

Adoption of 2018 International Building Code.

IBC Chapter 1, Section 101.1 Title–Amended
IBC Chapter 1, Section 101.4.1 Gas–Amended.
IBC Chapter 1, Section 101.4.3 Plumbing–Amended.
IBC Chapter 1, Section 101.4.6 Energy Deleted
IBC Chapter 1, Section 101.4.8 Electrical Amended
IBC Chapter 1, Section 106.1 Live Loads - Amended
IBC Chapter 1, Section 108.3 Temporary power–Amended.
IBC Chapter 1, Section 110.3 Required Inspections – Amended
IBC Chapter 1, Section 117 Residential Contractor Licenses - Added
IBC Chapter 2, Section 202 Definitions–Amended.
IBC Chapter 3, Section 312 Utility and Miscellaneous Group U–Amended.
IBC Chapter 4, Section 402.6.4 Plastic signs–Deleted.
IBC Chapter 4, Section 403.1 Applicability–Amended.
IBC Chapter 4, Section [F] 404.3 Automatic sprinkler protection–Amended.
IBC Chapter 9, Section [F] 903.2 Where required–Amended.
IBC Chapter 10, Table 1004.1.2 Maximum floor area allowances per occupant–
Amended.
IBC Chapter 11, Section 1104.4 Multilevel buildings and facilities–Amended.
IBC Chapter 14, Section 1406.15 Grounding Amended
IBC Chapter 15, Section [P] 1502.1 Roof drainage–Amended.
IBC Chapter 16, Section 1603.1 Construction documents–Amended.
IBC Chapter 16, Section 1604.1 General–Amended.
IBC Chapter 16, Section 1608 Snow loads–Amended.
IBC Chapter 16, Section 1612 Flood loads–Amended.
IBC Chapter 18, Section 1804.5 Grading and fill in flood hazard areas–Amended.
IBC Chapter 18, Section 1808.6.1.1 Frost protection–Added.
IBC Chapter 27, Section 2701.1 Scope–Amended.
IBC Chapter 29, Section 2901.1 Scope–Amended.
IBC Chapter 31, Section 3109 Swimming pool enclosures and safety devices–Deleted.
IBC Chapter 32, Section 3202.1.4 Space below sidewalk–Added.
IBC Chapter 32, Section 3202.5 Projection into alleys–Added.
IBC Chapter 33, Section 3308 Temporary use of streets, alleys, and public property–
Deleted.
IBC Appendix I, Section I105.2 Footings–Amended.
IBC Appendix J, Section J101.2 Flood hazard areas–Amended.
IBC Appendix J, Section J110 Erosion control - deleted

Adoption of 2018 International Building Code

There is adopted by the City that certain code, recommended by the International Code Council, known as the International Building Code, 2018 edition. The code is adopted for all occupancies except one- and two-family dwellings. A copy of the same is on file in the office of the City of Summerset.

IBC Chapter 1, Section 101.1 Title–Added.

IBC Chapter 1, Section 101.1 Title, is hereby amended to read in its entirety as follows:

101.1 Title. These regulations shall be known as the Building Code of the City of Summerset, hereinafter referred to as “this code.”

IBC Chapter 1, Section 101.4.1 Gas-Amended.

IBC Chapter 1, Section 101.4.1 Gas, is hereby amended to read in its entirety as follows:

101.4.1 Gas. The provisions of the Montana Dakota Utilities Gas Code shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

IBC Chapter 1, Section 101.4.3 Plumbing-Amended.

IBC Chapter 1, Section 101.4.3 Plumbing, is hereby amended to read in its entirety as follows:

101.4.3 Plumbing. The provisions of the current plumbing code adopted by the South Dakota State Plumbing Commission, shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

IBC Chapter 1, Section 101.4.6 Energy-Deleted.

IBC Chapter 1, Section 101.4.6 Energy, is hereby deleted in its entirety.

IBC Chapter 1, Section 101.4.8 Electrical-Amended

IBC Chapter 1, Section 101.4.8 Electrical, is hereby added to read in its entirety as follows:

101.4.8 Electrical. The provisions of the current electrical code adopted by the State of South Dakota shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

IBC Chapter 1, Section 106.1 Live loads posted-Amended.

IBC Chapter 1, Section 106.1 Live loads posted, is hereby amended to read in its entirety as follows:

106.1 Live loads posted. Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed

100 psf, such design live loads shall be conspicuously posted by the owner in that part of each story in which they apply, using durable signs. It shall be unlawful to remove or deface such notices.

IBC Chapter 1, Section 108.3 Temporary power-Amended.

IBC Chapter 1, Section 108.3 Temporary Power, is hereby amended to read in its entirety as follows:

108.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in the current electrical code adopted by the State of South Dakota.

IBC Chapter 1, Section 110.3 Required Inspections-Amended.

IBC Chapter 1, Section 110.3 Required inspections, is hereby amended to read in its entirety as follows:

110.3 Inspections. The Building Official, upon notification, may make the inspections set forth in Section 110.3.1 through 110.3.11.

IBC Chapter 1, Section 117 Residential Contractor Licenses-Added.

RESIDENTIAL CONTRACTOR LICENSES

For the purposes of this chapter, the following definitions shall apply.

A. **CONSTRUCTION SUPERVISOR.** The individual who has passed the Residential Contractor Board's examination and has been designated by a residential building contractor or residential roofing contractor as the person responsible for the personal supervision of residential building contracting or residential roofing contracting.

B. **EMPLOYEE.** A person whose compensation for construction work is reported by the employer on an Internal Revenue Service W-2 Form and is also otherwise considered an employee under applicable law.

C. **FIRM.** A partnership, limited partnership, limited liability partnership, limited liability limited partnership, limited liability company, corporation or other legal entity.

D. **OFFICER.** When used in reference to a firm, as defined above, an individual who is a limited or general partner in any type

of partnership, a member or manager of a limited liability company, or an officer or director of a corporation

E. PERSONAL SUPERVISION. The construction supervisor's oversight and direction of the residential building contracting that includes the following:

1. A construction supervisor is available to employees supervised and city inspectors.
2. A construction supervisor is able to and does determine that all work performed is in compliance with this chapter and all city ordinances, rules, regulations, and state law.

F. RESIDENTIAL BUILDING CONTRACTING. The enlargement, alteration, repair, improvement, conversion or new construction of any 1-family or 2-family dwelling, or any accessory building or structure associated with a 1-family or 2-family dwelling for which a building permit is required.

G. RESIDENTIAL BUILDING CONTRACTOR. A person or firm who for compensation or other consideration undertakes or offers to undertake residential building contracting.

H. RESIDENTIAL ROOFING CONTRACTING. The alteration, repair or improvement of the roof of any 1-family or 2-family dwelling for which a building permit is required.

I. RESIDENTIAL ROOFING CONTRACTOR. A person or firm who for compensation or other consideration undertakes or offers to undertake residential roofing contracting.

117.1 License required.

A. It is unlawful for any person or firm to conduct, carry on or engage in residential building contracting, or act in the capacity of a residential building contractor, without first obtaining from the City of Summerset a valid residential building contractor's license.

B. It is unlawful for any person or firm to conduct, carry on or engage in residential roofing contracting, or act in the capacity of a residential roofing contractor, without first obtaining from the City of Summerset a valid residential roofing contractor's license

C. The following exceptions do not require a license:

1. Employees of a licensee if they are under the personal supervision of a construction supervisor;
2. Persons engaged in other construction trades for which licenses are required by the city when that person is performing work commensurate with the respective license;
3. A landlord for work to be done on his or her property when

the landlord is acting as his or her own contractor. A landlord may not build more than 1 single-family dwelling in a 3-year period without obtaining a contractor's license; and

4. A homeowner who builds, constructs, alters, repairs, adds to or demolishes any building or structure or any portion thereof that constitutes the owner's residence or a building or structure accessory thereto that is intended for the owner's personal use. An owner may not build more than 1 single-family dwelling in a 3-year period without obtaining a contractor's license, provided he or she occupies the dwelling a minimum of 1 year after the final inspection is approved.

D. The holder of a residential building contractor's license may undertake residential roofing contracting without the requirement for a separate residential roofing contractor's license

117.2 License application.

A. License Application. Any person or firm desiring to engage in the business of residential building contracting or residential roofing contracting shall first make an application for a license therefor to the building official on forms furnished by the Building Official.

B. Proof of excise tax number. Applicants for a residential contractor's license and residential roofing contractor's license shall be required to supply a copy of their South Dakota excise tax license.

C. South Dakota address and phone number. Applicants for a residential contractor's license and residential roofing contractor's license shall be required to furnish the name, address and phone number of an agent residing in South Dakota. Any firm required to file organizing or incorporating documents with the Secretary of State shall furnish proof that it is a validly existing legal entity authorized to transact business in South Dakota.

D. License application fees. Each person applying for a residential contractor's license or residential roofing contractor's license shall pay the required fee. The fee for new licenses, and renewal of licenses shall be set by resolution of the Board of Commissioners.

115.4 Insurance.

A. Liability Insurance. Liability insurance shall be required of every residential contractor and every residential roofing contractor. Every applicant for a residential contractor's license or residential roofing contractor's license shall present to the building official for review a valid certificate of insurance at the time of application. It shall be the duty of every residential contractor and every residential roofing contractor to continually maintain valid liability insurance. The minimum required general aggregate liability shall be \$1,000,000 with \$300,000 fire damage and \$1,000,000 each occurrence.

B. Worker's compensation insurance. In accordance with South

Dakota state law, proof of worker's compensation insurance shall be verified prior to the issuance of a license.

115.5 License use.

Supervision required. No licensed residential building contractor or licensed residential roofing contractor shall allow his or her name to be used by any other person directly or indirectly, either to obtain a building permit or to perform residential building contracting or residential roofing contracting outside his or her personal supervision. Any subcontractor working for a licensed contractor shall also be licensed.

A. Termination or Separation of Designated Construction Supervisor. It shall be the duty of each residential building contractor and residential roofing contractor to immediately notify the building official in writing upon the designation of a new construction supervisor or the termination or separation of a designated construction supervisor listed on the contractor's license.

1. Upon the termination or separation of a designated construction supervisor, the contractor's license shall expire ten (10) business days following such separation or termination unless

- i. There is another construction supervisor listed on its license;
- ii. The contractor immediately designates another construction supervisor who has passed the examination; or
- iii. The license is extended as provided herein.

2. The contractor may, within ten business days of any such termination or separation, request in writing from the Building Official an extension of its license, and the Building Official shall grant an extension for a period not to exceed 30 days from the date of termination or separation.

3. No contractor may be issued a new permit during the period where no construction supervisor is listed on its license.

115.6 License term and renewal.

A. License term and renewal. All residential building contractor licenses issued under the provisions of this chapter shall expire on December 31 of every year. All residential roofing contractor licenses issued under the provisions of this chapter shall expire on December 31 of every year. All renewal fees shall be paid on or before December 31 of each successive year. No renewal license may be issued until the designated construction supervisor has completed the requirements of licensing.

115.7 Summerset Residential Contractor Board.

A. The Summerset Residential Contractors Board shall consist of the 5 members from the Board of Commissioners.. The members shall be appointed by the Mayor. Members of the Board shall serve for the term for which they were elected as Commissioners. The members of the Board, except for city staff, shall serve without compensation for the service.

B. The Board is authorized to adopt such rules and regulations

as shall become necessary.

C. The Board shall hold meetings, as necessary, for transaction of business that may come before it.

D. The purpose of the Board is to protect the public health, safety and welfare, and to guard against incompetent or dishonest contractors providing unsafe, unstable or short-lived products or services. Board procedures should always be fair and reasonable. Special care should be taken to insure that new or small volume builders can obtain a license without hardship.

R115.8 Violations and penalties.

A. Double fee. Any person who shall commence any residential building project for which a permit is required by this code without first having obtained a permit therefore shall, if subsequently permitted to obtain a permit, pay double the permit fee fixed by this section for the work; provided, however, that, this provision shall not apply to emergency work when it shall be proved to the satisfaction of the building official that the work was urgently necessary and that it was not practical to obtain a permit therefore before the commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so, and if there be an unreasonable delay in obtaining the permit, a double fee as herein provided shall be charged.

B. Suspension, revocation or refusal to issue. It shall be within the discretion of the building official to suspend, revoke or refuse to issue or renew the license of any residential building contractor or residential roofing contractor who has been doing work without a permit. It shall also be within the discretion of the building official to suspend, revoke, or refuse to issue or renew any residential building contractor's license or any residential roofing contractor's license if the building official finds the following:

1. Suspension, revocation or refusal to renew is in the public interest; and
2. Based upon evidence presented, the applicant or licensee:
 - a. Has filed an application for a license which is incomplete in any material respect or contains one or more statements which are false or misleading;
 - b. Has engaged in any fraudulent, deceptive, or dishonest act or practice in the performance of residential building contracting or residential roofing contracting;
 - c. Has violated any applicable provision of the International Residential Code, International Building Code, International Property Maintenance Code, city ordinance, rule, regulation, or state law;
 - d. Fails to maintain the requirements of licensure, including insurance, excise tax license or South Dakota phone and address as required by this Chapter;
 - e. Fails to provide copies of records in his or her possession

related to a matter under review;

- f. Fails to pay fees in a timely manner; or
- g. Fails to respond to a lawful order or directive of the building official or Residential Contractor Board.

C. Should any licensee, or applicant for license, under this chapter be aggrieved by the action of the building official, he or she may, within 10 business days, apply to the Residential Contractors Board for a review of the action. Upon the review, the Board may affirm, modify or reverse the action of the building official and may order for good cause the issuance of a license. The decision of the Board shall be final.

D. The issuance or granting of a permit or approval of plans and specifications shall not be deemed or construed to be a permit for, or an approval of, any violation of any of the provisions of this code. No permit presuming to give authority to violate or cancel the provisions of this code shall be valid, except insofar as the work or use which it authorizes is lawful.

E. The issuance or granting of a permit or approval of plans shall not prevent the building official from thereafter requiring the correction of errors in the plans and specifications or from preventing construction operations being carried on thereunder when in violation of this chapter or of any other ordinance or from revoking any certificate of approval when issued in error.

F. Any person or firm violating any of the provisions of this chapter shall be subject to the general penalty provided in Chapter I, Section 114.4 Violations and Penalties. Each separate day or any portion thereof during which any violation of this chapter continues shall be deemed to constitute a separate offense, and upon conviction thereof shall be punishable as therein provided.

G. A licensed contractor who is the subject of a review by the building official shall cooperate fully with the building official. Cooperation includes, but is not limited to:

1. Responding fully and promptly to questions raised by the building official;
2. Providing copies of records in the person's possession relative to the matter under review, as requested by the building official; and
3. Appearing at conferences or hearings scheduled by the building official.

IBC Chapter 2, Section 202 Definitions-Amended.

All definitions will remain the same as in Section 202 except for those specifically changed as follows:

TOWNHOUSE. A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with

open space on at least two sides.

STRUCTURAL OBSERVATION. The visual observation of the structural system by a registered design professional for general conformance to the reviewed construction documents at significant construction stages and at completion of the structural system. Structural observation does not include or waive the responsibility for the inspection required by Section 110, 1704 or other sections of this code.

IBC Chapter 3, Section 312 Utility and Miscellaneous Group U-Amended.

IBC Chapter 3, Section 312 Utility and Miscellaneous Group U, is hereby amended to read in its entirety as follows:

**SECTION 312
UTILITY AND MISCELLANEOUS GROUP U**

312.1 General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

- Agricultural buildings
- Aircraft hangars, accessory to a one- or two-family residence (see Section 412.4)
- Barns
- Camping Cabins
- Carports
- Fences more than 6 feet (1829 mm) high
- Grain silos, accessory to a residential occupancy
- Greenhouses
- Livestock
- Shelters
- Private garages
- Retaining walls
- Sheds
- Stables
- Tanks
- Towers

312.1.1 Camping Cabins. Camping cabins must have an egress window or door in each sleeping area, a smoke detector in each sleeping area, interior and exterior light, interior and exterior plug-ins, the unit number on each cabin, rodent protection, a fire extinguisher in each unit, and accessible units shall be provided as per Table 1107.6.1.1.

IBC Chapter 4, Section 402.6.4 Plastic signs-Deleted.

IBC Chapter 4, Section 402.6.4 Plastic signs, is hereby deleted in its entirety.

IBC Chapter 4, Section 403.1 Applicability-Amended.

IBC Chapter 4, Section 403.1 Applicability, is hereby amended to read in its entirety as follows:

403.1 Applicability. High-rise buildings shall comply with Sections 403.2 through 403.6. The provisions of this section shall apply to buildings having occupied floors located more than 75 feet above the lowest level of fire department vehicle access.

Exception: The provisions of Section 403.2 through 403.6 shall not apply to the following buildings and structures:

1. Airport traffic control towers in accordance with Section 412.3.
2. Open parking garages in accordance with Section 406.5.
3. Buildings with a Group A-5 occupancy in accordance with Section 303.6.
4. Low-hazard special industrial occupancies in accordance with Section 503.1.1.
5. Buildings with a Group H-1, H-2 or H-3 occupancy in accordance with Section 415.

IBC Chapter 4, Section [F] 404.3 Automatic sprinkler protection-Amended.

IBC Chapter 4, Section [F] 404.3, Automatic sprinkler protection, is hereby amended to read in its entirety as follows:

[F] 404.3 Automatic sprinkler protection. An approved automatic sprinkler system shall be in-stalled through-out the entire building.

Exception:

That area of a building adjacent to or above the atrium need not be sprinklered provided that portion of the building is separated from the atrium portion by not less than 2-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both.

IBC Chapter 9, Section [F] 903.2 Where required-Amended.

IBC Chapter 9, Section [F] 903.2, Where required, is hereby amended to read in

its entirety as follows:

[F] 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

IBC Chapter 10, Table 1004.1.2 Maximum floor area allowances per occupant- Amended.

IBC Chapter 10, Table 1004.1.2 Maximum floor area allowances per occupant, is hereby amended to read in its entirety as follows:

TABLE 1004.1.2
MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

<i>FUNCTION OF SPACE</i>	<i>FLOOR AREA IN SQ. FT. PER OCCUPANT</i>
<i>FUNCTION OF SPACE</i>	<i>FLOOR AREA IN SQ. FT. PER OCCUPANT</i>
Accessory storage areas, mechanical equipment room	300 gross
Agricultural building	300 gross
Aircraft hangers	500 gross
Airport terminal Baggage claim Baggage handling Concourse Waiting areas	20 gross 300 gross 100 gross 15 gross
Assembly Gaming floors (video lottery, keno, slots, etc.) Exhibit gallery and museum	15 net 30 net
Assembly with fixed seats	See Section 1004.6
Assembly without fixed seats Concentrated (chairs only – not fixed) Standing space Unconcentrated (tables and chairs)	7 net 5 net 15 net
Bowling centers, allow 5 persons for each lane including 15 feet of runway, and for additional areas	7 net
Business areas Concentrated business use areas	150 gross See section 1004.8
Courtrooms – other than fixed seating areas	40 net
Daycare	35 net
Dormitories	50 gross

Educational Classroom area Shops and other vocational room areas	20 net 50 net
Exercise rooms	50 gross
H-5 Fabrication and manufacturing areas	200 gross
Industrial areas	100 gross
Institutional areas Inpatient treatment areas Outpatient areas Sleeping areas	240 gross 100 gross 120 gross
Kitchens, commercial	200 gross
Library Reading rooms Stack area	50 net
Locker rooms	50 gross
Mall buildings – covered and open	See Section 402.8.2
Mercantile Areas on other floors Basement and grade floor areas Storage, stock, shipping areas	60 gross 30 gross 300 gross
Parking garages	200 gross
Residential	200 gross
Skating rinks, swimming pools Rink and pool Decks	50 gross 15 gross
Stages and platforms	15 net
Warehouses	500 gross
Jails	1.05 per bed
All others	100 gross

IBC Chapter 11, Section 1104.4 Multilevel buildings and facilities-Amended.

IBC Chapter 11, Section 1104.4 Multilevel buildings and facilities, is hereby amended to read in its entirety as follows:

Multilevel buildings and facilities. At least one accessible route shall connect each accessible level, including mezzanines, in multilevel buildings and facilities.

Exceptions:

1. An accessible route from an accessible level is not required in facilities that are less than three stories in height or have less than 3,000 square feet (278.7 m²) per story. This exception shall not apply to:

1.1. Multiple tenant facilities of Group M occupancies containing five or more tenant spaces;

1.2. Levels containing offices of health care providers (Group B or I); or

1.3. Passenger transportation facilities and airports (Group A-3 or B).

2. Levels that do not contain accessible elements or other spaces as determined by Section 1107 or 1108 are not required to be served by an accessible route from an accessible level.

3. In air traffic control towers, an accessible route is not required to serve the cab and the floor immediately below the cab.

4. Where a two-story building or facility has one story with an occupant load of five or fewer persons that does not contain public use space, that story shall not be required to be connected by an accessible route to the story above or below.

5. Vertical access to elevated employee work stations within a courtroom is not required at the time of initial construction, provided a ramp, lift or elevator complying with ICC A117.1 can be installed without requiring reconfiguration or extension of the courtroom or extension of the electrical system.

IBC Chapter 14, Section 1406.15 Grounding-Amended.

IBC Chapter 14, Section 1406.15 Grounding, is hereby amended to read in its entirety as follows:

1405.11.4 Grounding. Grounding of metal veneers on buildings shall comply with the current electrical code adopted by the State of South Dakota.

IBC Chapter 15, Section [P] 1502.1 Roof drainage-Amended.

IBC Chapter 15, Section [P] 1502.1 Roof drainage, is hereby amended to read in its entirety as follows:

[P] 1503.4 Roof drainage. Design and installation of roof drainage systems shall comply with the current plumbing code adopted by the South Dakota State Plumbing Commission with revisions.

IBC Chapter 16, Section 1603.1 Construction documents-Amended.

IBC Chapter 16, Section 1603.1 Construction documents, is hereby amended to read in its entirety as follows:

1603.1 General. Construction documents shall show the size, section and relative locations of structural members with floor levels, column centers and offsets dimensioned. The design loads and other information pertinent to the structural design required by Sections 1603.1.1 through 1603.1.9 shall be indicated on the construction documents.

Engineer design data shall be provided for roof areas where drifting occurs. The design data shall be shown on the plans.

Exception: Construction documents for buildings constructed in accordance with the conventional light-frame construction provisions of Section 2308 shall indicate the following structural design information:

1. Floor and roof live loads.
2. Ground snow load, P_g .
3. Ultimate design wind speed, v_{u1} , (3-second gust), miles per hour (mph) (km/hr) and nominal design wind speed, v_{asd} , as determined in accordance with Section 1609.3.1 and wind exposure.
4. Seismic design category and site class.
5. Flood design data, if located in flood hazard areas established in Section 1612.3.
6. Design load-bearing values of soils.
7. Flood design data

IBC Chapter 16, Section 1604.1 General-Amended.

IBC Chapter 16, Section 1604.1 General, is hereby amended to read in its entirety as follows:

1604.1 General. Building, structures, and parts thereof shall be designed and constructed in accordance with strength design, load and resistance factor design, allowable stress design, empirical design, or conventional construction methods, as permitted by applicable material chapters and Table 100-B, Climatic and Geographic Design Criteria.

IBC Chapter 16, Section 1608 Snow loads-Amended.

IBC Chapter 16, Section 1608 Snow loads, is hereby amended to read as follows:

1608.1 General. Design snow loads shall be determined in accordance with Chapter 7 of ASCE 7, but the design roof load shall not be less than that determined by Section 1607.

1608.2 Ground snow loads. The ground snow loads to be used in determining the design snow loads for roofs shall be determined in accordance with ASCE 7 or Figure 1608.2 for the

contiguous United States and Table 1608.2 for Alaska. Site-specific case studies shall be made in areas designated “CS” in Figure 1608.2. Ground snow loads for sites at elevations above the limits indicated in Figure 1608.2 and for all sites within the CS areas shall be approved. Ground snow load determination for such sites shall be based on an extreme value statistical analysis of data available in the vicinity of the site using a value with a 2-percent annual probability of being exceeded (50-year mean recurrence interval). Snow loads are zero for Hawaii, except in mountainous regions as approved by the building official. See Climatic Table 100-B and Section 1603.1 for additional design requirements.

1608.3 Ponding instability. Susceptible bays of roofs shall be evaluated for ponding instability in accordance with Chapters 7 and 8 of ASCE 7.

IBC Chapter 16, Section 1612 Flood loads-Amended.

IBC Chapter 16, Section 1612 Flood loads, is hereby amended to read in its entirety as follows:

SECTION 1612
FLOOD LOADS

1612.1 General. See Ordinance #23 Flood Prevention Ordinance - (Chapter 150) Municipal Code.

IBC Chapter 18, Section 1804.5 Grading and fill in flood hazard areas-Added.

IBC Chapter 18, Section 1804.5 Grading and fill in flood hazard areas, is hereby amended to read in its entirety as follows:

1804.5 Grading and fill in flood hazard areas. See Ordinance #23 Flood Prevention Ordinance - (Chapter 150) Municipal Code.

IBC Chapter 18, Section 1808.6.1.1 Frost protection-Added.

IBC Chapter 18, Section 1808.6.1.1, Frost protection, is hereby added to read in its entirety as follows:

1808.6.1.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extending below the frost line of the locality;
2. Constructing in accordance with ASCE-32; or
3. Erecting on solid rock.

Exception: Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. Classified in Importance Category I, in accordance with Section 1604.5;
2. Area of 1,000 square feet or less with a maximum truss span of 24 feet; and
3. Eave height of 10 feet (3048 mm) or less.

Footings shall not bear on frozen soil unless such frozen condition is of a permanent character.

IBC Chapter 27, Section 2701.1 Scope-Amended.

IBC Chapter 27, Section 2701.1 Scope, is hereby amended to read in its entirety as follows:

2701.1 Scope. This chapter governs the electrical components, equipment and systems used in buildings and structures covered by this code. Electrical components, equipment and systems shall be designed and constructed in accordance with the provisions of the current electrical code adopted by the State of South Dakota.

IBC Chapter 29, Section 2901.1 Scope-Amended.

IBC Chapter 29, Section 2901.1 Scope, is hereby amended to read in its entirety as follows:

2901.1 Scope. This chapter governs the plumbing components, equipment and systems used in buildings and structures covered by this code. Plumbing components, equipment and systems shall be designed and constructed in accordance with the provisions of the current plumbing code adopted by the State of South Dakota. Toilet and bathing rooms shall be constructed in accordance with Section 1209.

IBC Chapter 31, Section 3109 Swimming pool enclosures and safety devices- Deleted.

IBC Chapter 31, Section 3109 Swimming pool enclosures and safety devices, is hereby deleted in its entirety.

IBC Chapter 32, Section 3202.1.4 Space below sidewalk -Added.

ICB Chapter 32, Section 3202.1.4 Space below sidewalk is hereby added to read in its entirety as follows:

3202.14 Space below sidewalk. The space adjoining a building below a sidewalk on public property may be used and occupied in connection with the building for any purpose not inconsistent with this code or other laws or

ordinances regulating the use and occupancy of such spaces on condition that the right to so use and occupy may be revoked by the City at any time and that the owner of the building will construct the necessary walls and footings to separate such space from the building and pay all costs and expenses attendant therewith.

Footings located at least 8 feet (2438 mm) below grade may project not more than 12 inches (305 mm).

IBC Chapter 32, Section 3202.5 Projection into alleys – Added.

IBC Chapter 32, Section 3202.5 Projection into alleys is hereby added to read in its entirety as follows:

3202.5 Projection into alleys. No part of any structure or any appendage thereto shall project into any alley.

Exceptions:

1. A curb or buffer block may project not more than 9 inches (229 mm) and not exceed a height of 9 inches (229 mm) above grade.
2. Footings located at least 8 feet (2438 mm) below grade may project not more than 12 inches (305 mm).

IBC Chapter 33, Section 3308 Temporary use of streets, alleys, and public property-Deleted.

IBC Chapter 33, Section 3308 Temporary use of streets, alleys, and public property, is hereby deleted in its entirety.

IBC Appendix I, Section 1105.2 Footings-Amended.

IBC Appendix I, Section 1105.2 Footings, is hereby amended to read in its entirety as follows:

1105.2 Footings. A patio cover shall be permitted to be supported on a concrete slab on grade without footings, provided the slab conforms to the provisions of Chapter 19 of this code, is not less than 3 1/2 inches (89 mm) thick and further provided that the columns do not support loads in excess of 750 pounds (3.36 kN) per column.

IBC Appendix J, Section J101.2 Flood hazard areas-Amended.

IBC Appendix J, Section J101.2 Flood hazard areas, is hereby amended to read in its entirety as follows:

J101.2 Flood hazard areas. See Ordinance #23 Flood Damage Prevention

(Chapter 150).

IBC Appendix J, Section J110 Erosion control - deleted

Property Maintenance

Adoption.

- IPMC Chapter 1, Section 101.1 Title—Amended.
- IPMC Chapter 1, Section 101.3 Intent—Amended.
- IPMC Chapter 1, Section 102.3 Application of other codes—Amended.
- IPMC Chapter 2, Section 201.3 Terms defined in other codes—Amended.
- IPMC Chapter 3, Section 302.4 Weeds—Deleted.
- IPMC Chapter 3, Section 303 Swimming pools, spas and hot tubs—Deleted.
- IPMC Chapter 3, Section 304.2 Protective treatment—Amended
- IPMC Chapter 3, Section 304.7 Roofs and drainage—Amended.
- IPMC Chapter 3, Section 304.13 Window, skylight and door frames—Amended.
- IPMC Chapter 3, Section 304.14 Insect screens—Amended.
- IPMC Chapter 3, Section 304.18 Building security—Amended.
- IPMC Chapter 3, Section 305.1 General—Amended.
- IPMC Chapter 3, Section 306.1.1 Unsafe conditions—Amended.
- IPMC Chapter 3, Section 308 Rubbish and garbage—Deleted.
- IPMC Chapter 5, Section 501.1 Scope—Amended.
- IPMC Chapter 5, Section 502.5 Public toilet facilities—Amended.
- IPMC Chapter 5, Section 505.1 General—Amended.
- IPMC Chapter 6, Section 601.1 Scope—Amended.
- IPMC Chapter 6, Section 602.2 Residential occupancies—Amended.
- IPMC Chapter 6, Section 602.3 Heat supply—Amended.
- IPMC Chapter 6, Section 602.4 Occupiable work spaces—Amended

Adoption.

There is adopted by the city for the purpose of prescribing regulations for the practical safeguarding of persons and property from hazards arising from housing, and for the removal of blighted structure in population areas, that certain code recommended by the International Code Council known as the International Property Maintenance Code, 2018 edition, specifically Chapters 1 through 8 thereof. A copy of the same is on file in the office of the City of Summerset.

IPMC Chapter 1, Section 101.1 Title—Amended.

IPMC Chapter 1, Section 101.1, Title, is hereby amended to read in its entirety as follows:

101.1 Title. These regulations shall be known as the International Property Maintenance Code of the City of Summerset, hereinafter referred to as “this code.”

IPMC Chapter 1, Section 101.3 Intent—Amended.

IPMC Chapter 1, Section 101.3, Intent, is hereby amended to read in its entirety as follows:

101.3 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises. Existing structures and premises that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein. Repairs, alterations, additions to and change of occupancy in existing

buildings shall comply with the International Building Code and the International Residential Code.

IPMC Chapter 1, Section 102.3 Application of other codes–Amended.

IPMC Chapter 1, Section 102.3, Application of other codes, is hereby amended to read in its entirety as follows:

102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, Summerset Municipal Code, and the current codes adopted by the City of Summerset for Residential Contracting, the State of South Dakota for Plumbing, the State of South Dakota for Electrical, and the MDU Fuel Gas code.

IPMC Chapter 2, Section 201.3 Terms defined in other codes–Amended.

IPMC Chapter 2, Section 201.3, Terms defined in other codes, is hereby amended to read in its entirety as follows:

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the International Building Code, International Fire Code, Summerset Municipal Code, and the current codes adopted by the City of Summerset for Residential Contracting, the State of South Dakota for Plumbing, the State of South Dakota for Electrical, and the MDU Fuel Gas code, such terms shall have the meanings ascribed to them as stated in those codes.

IPMC Chapter 3, Section 302.4 Weeds–Deleted.

IPMC Chapter 3, Section 302.4, Weeds, is hereby deleted in its entirety.

IPMC Chapter 3, Section 303 Swimming pools, spas and hot tubs–Deleted.

IPMC Chapter 3, Section 303, Swimming pools, spas and hot tubs, is hereby deleted in its entirety.

IPMC Chapter 3, Section 304.2 Protective treatment–Amended

IPMC Chapter 3, Section 304.2, Protective treatment, is hereby amended to read in its entirety as follows:

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Fire resistant materials shall be maintained.

IPMC Chapter 3, Section 304.7 Roofs and drainage—Amended.

IPMC Chapter 3, Section 304.7, Roofs and drainage, is hereby amended to read in its entirety as follows:

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Roofs and reroofing shall comply with the International Building Code or the International Residential Code.

IPMC Chapter 3, Section 304.13 Window, skylight and door frames—Amended.

IPMC Chapter 3, Section 304.13, Window, skylight and door frames, is hereby amended to read in its entirety as follows:

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes:

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware.

304.13.3 Garage doors and frames. Every garage door and frame shall be kept in a sound condition, good repair and weather tight. Garage doors shall be easily openable and shall be capable of being held in open position by door hardware.

304.13.4 Garage doors. Garage doors shall be readily opened and closed. Garage doors shall be equipped so as to secure the unit(s) from unauthorized entry.

IPMC Chapter 3, Section 304.14 Insect screens—Amended.

IPMC Chapter 3, Section 304.14, Insect screens, is hereby amended to read in its entirety as follows:

304.14 Insect screens. During the period from May 1 to October 1, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

IPMC Chapter 3, Section 304.18 Building security—Amended.

IPMC Chapter 3, Section 304.18, Building security, is hereby amended to read in its entirety as follows:

304.18 Building security. Doors, windows or hatchways for dwelling units, room units or housekeeping units shall be provided with devices designed to provide security for the occupants and property within as in compliance with Section 702.3.

IPMC Chapter 3, Section 305.1 General—Amended.

IPMC Chapter 3, Section 305.1, General, is hereby amended to read in its entirety as follows:

305.1 General. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Occupants shall keep that part of the structure which they occupy or control in a clean and sanitary condition. Every owner of a structure shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

IPMC Chapter 3, Section 306.1.1 Unsafe conditions—Amended.

IPMC Chapter 3, Section 3.6.1.1 Unsafe conditions is hereby amended to omit the reference to the International Existing Building Code.

IPMC Chapter 3, Section 308 Rubbish and garbage—Deleted.

IPMC Chapter 3, Section 308, Rubbish and garbage, is hereby deleted in its entirety.

IPMC Chapter 5, Section 501.1 Scope—Amended.

IPMC Chapter 5, Section 501.1, Scope, is hereby amended to read in its entirety as follows:

501.1 Scope. Plumbing facilities and fixture requirements shall be governed by the current plumbing codes adopted by the South Dakota State Plumbing Commission with revisions.

IPMC Chapter 5, Section 502.5 Public toilet facilities—Amended.

IPMC Chapter 5, Section 502.5, Public toilet facilities, is hereby amended to read in its entirety as follows:

502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the current codes adopted by the State of South Dakota for Plumbing. Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during occupancy of the premises.

IPMC Chapter 5, Section 505.1 General—Amended.

IPMC Chapter 5, Section 505.1, General, is hereby amended to read in its entirety as follows:

505.1 General. Every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, bathtubs and

showers shall be supplied with hot or tempered and cold running water in accordance with the current codes adopted by the State of South Dakota for Plumbing.

IPMC Chapter 6, Section 601.1 Scope—Amended.

IPMC Chapter 6, Section 601.1, Scope, is hereby amended to read in its entirety as follows:

601.1 Scope. Electrical and plumbing requirements will be governed by the current fuel gas, electrical and plumbing codes adopted by MDU, the State of South Dakota or the City of Summerset.

IPMC Chapter 6, Section 602.2 Residential occupancies—Amended.

IPMC Chapter 6, Section 602.2, Residential occupancies, is hereby amended to read in its entirety as follows:

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

IPMC Chapter 6, Section 602.3 Heat supply—Amended.

IPMC Chapter 6, Section 602.3, Heat supply, is hereby amended to read in its entirety as follows:

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 1 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

IPMC Chapter 6, Section 602.4 Occupiable work spaces—Amended

IPMC Chapter 6, Section 602.4, Occupiable work spaces, is hereby amended to read in its entirety as follows:

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1 to May 1 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

INTERNATIONAL RESIDENTIAL CODE

Section

Adoption.

IRC Chapter 1–Deleted in part and replaced in part.

IRC Chapter 1, Section R101.1 Title Amended

IRC Chapter 1, Section R101.2, Scope–Amended.

IRC Chapter 1, Section R102.7, Existing structures–Amended.

IRC Chapter 1, Section R109.1, Types of inspections – Amended.

IRC Chapter 1, Section R109.1.3, Floodplain inspections–Amended.

IRC Chapter 2, Section R202, Definitions–Amended.

IRC Chapter 3, Table R301.2(1), Climatic and geographic design criteria–Amended.

IRC Chapter 3, Section R301.2.4, Floodplain construction–Amended

IRC Chapter 3, Section R301.2.4.1, Alternative provisions–Amended.

IRC Chapter 3, Section R302.2, Townhouses–Amended.

IRC Chapter 3, Section R302.5.1, Opening protection–Amended.

IRC Chapter 3, Section R302.12, Draftstopping–Amended.

IRC Chapter 3, Section R303.1, Habitable rooms–Amended.

IRC Chapter 3, Section R309.3, Flood hazard areas–Amended.

IRC Chapter 3, Section R310.1, Emergency escape and rescue required–Amended.

IRC Chapter 3, Section R310.2.2 Window sill height–Amended

IRC Chapter 3, Section R310.2.3.1, Ladder and steps–Amended.

IRC Chapter 3, Section R310.3.2.1, Ladder and steps–Amended.

IRC Chapter 3, Section R311.3.1, Floor elevations at the required egress doors–Amended.

IRC Chapter 3, Section R311.7.5, Stair treads and risers–Amended.

IRC Chapter 3, Section R311.7.5.1 Risers – Amended

IRC Chapter 3, Section R311.7.5.2 Treads – Amended

IRC Chapter 3, Section R311.7.5.2.1 Winder Treads – Amended

IRC Chapter 3, Section R311.7.5.3 Nosings- Amended

IRC Chapter 3, Section R311.7.10 Special stairways–Amended

IRC Chapter 3, Section R317.1.1, Field treatment–Amended.

IRC Chapter 3, Section R318, Protection against subterranean termites–Deleted.

IRC Chapter 3, Section R322, Flood-resistant construction–Amended.

IRC Chapter 4, Section R401.1, Application–Amended.

IRC Chapter 4, Section R403.1.4.1, Frost protection–Amended.

IRC Chapter 4, Section R408.07, Flood resistance –Amended.

IRC Chapter 5, Section R506.2.3, Vapor retarder–Deleted.

IRC Chapter 6, Section R602.3(5), Table–Amended.

IRC Chapter 9, Section R903.4.1, Secondary (emergency overflow) drains or scuppers–
Amended.

IRC Chapter 9, Section R905.1.2, Ice barrier–Amended.

IRC Section R908.3, Roof Replacement – Amended from previously combined

IRC Section R908.3.1 Roof recover not allowed Amended from previously combined.

IRC Chapter 11–Amended.

IRC Section P2904.1, Dwelling unit fire sprinkler systems – General – Amended.

IRC Appendix E, Section AE101.1, General–Amended.

IRC Appendix J, Section AJ102.5, Flood hazard areas–Amended.

IRC Appendix H, Section AH105.2, Footings–Amended.

IRC Appendix H, Section AH106, Special provisions for aluminum screen enclosures in hurricane-prone regions–Deleted.

Adoption.

There is adopted by the City that certain code recommended by the International Code Council known as the International Residential Code for One- and Two-Family Dwellings, 2018 edition, specifically Chapters 1-11, Chapter 44, and Appendices E, J, K, & H thereof. The City also adopts Section P2904 Dwelling Unit Fire Sprinkler systems as amended within this code. The code is adopted for one- and two-family dwellings only. A copy of same is on file in the City Finance Office of the City of Summerset.

IRC Chapter 1, Section R101.1, Title–Amended.

IRC Chapter 1, Section R101.1, Title, is hereby amended to read in its entirety as follows: These regulations shall be known as the Residential Code of the City of Summerset, hereinafter referred to as “this code.”

IRC Chapter 1, Section R101.2, Scope–Amended.

IRC Chapter 1, Section R101.2, Scope, is hereby amended to read in its entirety as follows:

R101.2 Scope. The provisions of the International Residential Code for One- and Two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures.

EXCEPTION: Live/work units complying with the requirements of Section 419 of the International Building Code shall be permitted to be built as one-and two-family dwellings or townhouses.

IRC Chapter 1, Section R102.7, Existing structures–Amended.

IRC Chapter 1, Section R102.7, Existing structures, is hereby amended to read in its entirety as follows:

R102.7 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code or the International Property Maintenance Code for the general safety and welfare of the occupants and the public.

IRC Chapter 1, Section R109.1 Types of Inspections–Amended.

IRC Chapter 1, Section R109.1.Types of Inspections, is hereby amended to read in its entirety as follows:

R109.1 Types of Inspections. For on-site construction, from time to time the Building Official, upon notification from the permit holder or his agent, may make or cause to be made any necessary inspections, and if any inspection is made shall either approve that portion of the construction as completed or shall notify the permit holder of his or her agent wherein the same fails to comply with this code.

IRC Chapter 1, Section R109.1.3, Floodplain inspections–Amended.

IRC Chapter 1, Section R109.1.3, Floodplain inspections, is hereby amended to read in its entirety as follows:

R109.1.3 Floodplain inspections. See Ordinance #23 Flood Damage Prevention (Chapter 150: Flood Damage Prevention).

IRC Chapter 2, Section R202, Definitions–Amended.

All definitions will remain the same as in Section R202 except for those specifically changed as follows:

ACCESSORY STRUCTURE. A structure not over one story in height, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same property.

TOWNHOUSE. A single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides.

IRC Chapter 3, Table R301.2(1), Climatic and geographic design criteria–Amended.

IRC Chapter 3, Table R301.2(1), Climatic and geographic design criteria, is hereby amended by inserting the following information into the table.

TABLE 100-B CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

<i>Ground Snow Level</i>	<i>Wind Speed</i>	<i>Seismic Design Category</i>	<i>Subject to Damage From</i>			<i>Winter Design Temperature</i>	<i>Ice Barrier Underlay ment Required</i>	<i>Flood Hazards</i>	<i>Air Freezing Index</i>	<i>Mean Annual Temp</i>
			<i>Weathering</i>	<i>Frost Line Depth</i>	<i>Termite</i>					
42 psf ¹	115 ²	footnote ³	Moderate	42"	None to slight	-7	yes	June 2013	1548	48°F

¹ The ground snow load for Summerset shall be 42 psf and as per ASCE 710.

² Wind loads shall be in accordance with Chapters 26 to 30 of ASCE 7-10 and shall be based upon the Occupancy Category of the building under design. Buildings shall at a minimum be designed to Occupancy Category II having an ultimate wind speed velocity of 115 mph.

³ Seismic loads shall be in accordance with Section 1613 of IBC 2018 and ASCE 7-10. In the absence of specific site information, the building shall be designed in accordance with the following:

Short Period Acceleration (S_s) = 0.125 g

1-Second Period Acceleration (S_1) = 0.043 g

Site Class = D

IRC Chapter 3, Section R301.2.4, Floodplain construction—Amended.

IRC Chapter 3, Section R301.2.4, Floodplain construction, is hereby amended to read in its entirety as follows:

R301.2.4 Floodplain construction.

See Ordinance #23 Flood Damage Prevention. (Chapter 150: Flood Damage Prevention).

IRC Chapter 3, Section R301.2.4.1, Alternative provisions—Amended.

IRC Chapter 3, Section R301.2.4.1, Alternative provisions, is hereby amended to read in its entirety as follows:

R301.2.4.1 Alternative provisions. See Ordinance #23 Flood Damage Prevention. (Chapter 150: Flood Damage Prevention).

IRC Chapter 3, Section R302.2, Townhouses—Amended.

IRC Chapter 3, Section R302.2, Townhouses, is hereby amended to read in its entirety as follows:

R302.2 Townhouses. Each townhouse shall be considered a separate building and shall be separated by fire- resistance-rated wall assemblies meeting the requirements in accordance with Section R302.2.1 or R302.2.2.

IRC Chapter 3, Section R302.5.1, Opening protection—Amended.

IRC Chapter 3, Section R302.5.1 Opening protection, is hereby amended to read in its entirety as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

IRC Chapter 3, Section R302.12, Draftstopping—Amended.

IRC Chapter 3, Section R302.12, Draftstopping, is hereby amended to read in its entirety as follows:

R302.12 Draftstopping. In combustible construction where there is usable space both above and below the concealed space of a floor-ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1500 square feet. Draft stopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draft stopping shall be provided in floor/ceiling assemblies under the following circumstances:

1. Ceiling is suspended under the floor framing.
2. Floor framing is constructed of truss-type open-web or perforated members.

R302.12.1 Materials. Draftstopping materials shall be not less than 1/2-inch (12.7 mm) gypsum board, 3/8-inch (9.5 mm) wood structural panels or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of the draftstops shall be maintained.

IRC Chapter 3, Section R303.1, Habitable rooms—Amended.

IRC Chapter 3, Section R303.1, Habitable rooms, is hereby amended to read in its entirety as follows:

R303.1 Habitable rooms. All habitable rooms shall have an aggregate glazing area of not less than 6 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum openable area to the outdoors shall be 3 percent of the floor area being ventilated.

Exceptions:

1. The glazed areas need not be openable where the opening is not required by Section R310 and an approved mechanical ventilation system capable of producing 0.35 air change per hour in the room is installed or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm) (78 L/s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.
2. The glazed areas need not be installed in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 foot candles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.
3. Use of sunroom additions and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.
4. Media and theater rooms.

IRC Chapter 3, Section R309.3, Flood hazard areas—Amended.

IRC Chapter 3, Section R309.3, Flood hazard areas, is hereby amended to read in its entirety as follows:

R309.3 Flood hazard areas. See Ordinance #23 Flood Damage Prevention (Chapter 150: Flood Damage Prevention).

IRC Chapter 3, Section R310.1, Emergency escape and rescue required—Amended.

IRC Chapter 3, Section R310.1, Emergency escape and rescue required, is hereby amended to read in its entirety as follows:

R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. *Where emergency escape and rescue openings are provided they shall have a sill height of not more than 48 inches measured from the finished floor to the bottom of the clear opening. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.* Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

1. Storm shelters and basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).
2. Where emergency escape and rescue openings are provided within 5 feet of grade, they shall have a sill height of not more than 48 inches measured from the finished floor to the bottom of the clear opening.
3. Where the dwelling or townhouse is equipped with an automatic sprinkler system installed in accordance with Section P2904, sleeping rooms in basements shall not be required to have emergency escape and rescue openings provided that the basement has one of the following:
 - 3.1 One means of egress complying with Section R311 and one emergency escape and rescue opening.
 - 3.2 Two means of egress complying with Section R311.

R310.1.1 Operational constraints and opening control devices. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices on windows serving as a required emergency escape and rescue opening shall comply with ASTM F2090.

IRC Chapter 3, Section R310.2.2 Window sill height–Amended

IRC Chapter 3, Section R310.2.2 Window sill height is hereby amended to read in its entirety as follows:

R310.2.2 Window sill height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 48 inches (1219 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

IRC Chapter 3, Section R310.2.3.1, Ladder and steps–Amended.

IRC Chapter 3, Section R310.2.3.1, Ladder and steps, is hereby amended to read in its entirety as follows:

R310.2.3.1 Ladder and steps. Window wells with a vertical depth greater than 48 inches (1219 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

IRC Chapter 3, Section R 310.3.2.1 Ladder and steps–Amended

IRC Chapter 3, Section R310.3.2.1 Ladder and steps is hereby amended to read in its entirety as follows:

R310.3.2.1 Ladder and steps. Area wells with a vertical depth greater than 48 inches (1219 mm) shall be equipped with a permanently affixed ladder or steps usable with the door in the fully open position. Ladders or steps required by this section shall not be required to comply with Section R311.7. Ladders or rungs shall have an inside width of not less than 12 inches (305mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the exterior stairwell.

IRC Chapter 3, Section R311.3.1, Floor elevations at the required egress doors–Amended.

IRC Chapter 3, Section R311.3.1, Floor elevations at the required egress doors, is hereby amended to read in its entirety as follows:

R311.3.1 Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall not be more than 1 1/2 inches (38 mm) lower than the top of the threshold.

Exceptions: The landing or floor shall on the exterior side shall not be more than 8 inches below the top of the threshold provided that the door does not swing over the landing or floor.

When exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

IRC Chapter 3, Section R311.7.5 Stair treads and risers—Amended.

IRC Chapter 3, Section R311.7.5 Stair treads and risers is hereby amended to read in its entirety as follows:

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section, all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers. The maximum riser height shall be 8 inches. The minimum riser height shall be 4 inches. The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch-diameter (102 mm) sphere.

Exception: The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

R311.7.5.2 Treads. The minimum tread depth shall be 9 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.2.1 Winder treads. Winder treads shall have a minimum tread depth of 9 inches measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a minimum tread depth of 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.

R311.7.5.3 Nosings. The radius of curvature at the nosing shall be no greater than 9/16 inch (14 mm). A nosing not less than 3/4 inch (19 mm) but not more than 1 1/4 inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch (12.7 mm).

Exception: A nosing is not required where the tread depth is a minimum of 11 inches (279 mm).

R311.7.5.4 Exterior wood/plastic composite stair treads. Wood/plastic composite stair treads shall comply with the provisions of Section R507.3.

IRC Chapter 3, Section R311.7.10 Circular stairways–Amended

IRC Chapter 3, Section R311.10, Special stairways is hereby added to read as follows:

R311.7.10 Circular stairways. Circular stairways and bulkhead enclosure stairways shall comply with requirements of Section R311.7 except as specified in in Sections R311.7.10.1 and R311.7.10.2.

IRC Chapter 3, Section R317.1.1, Field treatment–Amended.

IRC Chapter 3, Section R317.1.1, Field treatment, is hereby amended to read in its entirety as follows:

R317.1.1 Field treatment. Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated.

IRC Chapter 3, Section R318, Protection against subterranean termites–Deleted.

IRC Chapter 3, Section R318, Protection against subterranean termites, is hereby deleted in its entirety.

IRC Chapter 3, Section R322, Flood-resistant construction–Amended.

IRC Chapter 3, Section R322, Flood-resistant construction, is hereby amended to read in its entirety as follows.

R322 Flood-resistant construction. See Ordinance #23 Flood Damage Prevention (Chapter 150: Flood Damage Prevention).

IRC Chapter 4, Section R401.1, Application–Amended.

IRC Chapter 4, Section R401.1, Application, is hereby amended to read in its entirety as follows:

R401.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for all buildings. Wood foundations shall be designed and installed in accordance with AF&PA Report No. 7.

Exception: The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have no more than two floors and a roof.
2. When interior basement and foundation walls are provided at intervals not exceeding 50 feet (15240 mm).
3. A one-story wood or metal frame building, not used for human occupancy and not over 1,000 square feet in floor area, when the clear span of the roof framing elements (bearing walls) do not exceed 24 feet may be supported on a concrete slab with thickened edge, as approved by the building official.

IRC Chapter 4, Section R403.1.4.1, Frost protection–Amended.

IRC Chapter 4, Section R403.1.4.1, Frost protection, is hereby amended to read in its entirety as follows:

R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1);
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock.

Exceptions:

1. Protection of freestanding accessory structures with an area of 1,000 square feet or less, of light-framed construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Protection of freestanding accessory structures with an area of 400 square feet (37m²) or less, of other than light-framed construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
3. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

Footings shall not bear on frozen soil unless the frozen condition is permanent.

IRC Chapter 4, Section R408.07, Flood resistance –Amended.

IRC Chapter 4, Section R408.07, Flood resistance is hereby amended to read in its entirety as follows:

R408.07 Flood resistance. See Ordinance #23 Flood Damage Prevention. (Chapter 150: Flood Damage Prevention).

IRC Chapter 5, Section R506.2.3, Vapor retarder–Deleted.

IRC Chapter 5, Section R506.2.3, Vapor retarder, is hereby deleted in its entirety.

IRC Chapter 6, Section R602.3(5), Table–Amended.

IRC Chapter 6, Section R602.3(5), Table, is hereby amended as follows:

TABLE R602.3(5)

SIZE, HEIGHT AND SPACING OF WOOD STUDS^{ad}

^{a.} Listed heights are distances between points of lateral support placed perpendicular to the plane of the wall. Increases in unsupported height are permitted where justified by analysis.

^{d.} Stud size, supporting two floors only, shall comply with the column heading for supporting one floor, roof, and ceiling.

IRC Chapter 9, Section R903.4.1, Secondary (emergency overflow) drains or scuppers—Amended.

IRC Chapter 9, Section R903.4.1, Secondary (emergency overflow) drains or scuppers, is hereby amended to read in its entirety as follows:

R903.4.1 Secondary (emergency overflow) drains or scuppers. Where roof drains are required, secondary emergency overflow roof drains or scuppers shall be provided where the roof perimeter construction extends above the roof in such a manner that water will be entrapped if the primary drains allow buildup for any reason. Overflow drains having the same size as the roof drains shall be installed with the inlet flow line located 2 inches (51 mm) above the low point of the roof, or overflow scuppers having three times the size of the roof drains and having a minimum opening height of 4 inches (102 mm) shall be installed in the adjacent parapet walls with the inlet flow located 2 inches (51 mm) above the low point of the roof served. The installation and sizing of overflow drains, leaders and conductors shall comply with the current State Plumbing codes.

Overflow drains shall discharge to an approved location and shall not be connected to roof drain lines.

IRC Chapter 9, Section R905.1.2, Ice barrier—Amended.

IRC Chapter 9, Section R905.1.2, Ice barrier, is hereby amended to read in its entirety as follows:

R905.1.2 Ice barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table R301.2(1), an ice barrier that consists of a least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches (610 mm) inside the exterior wall line of the building.

Exception: Detached accessory structures that contain no conditioned floor area.

If the ice shield is not inspected, the contractor shall provide an affidavit that the ice shield materials were installed properly.

IRC Section R908.3, Roof replacement – Amended.

IRC Section R908.3 Roof replacement is hereby amended to read in its entirety as follows:

R908.3 Roof replacement. Roof replacement shall include the removal of all existing layers of roof coverings down to the roof deck.

Exceptions:

1. Complete and separate roofing systems, such as standing-seam metal roof systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, shall not require the removal of existing roof coverings.

2. Installation of metal panel, metal shingle and concrete and clay tile roof coverings over existing wood shake roofs shall be permitted when the application is in accordance with Section R908.4.

3. The application of new protective coating over existing spray polyurethane foam roofing systems shall be permitted without tear-off of existing roof coverings.

4. Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section R905.

R908.3.1 Roof recover not allowed. A roof recover shall not be permitted where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.

2. Where the existing roof covering is slate, clay, cement or asbestos-cement tile.

3. Where the existing roof has one or more applications of any type roof covering.

IRC Chapter 11—Amended.

IRC Chapter 11, is hereby amended to read in its entirety as follows:

Habitable living spaces shall be insulated to the following specifications: R-30 in the attic and R-11 in exterior walls.

Exception: Manufactured sunroom components.

IRC Section P2904.1, Dwelling unit fire sprinkler systems – General – Amended.

IRC Chapter 29, Section P2904.1, General, is hereby amended to read in its entirety as follows:

P2904.1 General. Section P2904 shall apply only when the property owner elects to install a fire sprinkler system and shall not be used to require installation of a fire sprinkler system. To the extent that a property owner chooses to install a fire sprinkler system in all or some of a structure, the design and installation of such a residential fire sprinkler system shall be in accordance with NFPA 13D or Section P2904, which shall be considered equivalent to NFPA

13D. Section P2904 shall apply to stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose fire sprinkler system shall provide domestic water to both fire sprinklers and plumbing fixtures. A stand-alone sprinkler system shall be separate and independent from the water distribution system. A backflow preventer shall not be required to separate a stand-alone sprinkler system from the water distribution system.

IRC Appendix E, Section AE101.1, General—Amended.

IRC Appendix E, Section AE101.1, General, is hereby amended to read in its entirety as follows:

AE101.1 General. These provisions shall be applicable to all manufactured homes used as a single dwelling unit and shall apply to the following:

1. Construction, alteration and repair of any foundation system which is necessary to provide for the installation of a manufactured home unit.
2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment which is necessary for connecting manufactured homes to water, fuel, or power supplies and sewage systems.
3. Alterations, additions or repairs to existing manufactured homes. The construction, alteration, moving, demolition, repair and use of accessory buildings and structures and their building service equipment shall comply with the requirements of the codes adopted by this jurisdiction.

These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

Exception: In addition to these provisions, new and replacement manufactured homes to be located in flood hazard areas shall meet the applicable requirements of Ordinance #23 Flood Damage Prevention. (Chapter 150: Flood Damage Prevention).

IRC Appendix J, Section AJ102.5, Flood hazard areas—Amended.

IRC Appendix J, Section AJ102.5, Flood hazard areas, is amended to read in its entirety as follows:

AJ102.5 Flood hazard areas. Work performed in existing buildings located in a flood hazard area shall be subject to the provisions of Ordinance #23 Flood Damage Prevention. (Chapter 150: Flood Damage Prevention).

IRC Appendix H, Section AH105.2, Footings—Amended.

IRC Appendix H, Section AH105.2, Footings, is hereby amended to read in its entirety as follows:

AH105.2, Footings. A patio cover shall be permitted to be supported on a slab on grade without footings, provided the slab conforms to the provisions of Section R506 of this code, is

not less than 3.5 inches (89 mm) thick and the columns do not support live and dead loads in excess of 750 pounds (3.34 kN) per column.

IRC Appendix H, Section AH106, Special provisions for aluminum screen enclosures in hurricane-prone regions—Deleted.

IRC Appendix H, Section AH106, is hereby deleted in its entirety.

Building Valuation Data – AUGUST 2018

The International Code Council is pleased to provide the following Building Valuation Data (BVD) for its members. The BVD will be updated at six-month intervals, with the next update in February 2019. ICC strongly recommends that all jurisdictions and other interested parties actively evaluate and assess the impact of this BVD table before utilizing it in their current code enforcement related activities.

The BVD table provides the “average” construction costs per square foot, which can be used in determining permit fees for a jurisdiction. Permit fee schedules are addressed in Section 109.2 of the 2018 *International Building Code* (IBC) whereas Section 109.3 addresses building permit valuations. The permit fees can be established by using the BVD table and a Permit Fee Multiplier, which is based on the total construction value within the jurisdiction for the past year. The Square Foot Construction Cost table presents factors that reflect relative value of one construction classification/occupancy group to another so that more expensive construction is assessed greater permit fees than less expensive construction.

ICC has developed this data to aid jurisdictions in determining permit fees. It is important to note that while this BVD table does determine an estimated value of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

This degree of precision is sufficient for the intended purpose, which is to help establish permit fees so as to fund code compliance activities. This BVD table provides jurisdictions with a simplified way to determine the estimated value of a building that does not rely on the permit applicant to determine the cost of construction. Therefore, the bidding process for a particular job and other associated factors do not affect the value of a building for determining the permit fee. Whether a specific project is bid at a cost above or below the computed value of construction does not affect the permit fee because the cost of related code enforcement activities is not directly affected by the bid process and results.

Building Valuation

The following building valuation data represents average valuations for most buildings. In conjunction with IBC Section 109.3, this data is offered as an aid for the building official to determine if the permit valuation is underestimated. Again it should be noted that, when using this data, these are “average” costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural

building components, electrical, plumbing, mechanical and interior finish material. The data is a national average and does not take into account any regional cost differences. As such, the use of Regional Cost Modifiers is subject to the authority having jurisdiction.

Permit Fee Multiplier

Determine the Permit Fee Multiplier:

1. Based on historical records, determine the total annual construction value which has occurred within the jurisdiction for the past year.
2. Determine the percentage (%) of the building department budget expected to be provided by building permit revenue.
- 3.

$$\text{Permit Fee Multiplier} = \frac{\text{Bldg. Dept. Budget} \times (\%)}{\text{Total Annual Construction Value}}$$

Example

The building department operates on a \$300,000 budget, and it expects to cover 75 percent of that from building permit fees. The total annual construction value which occurred within the jurisdiction in the previous year is \$30,000,000.

$$\text{Permit Fee Multiplier} = \frac{\$300,000 \times 75\%}{\$30,000,000} = 0.0075$$

Permit Fee

The permit fee is determined using the building gross area, the Square Foot Construction Cost and the Permit Fee Multiplier.

$$\text{Permit Fee} = \text{Gross Area} \times \text{Square Foot Construction Cost} \times \text{Permit Fee Multiplier}$$

Example

Type of Construction: IIB

Area: 1st story = 8,000 sq. ft.

2nd story = 8,000 sq. ft.

Height: 2 stories

Permit Fee Multiplier = 0.0075

Use Group: B

1. Gross area:
Business = 2 stories x 8,000 sq. ft. = 16,000 sq. ft.
2. Square Foot Construction Cost:
B/IIB = \$173.98/sq. ft.
3. Permit Fee:
Business = 16,000 sq. ft. x \$173.98/sq. ft x 0.0075
= \$20,878

Important Points

- The BVD is not intended to apply to alterations or repairs to existing buildings. Because the scope of alterations or repairs to an existing building varies so greatly, the Square Foot Construction Costs table does not reflect accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.
- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period (1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).
- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs ^{a, b, c}

Group (2018 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	244.21	236.18	230.55	221.01	207.82	201.82	214.02	189.83	182.71
A-1 Assembly, theaters, without stage	223.45	215.42	209.80	200.25	187.31	181.32	193.26	169.33	162.21
A-2 Assembly, nightclubs	190.08	184.73	180.34	172.99	163.33	158.82	166.99	147.83	142.92
A-2 Assembly, restaurants, bars, banquet halls	189.08	183.73	178.34	171.99	161.33	157.82	165.99	145.83	141.92
A-3 Assembly, churches	224.47	216.44	210.82	201.27	189.73	183.73	194.28	171.74	164.62
A-3 Assembly, general, community halls, libraries, museums	188.77	180.74	174.11	165.57	151.59	146.63	158.58	133.64	127.52
A-4 Assembly, arenas	222.45	214.42	207.80	199.25	185.31	180.32	192.26	167.33	161.21
B Business	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
E Educational	207.44	200.32	195.11	186.22	173.62	164.85	179.83	151.63	147.30
F-1 Factory and industrial, moderate hazard	115.30	109.99	103.87	99.84	89.72	85.56	95.69	73.79	69.57
F-2 Factory and industrial, low hazard	114.30	108.99	103.87	98.84	89.72	84.56	94.69	73.79	68.57
H-1 High Hazard, explosives	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	N.P.
H234 High Hazard	107.85	102.54	97.43	92.40	83.50	78.33	88.25	67.57	62.34
H-5 HPM	195.88	188.76	182.90	173.98	159.08	153.13	167.31	139.76	133.67
I-1 Institutional, supervised environment	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
I-2 Institutional, hospitals	327.69	320.57	314.72	305.80	289.87	N.P.	299.12	270.56	N.P.
I-2 Institutional, nursing homes	227.45	220.33	214.47	205.56	191.65	N.P.	198.88	172.34	N.P.
I-3 Institutional, restrained	222.66	215.54	209.69	200.77	187.11	180.16	194.09	167.80	159.71
I-4 Institutional, day care facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
M Mercantile	141.54	136.19	130.80	124.45	114.24	110.73	118.45	98.74	94.83
R-1 Residential, hotels	196.81	190.20	184.74	177.03	162.97	158.58	177.13	146.15	141.65
R-2 Residential, multiple family	165.05	158.44	152.98	145.27	132.00	127.61	145.37	115.18	110.68
R-3 Residential, one- and two-family ^d	154.04	149.85	145.98	142.32	137.11	133.50	139.93	128.29	120.75
R-4 Residential, care/assisted living facilities	194.98	188.36	182.90	175.20	161.40	157.01	175.29	144.58	140.08
S-1 Storage, moderate hazard	106.85	101.54	95.43	91.40	81.50	77.33	87.25	65.57	61.34
S-2 Storage, low hazard	105.85	100.54	95.43	90.40	81.50	76.33	86.25	65.57	60.34
U Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

- Private Garages use Utility, miscellaneous
- For shell only buildings deduct 20 percent
- N.P. = not permitted
- Unfinished basements (Group R-3) = \$22.45 per sq. ft.