 1, 9-3-85; Ord. No. 94-4, § 1, 4-5-94; Ord. No. 94-11, § 1, 7-5-94; Ord. No. 00-05, § 1, 6-20-00; Ord. No. 03-07, § 1, 10-7-03; Ord. No. 06-02, § 1, 3-7-06; Ord. No. 07-04, § 1, 8-21-07; Ord. No. 12-09, § 1, 10-17-12)

State Law reference— Authority to adopt building code by reference, W.S. 1977, 15-1-120B.

Sec. 7-17. ~~2006-2015~~ International Residential Code adopted; amendments.

a. The ~~2006-2015~~ International Residential Code, including appendices chapters A, B, C, E, F, G and H, excepting those sections specifically deleted or amended herein, are hereby adopted by reference and incorporated herein as part of this section as fully as if completely set out herein. One copy of such code shall be kept on file at all times in the office of the city clerk or city building inspector for examination and inspection.

b. The following sections of the ~~2006-2015~~ International Residential Code are amended, deleted or added as follows:

1. Table R301.2(1) shall be completed with the following information:

Ground Snow Load = 20

Wind Speed = ~~90~~115

Seismic Design Category = C

Weathering = Severe

Frost Line Depth = 42"

Termite = None to slight

Decay = None to slight

Winter Design Temp = -20 F

Ice Shield Underlayment Required = Yes

Flood Hazard = 2000 FIRM

Air Freezing Index = 2282

Mean Annual Temp = 42.7F

2. Section R105 Permits is amended as follows:

A. Section R105.2. "Work exempt from a permit, Building" items 1. and 2. are amended to read as follows:

1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet and has a total building height of no more than 10.5 feet.

2. Fences not exceeding 6 feet in height.

B. Section R105.5 entitled "Expiration" is amended to read:

R105.5 Expiration. Building permits will only be issued for the entire project and shall automatically expire one year after date of issuance.

~~A1.~~ Building permit extensions may be applied for, and the building inspector may allow the same when good cause is shown. In no case shall a building

permit, including all authorized extensions exceed twenty-four (24) months from the original date of issuance unless the applicant can demonstrate consistent and continuous improvements on the site, in which case, two (2) additional extensions of not more than six (6) months may be permitted.

~~B2.~~ Upon expiration of the building permit and any extensions thereto, all further construction activity on the project must stop. If the project is still incomplete the permit holder shall have ten (10) days to disassemble the structure unless an extension is granted by the city council at a regular public hearing. Failure to do so may result in the city removing the structure and all resulting costs incurred by the city shall be billed to the permit holder.

~~C. Appeals of the building inspector's decision to deny a building permit shall filed with the Board of Adjustment in accordance with the requirements of the Green River Code.~~

3. Section R302 Fire-Resistant Construction is amended as follows:

A. Section R302.2 entitled "Townhouses" is amended by adding an option 3 to read as follows: "The separation provisions may be obtained by either two 1-hour walls or one 2-hour wall."

B. Section R302.13 entitled "Fire protection of floors" is deleted in its entirety.

4. Section R313 Automatic Fire Sprinkler Systems is amended as follows:

A. Section 313.1 entitled "Townhouse automatic fire sprinkler systems" is deleted in its entirety.

B. The opening paragraph of Section R131.2 entitled "One- and two-family dwellings automatic fire systems" is amended to read "An automatic residential fire sprinkler system is not required in one- and two-family dwellings and townhouses that are constructed in accordance with the International Residential Code for One- and Two- Family Dwellings, and have a floor area of less than 5,000 square feet."

5. Section R403.1.1 is amended to read, "Minimum size, Footings shall be at least 8" x 16" and be provided with a minimum of 3 - #4 bars in the footing."

46. Section R404.1.2 is amended to read, "Concrete Foundation Walls. Concrete Foundation walls shall be minimum 8" thick and reinforced with #4 bars 18" on center vertically and horizontally, unless designed by a registered design professional."

57. Section ~~R404.1~~R404.1.1 entitled "Design required" is amended by adding a third condition to read as follows: "3.6. Foundation walls built to City standards."

~~6. Section M1601.3.1 is amended by adding "Exemption: Ducts located entirely within the conditioned space."~~

~~7. Section N1102, Table N1102.1 is amended as follows:~~

Wood Frame Wall	R-Value	21
Mass Wall	R-Value	21
Floor	R-Value	21
Crawl Space	R-Value	20

8. Delete Table R602.7.5 and replace with the American Wood Council recommendations RB229-16 as follows:

MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS^a

<u>Maximum Header Span (Feet)</u>	<u>Ultimate Design Wind Speed and Exposure Category</u>	
	<u><140 MPH, Exposure B</u>	<u><130 mph, Exposure B^b</u>
	<u>Or</u>	
	<u><130 mph, Exposure C</u>	
<u>4</u>	<u>1</u>	<u>1</u>

<u>6</u>	<u>2</u>	<u>1</u>
<u>8</u>	<u>2</u>	<u>1</u>
<u>10</u>	<u>3</u>	<u>2</u>
<u>12</u>	<u>3</u>	<u>2</u>
<u>14</u>	<u>3</u>	<u>2</u>
<u>16</u>	<u>4</u>	<u>2</u>
<u>18</u>	<u>4</u>	<u>2</u>

^aFor header spans between those given above, use the minimum number of full-height studs associated with the larger header span.

^bThe tabulated minimum number of full-height studs is applicable where Jack studs are provided to support the header at each end in accordance with 602.7.1(1). Where a framing anchor is used to support the header in lieu of a jack stud in accordance with footnote “d” of Table 602.7(1), the minimum number of full height studs at each end of a header shall be in accordance with the requirements for wind speed > 140 mph, exposure.

(Ord. No. 03-07, § 2, 10-7-03; Ord. No. 06-02, § 2, 3-7-06; Ord. No. 07-04, § 2, 8-21-07)

Editor's note— Ord. No. 03-07, § 2, adopted Oct. 7, 2003, amended § 7-17 to read as set forth herein. Formerly, § 7-17 pertained to amendments to the Uniform Building Code and derived from Ord. No. 1024, §§ 3—9, adopted Feb. 28, 1977, Ord. No. 85-23, §§ 2—6, adopted Sept. 3, 1985, and Ord. No. 00-05, § 2, adopted June 20, 2000.

Sec. 7-18. Reserved.

Editor's note— Ord. No. 07-04, § 3, adopted Aug. 21, 2007, repealed § 7-18, which pertained to foundations and derived from Ord. No. 94-4, § 4, adopted Apr. 5, 1994; and Ord. No. 96-10, § 1, adopted Oct. 1, 1996.

Sec. 7-19. Structures built at the city horse corrals exempt.

Structures built for the sole purpose of housing animals upon land located within the area designated as the City Horse Corrals are specifically exempted from the requirements set forth in this chapter.

(Ord. No. 97-3, § 1, 6-2-97)

Secs. 7-20, ~~7-30. Reserved.~~ 2015 International Existing Building Code adopted.

The 2015 International Existing Building Code is hereby adopted by reference and incorporated herein as part of this section as fully as if completely set out herein. One copy of such code shall be kept on file in the office of the city clerk or city building inspector for examination and inspection.

Secs 7-21 -- 7-30. Reserved

Section 2: That Chapter 7, Article III. International Plumbing Code, be and hereby is amended to read as follows:

ARTICLE III. INTERNATIONAL PLUMBING CODE

Sec. 7-31. ~~2012-2015~~ International Plumbing Code adopted; amendments.

a. All plumbing within the city shall be installed, repaired and maintained in accordance with the ~~2012-2015~~ International Plumbing Code, including all appendices. The ~~2012-2015~~ International Plumbing Code is hereby adopted by reference and incorporated herein as part of

this section as fully as if completely set out herein. One copy of such code shall be kept on file at all times in the office of the city clerk or city building inspector for examination and inspection.

b. The following sections of the 2015 International Plumbing Code ~~Sections 305.6-305.4 Freezing and 305.6.1-305.4.1 Sewer depth of the International Plumbing Code~~ are hereby amended to read as follows:

1. Section 305.6-305.4-305.4 entitled "Freezing" shall be amended to read as follows: ~~Freezing~~—Water, soil and waste pipes shall not be installed outside of a building, in attics or crawl spaces, concealed in outside walls, or in any other place subjected to freezing temperature unless adequate provision is made to protect such pipes from freezing by insulation or heat or both. Exterior water supply system piping shall be installed not less than 72" inches below grade.
2. Section 305.4.1. entitled "Sewer depth" shall be amended to read as follows: ~~305.6.1-305.4.1 Sewer depth~~—Building sewers shall be a minimum of 42 inches below grade unless adequate provision is made to protect such pipes from freezing by insulation or heat or both.

(Ord. No. 1024, § 10, 2-28-77; Ord. No. 94-4, § 2, 4-5-94; Ord. No. 00-05, § 3, 6-20-00; Ord. No. 03-07, § 3, 10-7-03; Ord. No. 07-04, § 4, 8-21-07; Ord. No. 12-09, § 2, 10-17-12)

State Law reference— Authority to adopt plumbing code by reference, W.S. 1977, 15-1-120.

Sec. 7-32. Reserved.

Editor's note— Section 8 of Ord. No. 85-23, adopted Sept. 3, 1985, repealed § 7-32, concerning plumbing permit fees, as derived from § 11 of Ord. No. 1024, adopted Feb. 28, 1977.

Secs. 7-33—7-45. Reserved.

Section 3: That Chapter 7, Article IV. International Mechanical Code, be and hereby is amended to read as follows:

ARTICLE IV. INTERNATIONAL MECHANICAL CODE

Sec. 7-46. ~~2012-2015~~ International Mechanical Code adopted.

All heating systems, ventilating systems, cooling systems, refrigeration systems, incinerators or other miscellaneous heat-producing appliances within the city shall be installed, repaired and maintained in accordance with the ~~2012-2015~~ International Mechanical Code, including all appendices. The ~~2012-2015~~ International Mechanical Code is hereby adopted by reference and incorporated herein as part of this section as fully as if completely set out herein. One copy of such code shall be kept on file at all times in the office of the city clerk or city building inspector for examination and inspection.

(Ord. No. 00-05, § 4, 6-20-00; Ord. No. 03-07, § 4, 10-7-03; Ord. No. 07-04, § 5, 8-21-07; Ord. No. 12-09, § 3, 10-17-12)

Secs. 7-47—7-60. Reserved.

Section 4: That Chapter 7, Article V. Property Maintenance Code, be and hereby is amended to read as follows:

ARTICLE V. PROPERTY MAINTENANCE CODE

Sec. 7-61. ~~2012-2015~~ International Property Maintenance Code adopted.

The ~~2012~~-2015 International Property Maintenance Code is hereby adopted by reference and incorporated herein as part of this section as fully as if completely set out herein. One copy of such code shall be kept on file in the office of the city clerk or city building inspector for examination and inspection.

- a. That section 302.4 of the ~~2012~~-2015 International Property Maintenance Code is amended to read, "Twelve (12) inches as the maximum weed height."
- b. Delete 304.14 Insect screens.
- c. Delete 602.3 Heat supply.
- d. Delete 602.4 Occupiable work spaces.

(Ord. No. 1024, § 2, 2-28-77; Ord. No. 94-4, § 3, 4-5-94; Ord. No. 00-05, § 5, 6-20-00; Ord. No. 03-07, § 5, 10-7-03; Ord. No. 07-04, § 6, 8-21-07; Ord. No. 12-09, § 4, 10-17-12)

State Law reference— Authority to adopt codes by reference, W.S. 1977, 15-1-120.

Secs. 7-62—7-75. Reserved.

Section 5: That Chapter 7, Article VI. National Electrical Code, be and hereby is amended to read as follows:

ARTICLE VI. NATIONAL ELECTRICAL CODE

Sec. 7-76. ~~2011~~-2014 National Electrical Code ([NEC](#)) adopted.

The National Electrical Code as promulgated by NFPA 70, the latest edition as adopted by the Wyoming State Fire Marshal's Office is hereby adopted by reference and incorporated herein as part of this section as fully as if completely set out herein. One copy of such code shall be kept on file at all times in the office of the city clerk or city building inspector for examination and inspection.

(Ord. No. 03-07, § 6, 10-7-03; Ord. No. 07-04, § 7, 8-21-07; Ord. No. 08-05, § 1, 7-17-08; Ord. No. 12-09, § 5, 10-17-12)

Secs. 7-77—7-90. Reserved.

Section 6: That Chapter 7, Article VII. International Fuel Gas Code, be and hereby is amended to read as follows:

ARTICLE VII. INTERNATIONAL FUEL GAS CODE

Sec. 7-91. ~~2012~~-2015 International Fuel Gas Code adopted.

The ~~2012~~-2015 International Fuel Gas Code is hereby adopted by reference and incorporated herein as part of this section as fully as if completely set out herein. One copy of such code shall be kept on file in the office of the city clerk or city building inspector for examination and inspection.

(Ord. No. 03-07, § 7, 10-7-03; Ord. No. 07-04, § 8, 8-21-07; Ord. No. 12-09, § 6, 10-17-12)

Secs. 7-92—7-105. Reserved.

Section 7: That Chapter 7, Article VIII. International Fire Code, be and hereby is amended to read as follows:

ARTICLE VIII. INTERNATIONAL FIRE CODE

Sec. 7-106. ~~2012~~2015 International Fire Code adopted.

The ~~2012~~2015 International Fire Code, including appendix chapters A, B, C, D, E, F, and G, is hereby adopted by reference and incorporated herein as part of this section as fully as if completely set out herein. One copy of such code shall be kept on file in the office of the city clerk or city building inspector for examination and inspection.

(Ord. No. 03-07, § 8, 10-7-03; Ord. No. 07-04, § 9, 8-21-07; Ord. No. 12-09, § 7, 10-17-12)

Secs. 7-107—7-119. Reserved.

Sec. 7-120. Penalty.

Anyone convicted of violating any section of this chapter shall be punished by a fine of not more than seven hundred fifty dollars (\$750.00), to which the court may add restitution for costs incurred by the city. Any person who commences any work before obtaining the necessary permit(s) may be subject to an investigation fee as determined by the community development director or senior building inspector and his/her designee. The investigation fee shall be one hundred dollars (\$100.00) or equal to twice the permit fee, whichever is greater.

(Ord. No. 06-02, § 3, 3-7-06; Ord. No. 12-09, § 7, 10-17-12)

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2016.

Pete Rust, Mayor

ATTEST:

Chris Meats, City Clerk

First Reading: July 5, 2016

Second Reading: _____

Third Reading: _____