

AGENDA ITEM 3 A

MUNICIPAL CODE AMENDMENT – SECTION 150

AND

ADOPTION OF THE 2006 I-CODES

PLANNING COMMISSION MEETING

JULY 15, 2010

Memorandum



To: Planning Commission Members
From: Jeff Sinnett, Chief Building Official
Date: 7/8/2010
Re: Adopt New Building Codes

Agenda Item 3A: Amendment to Section 150 of the La Vista Municipal Code and adoption of the 2006 International Building Code with amendments.

A public hearing has been scheduled to consider the adoption of the 2006 I-Codes, which consist of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Energy Conservation Code and the 2008 National Electric Code.

This adoption would bring La Vista in line with the building codes of other existing metro area communities. Staff is recommending several amendments to the I-Codes which will be presented further during the meeting. These amendments would not compromise building safety or add any costs to buildings. Copies of the 2006 I-Codes are available in the Building Inspector's Office and can be reviewed upon request.

Staff Recommendation Item 3A: Recommend approval of the proposed adoption of the 2006 I-Codes with amendments recommended by the Chief Building Official as they are consistent with codes of surrounding jurisdictions.

150.01 BUILDING CODE ADOPTED BY REFERENCE

Change

The International Building Code, 2006 Edition Chapters 1 thru 35 inclusive, Appendix "I" Patio Covers, J Grading.

The International Residential Code, 2006 Edition Chapters 1 thru 42 inclusive, Appendixes "G" Pools, Hot-tubs, Spas, "H" Patio Covers "J" Existing Buildings and Structures, "K" Sound Transmission, 1985 Abatement for Dangerous Building Code.

Add

With the following amendments to the IBC 2006 edition:

105.2 Work Exempt from a permit.

Change

Item #1 Change 120 to 80 square feet.

Delete

Item #2 Fences not over 6 feet tall.

Delete

Item #6 Delete entirely.

Change

Item #9 Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep and installed entirely above ground.

903 Automatic Sprinkler Systems

Add

903.2.1.6 Any Group "A" Occupancies with Alcoholic Beverages. An automatic sprinkler system shall be installed throughout the building with any Group "A" exceeding 1000 square feet and where there is liquor, wine, or beer license issued and /or where the occupants consume alcoholic beverages.

Delete

907.1.1 Construction Documents

907.1.2 Equipment

Add

1601.2 Criteria. The climate and geographical design criteria for building construction in La Vista Nebraska shall be: **1**-Ground/snow load 30 lbs psf. **2**-Wind speed 90 MPH for a 3 second gust with exposure "C", **3**-Seismic Design Category "B". **4**-Weathering probability for concrete "B". **5**-Frost line depth 42 inches. **6**- Termites, Moderate to heavy. **7**-Decay, slight to moderate. **8**-Winter design temperature, minus 5 degrees.

Add

1804.4 Collapsible Soils. Portion of the Omaha Metro area are underlain by low init weight soils that can collapse when saturated. Additional studies shall be made to evaluate the presence and extent of the collapsible soils and to asses the effects of any collapsible soils identified at the site on the performance of the structure

Add

2303.4.1.2.1 Markings. Each truss shall be legibly branded, marked, or otherwise have permanently affixed thereto the following information located within 2 feet of the center of the span on the face of the bottom chord; **1**- Identify the company manufacturing the truss. **2**- The design load. **3**- The spacing of the truss.

Delete

3401.3 Compliance with other codes.

International Fire Code, International Private Sewage Disposal Code.

Add

With the following amendments to the IRC 2006 edition:

R105.2 Work Exempt from a permit.

Change

Item #1 Change from 200 square feet to 80 square feet.

Delete

Item #2 Fences not over 6 feet.

Delete

Item #5 Entirely

Change

Table R301.5. Change sleeping rooms live load to 40 psf

- Add* **R305 Minimum height, exceptions.** #5 add, that the Building Official shall have the authority to waive the requirement of this section where pre-existing conditions will not allow the requirement to be met.
- Add* **R311.5.2 Headroom.** Add the following as a second paragraph: The building Official shall have the authority to waive the requirements of this section where pre-existing conditions will not allow the requirements to be met.
- Add* **R311.5.6.2 Continuity.** Add exception 3 to read: Handrails for stairways shall be permitted to have no more than a 4" break (102mm) due to wall offsets and other ornamental features.
- Change* **R319.1 Location Required.** Change location #2 to read as follows: All wood framing members, sills, or plates that rest on concrete or masonry exterior walls.
- Delete* **R319.1.1 Field treatment.** Delete this section in its entirety.
- Delete* **R320.1.2 Field treatment.**
Delete this section entirely
- Change* **R502.6.2 Joist framing.** Change to read as follows: Joists framing into the side of a wood girder shall be supported by approved framing anchors.
- Delete* **R506.2.2 Base.** Delete this section entirely.
- Change* **R703.7.4.2 Air space**
Change minimum from 1 inch to 1/2 inch (13mm).
- Add* **Table R802.11 Required Strength of Truss or Rafter Connections to Resist Wind Uplift Forces.** Add footnote G to read as follows: g. Wind uplift calculations, prepared by a structural engineer, shall be provided at the time of the framing inspection, for all structures built without uplift connections as prescribed by this table.
- Change* **Table R905.2.8.2 Valley Lining Material.** In the gage column, for Galvanized steel, delete the number 26, and replace it with 28.
- Change* **R905.3.8 Flashing** Change first sentence to read as follows: At the juncture of roof vertical surfaces, flashing and counter flashing shall be provided in accordance with this chapter and the manufacturer's installation instructions and, where of metal, shall not be less than 0.018 inches (0.4mm) (No. 28 galvanized sheet gage) corrosion-resistant metal.
- Change* **R905.7.6 Valley Flashing** Change to read as follows: Roof flashing shall be not less than No. 28 gage (0.018 inches) (0.4mm) corrosion resistant sheet metal.
- Change* **R905.8.8 Valley Flashing** Change to read as follows: Roof flashing shall not be less than No. 28 gage (0.018 inches) (0.4mm) corrosion resistant sheet metal and shall extend at least 11 inches (279mm) from the centerline.
- Add* **R907.3 Re-covering versus replacement.** Add to condition number 2: wood shingles.
- Add* **N1102.2, Compliance.** Add the following exception after the section to read: Single family dwellings, two family dwellings and townhomes with a window to wall ratio greater than 15% must conform to the State of Nebraska Energy Code.

150.02 MECHANICAL CODE ADOPTED BY REFERENCE.

Change after, designated as, International Mechanical Code including all appendices, 2006 Edition, International Fuel Gas Code, 2006 Edition
Change after, published by the, International Code Council.
Change after, conditions and terms of such, International Mechanical Code, International Fuel Gas Code, 2006 Edition

150.04 PLUMBING CODE ADOPTED BY REFERENCE

Change after designated as, International Plumbing Code, Appendix "C" Gray Water Recycling System, Appendix "E" Sizing of Water Piping System, Appendix "F" Structural Safety, Appendix "G" Vacuum Drainage System, 2006 Edition
Change after, terms of such, International Plumbing Code, 2006 Edition

150.05 ELECTRICAL CODE ADOPTED BY REFERENCE

Change after designated as National Electric Code, the 2008 Edition
Change after terms of such National Electric Code, 2008 Edition