

## Chapter 16

**INTERNATIONAL RESIDENTIAL  
CODE**

- Sec. 16-1: Adoption of Code  
 Sec. 16-2: Amendments to the  
 International Residential  
 Code  
 Sec. 16-3: City Not Liable.

**Sec. 16-1. Adoption of Code.**

Parts I-VI, and IX, and Appendix Chapters A, B, C, D, E, F, G, H, J, M, and Q of the International Residential Code, 2009 Edition, published by the International Code Council are hereby adopted as the official building code of the City for one (1) and two (2) family dwellings, townhouses and twinhomes, as defined by this Code, and shall apply to the erection, construction, enlargement, alteration, repair, moving, removal conversion, demolition, occupancy, equipment, use, height, area and maintenance of one (1) and two (2) family dwellings, townhouses and twinhomes, in the City.

The Clerk shall keep one (1) certified copy of the current adopted edition of the International Residential Code on file.

(Ords. 2002-22, 12/2/02; 2005-01, 01/18/2005; 2007-18, 12/17/2007; 2010-25, 12/20/2010)

**Sec. 16-2. Amendments to the  
International Residential  
Code.**

The following amendments to the adopted portions of the 2009 Edition of the International Residential Code are hereby made:

Section G2406.2 shall be amended by the deletion of exceptions 3 and 4.

Section M2101.10 shall be amended by replacing the words “fifteen (15 minutes)” with the words “thirty (30) minutes”.

*Creation of Enforcement Agency*

*Section R103.1.* There is hereby established in this jurisdiction a code

enforcement agency which shall be under the administrative and operational control of the Building Official. The Building Official shall develop such rules, regulations and standards as are necessary for the efficient administration of this Chapter.

Section R302.5.4 shall be added: Openings between the garage and the residence shall be equipped with a minimum of two (2) self closing hinges.

Section R302.6 shall be replaced with the following language: The garage shall be separated from the residence and its attic area by not less than five eighths inch (5/8”) gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation and the ceiling shall be protected by not less than five eighths inch (5/8”) gypsum board or equivalent.

Table R302.6, “Dwelling/garage Fire Separation” shall be amended to require that all gypsum board shall be five-eighths inch (5/8”) gypsum board or the equivalent and not one-half inch (1/2”) gypsum board.

Section R308.4 “Hazardous locations” For Glazing shall be amended by the deletion of exception 2 in R308.4.3 and by the deletion of exceptions 1 and 2 in R308.4.7.

Section R311.3 shall have the following sentence deleted: “The width of each landing shall not be less than the door served.” The following sentence shall be added to Section R311.3: “All landings shall have minimum width of thirty six inches (36”).”

Section R315.2 shall be amended by inserting the words ‘*for additions, remodels, and/or gas/mechanical work*’ after the word “permit” and before the word “occurs”.

Table R403.1 to be amended as follows:

When one (1) floor is supported by the foundation, thickness of the foundation wall shall be six inches (6”) if concrete, and eight inches (8”) if unit masonry when

the foundation wall is forty eight inches (48”) or less in height. When the foundation wall is forty eight inches (48”) or more in height and one (1) floor is supported by the foundation, thickness of the foundation shall be eight inches (8”) if concrete, and eight inches (8”) if unit masonry; width of footing shall be sixteen inches (16”); thickness of footing shall be eight inches (8”); depth below undisturbed ground surface shall be thirty inches (30”).

When two (2) floors are supported by the foundation, thickness of the foundation wall shall be eight inches (8”) if concrete, and eight inches (8”) if unit masonry; width of footing shall be sixteen inches (16”); thickness of footing shall be eight inches (8”); depth below undisturbed ground surface shall be thirty inches (30”).

When three (3) floors are supported by the foundation, thickness of the foundation wall shall be ten inches (10”) if concrete; and ten inches (10”) if unit masonry; width of footing shall be twenty inches (20”); thickness of footing shall be ten inches (10”); depth below undisturbed ground surface shall be thirty inches (30”).

1. Where unusual conditions or frost conditions are found, footings and foundations shall be required to be engineered.

2. The ground under the floor may be excavated to the elevation of the top of the footing.

3. Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one (1) floor.

Section R406.1 shall be amended by deletion, in the first sentence, of the words “that retain earth and enclose interior spaces and floors below grade”.

Section R408.2 shall be amended by the deletion of exceptions 1, 2, 3, and 5.

Section R602.3.2 Top Plates shall be amended by deletion of the sentence “Joints in plates need not occur over studs.” and replacing that sentence with “Joints in plates shall occur over studs.”

Section R703.2 shall be amended by the deletion of exceptions 2 and 3.

Section G2406.2 shall be amended by the deletion of exceptions 3 and 4.

Section G2408.2 shall be amended by the deletion of the exception.

Section G2427.4.3 shall be added and shall read as follows: Testing: All plastic pipe located within a dwelling used for venting flue gases shall be tested at five (5) psi for fifteen (15) minutes duration.

Section M2101.10 shall be amended by replacing the words “fifteen (15) minutes” with the words “thirty (30) minutes”.

Appendix M shall be amended at Section AM103.1.3.1 by deletion in the first sentence of the words “...and be at least six (6) feet (1529 mm) tall...”; and by deletion in the second sentence of the words “...to be installed at a minimum of five (5) feet (1528 mm) above the ground”. (Ords. 2002-22, 12/2/02; 2004-24, 05/03/04; 2005-01, 01/18/2005; 2007-18, 12/17/2007; 2010-25, 12/20/2010)

### **Sec. 16-3. City Not Liable.**

Adoption by the City of the International Residential Code, 2009 Edition, shall not relieve the owner or contractor of any responsibility or liability for compliance with said Code, nor shall the City assume such liability through the issuance of any permit or certificate of inspection or by reason of inspection.

(Ords. 2005-01, 01/18/2005; 2007-18, 12/17/2007; 2010-25, 12/20/2010)