

ORDINANCE NO. 1079

AN ORDINANCE OF THE CITY OF KETCHUM, IDAHO, REPEALING ORDINANCE NO. 1038 AND REPLACING CHAPTER 15.04, INTERNATIONAL AND UNIFORM CODES ADOPTED, OF THE KETCHUM MUNICIPAL CODE, IN THEIR ENTIRETY AND ADOPTING THE 2009 EDITIONS OF THE INTERNATIONAL BUILDING CODE INCLUDING APPENDICES A, B, C, E, G, I AND J, AND SECTION 903 AS MODIFIED BY THE KETCHUM FIRE DEPARTMENT; EXCLUDING SECTION 101.4.3; THE INTERNATIONAL RESIDENTIAL CODE, PARTS I THROUGH ~~VI~~ IV AND PART IX INCLUDING APPENDIX ~~A, B,~~ D, E, F, G, H, J, K, M; ~~THE INTERNATIONAL MECHANICAL CODE;~~ THE INTERNATIONAL ENERGY CONSERVATION CODE; ~~THE INTERNATIONAL FUEL GAS CODE;~~ THE INTERNATIONAL EXISTING BUILDING CODE; THE INTERNATIONAL PROPERTY MAINTENANCE CODE; PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, AND AMENDMENTS THERETO, AS THE OFFICIAL CODES FOR SAID CITY REGULATING ALL BUILDING, ~~MECHANICAL,~~ AND ENERGY CONSERVATION, AND FUEL GAS AS DEFINED IN THE SCOPE OF THE CODES; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; PROVIDING A CODIFICATION CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION BY SUMMARY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Ketchum has adopted the International series of codes including the International Building Code and the International Residential Code; and

WHEREAS, the Idaho Building Code Act requires the City adopt the 2009 version of the International Building Code as determined by the Idaho building code board and the City desires to adopt such Code; and

WHEREAS, pursuant to Idaho Code 39-4116, the City is empowered to amend the 2009 International Building Code to reflect local concerns; and

WHEREAS, the City has determined that good cause exists to amend the 2009 International Building and Residential Codes and such amendment is reasonably necessary; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Ketchum, Idaho that Ordinance No. 1038 is hereby repealed in its entirety and that Chapter 15.04, International and Uniform Codes Adopted, of the Ketchum Municipal Code, is hereby replaced in its entirety with the following:

Section 1. Section 15.04.010 of the Ketchum Municipal Code is hereby replaced in its entirety with the following:

15.04.10 International and Uniform Codes Adopted.

The following seven International Codes and Section 903 of the International Building Code as

modified by the Ketchum Fire Department are adopted by reference by the City of Ketchum, Idaho:

- (a) The International Building Code, 2009 Edition, including appendices A, B, C, G, I and J, excluding Section 101.4.3;
- (b) The International Residential Code, 2009 Edition, Parts I through VI ~~IV~~ and Parts IX including appendices ~~A, B,~~ D, E, F, G, J, K and M;
- ~~(c) The International Mechanical Code, 2009 Edition, including appendix A;~~
- ~~(d) The International Fuel Gas Code, 2009 Edition, including appendices A, B, C, D;~~
- (e) The International Energy Conservation Code, 2009 Edition, including the appendix;
- (f) The International Existing Building Code, 2009 Edition; and,
- (g) The International Property Maintenance Code, 2009 Edition.

Copies of the ~~five~~ seven International Codes listed above are on file and are open to public inspection in the office of the building official of the city of Ketchum, Idaho.

Section 2. Section 15.04.020, Amendments, of the Ketchum Municipal Code, is hereby replaced with the following:

15.04.020 Amendments

15.04.020(A) Amendments to the International Building Code

- (a) Section 101.1 Insert: [City of Ketchum, Idaho]
- (b) Section 1612.3 Insert: [City of Ketchum, Idaho] [June 5, 1978]
- (c) Section 3412.2 Insert: [January 1, 1975]
- (d) Sections 109.2 of said Code is amended as follows:

109.2 Schedule of permit fees. On buildings, and structures, ~~electrical, gas, and mechanical and systems~~ or *alterations* requiring *a permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as set forth in Table 1-A as established by the ~~applicable governing authority~~ resolution of the City of Ketchum.

(e) Said Code is amended by adding new Sections 117, 118, and 119 as follows:

SECTION 117 - INDEMNITY. Every person, firm or corporation to whom permission has been granted under the terms of this Code and the general ordinances to utilize public property for the demolition work or the moving of any building, structure or utility, shall at all times assume full responsibility for such demolition or moving. Such permission shall be further conditioned for the use of public property to at all times release, hold harmless and indemnify the City of Ketchum and all of its agents and employees from any and all responsibility, liability, loss or damage resulting to any persons or property or caused by or incidental to the demolition or moving work.

SECTION 118 - INSURANCE. Any person, firm or corporation, demolishing or moving any building, structure or utility, shall deposit with the Building Official a certificate of insurance showing the City of Ketchum as a named insured on the insurance policy. The certificate of insurance shall evidence that the liability insurance policy covers the policy holder and the City of Ketchum as a named insured. Such insurance shall be valid at all times during demolition or moving operations. Said liability insurance coverage shall be in the amount of at least \$1,000,000 for bodily or personal injury, death, or property damage or loss as the result of any one (1) occurrence or accident, regardless of the number of persons injured or the number of claimants. The purpose of the insurance required herein is specified in Section 3601 of this Chapter.

SECTION 119 - DAMAGE TO PUBLIC PROPERTY. As a condition of obtaining a permit to wreck, remove or move any building, structure or utility, the permittee assumes liability for any damage to public property occasioned by such moving, demolition or removal operations.

(f) Section 202 of said Code is amended by adding the following definition:

COMMENCEMENT OF WORK - any excavation including the removal of top soil or any removal of trees or brush preparatory to excavation shall be defined as the commencement of work authorized by a permit.

(g) Sections 416.6 and 416.6.1 are added to read:

416.6 Finish application during construction. Proper ventilation must be provided and an automatic sprinkler system installed and operational in the area where volatile finishes are to be applied prior to application of combustible finishes unless an alternative protection system is approved by the Fire Chief.

416.6.1 Application of finishes in occupied buildings.

Application of combustible or toxic finishes in any space in an occupied building shall require prior approval of the Building Official and the Fire Chief. Proper ventilation must be provided to prevent vapors from accumulating in the occupied space.

- (h) Section 505.3.1 is added to read:

505.3.1 Egress Group R. Where a mezzanine is contained completely within a dwelling unit it shall be provided with at least one emergency escape and rescue opening complying with Section 1026.

- (i) Section 506.3 is revised to read:

Section 506.3 Automatic sprinkler system increase. Where a building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, the area limitation in Table 503 is permitted to be increased by ~~an additional 200 percent ($I_s = 2$) for buildings with no more than one story above grade plane and 300 percent the ($I_s = 3$)~~ for buildings with no more than one story above grade plane the following additional amounts:

1. Type I and Type II construction: an additional 200 percent ($I_s = 2$) for buildings with more than one story above grade plane and an additional 300 percent ($I_s = 3$) for buildings with no more than one story above grade plane.
2. For Type III, Type IV, and Type V construction: an additional 100 percent ($I_s = 1$) for buildings with more than one story above grade plane and an additional 200 percent ($I_s = 2$) for buildings with no more than one story above grade plane.

These increases are permitted in addition to the height and story increases in accordance with Section 504.2.

Exceptions: The *building area* limitation increases shall not be permitted for the following conditions:

1. The automatic sprinkler system increase shall not apply to buildings with occupancy in Group H-1.
2. The automatic sprinkler system increase shall not apply to the floor area of occupancy in Use Group H-2 or H-3. For mixed use buildings containing such occupancies, the allowable area shall be calculated in accordance with Section 508.3.3.2, with the sprinkler increase applicable only to the portions of the building not classified as Use Group H-2 or H-3.

3. Fire-resistance rating substitution in accordance with Table 601, Note d.

(j) Section 508.2.4 of said Code is amended by adding Exception 4 as follows:

4. Boilers, central heating plants or mechanical rooms containing fuel fired appliances shall be completely protected on the mechanical side by a minimum of 5/8 inch Type X gypsum wallboard or equivalent and the walls shall be effectively draft stopped.

~~(k) Section 903.2 is amended to add the following sentences and exceptions:~~

~~All buildings containing fire areas of 6000 square feet or greater shall have an approved automatic sprinkler system installed. When an addition to an existing building increases the area of the building to 6000 square feet or more, the entire building including the existing portion shall have an approved automatic sprinkler system.~~

Exceptions:

- ~~1. When approved by both the Fire Chief and Building Official a fire wall complying with Section 705 may be installed to separate an addition from an existing building.~~
- ~~2. When the extent of an addition is less than 15 percent of the existing building with the approval of the Fire Chief and Building Official.~~

(l) Section 1505.2.1 is added to read:

1505.2.1 Class A Roof Assemblies Required. Class A roof assemblies with no wood products in the roof covering are required on all new buildings. Class A roof assemblies with no wood products in roof covering are required for all re-roofs over 3,000 square feet of roof area. Class A is not required when less than twenty-five (25) percent of the roof area is being repaired and additional areas are not subsequently repaired within five (5) years. Additions to buildings over 1,000 square feet of roof area require that the roof of the entire building be upgraded to a Class A roof assembly with no wood products in the roof covering.

(m) Section 1605 of said code is amended as follows:

In 1605.2.1 Basic load combinations. Coefficient f_2 is amended as:

$f_2 = 0.7$ for roof configurations that do not shed snow off the structure, and
~~=0.2~~ 0.35 for other roofs

In 1605.3.1 Exception 2 is amended to read:

2. Flat roof snow loads of 30 psf (1.44 kN/m²) or less and roof live loads of 30 psf or less need not be combined with seismic loads. Where flat roof snow load exceeds 30 psf (1.44 kN/m²), ~~20~~ 35 percent of the flat roof snow load shall be combined with seismic loads.

In 1605.3.2 Exception 2 is amended to read:

2. Flat roof snow loads of 30 psf (1.44 kN/m²) or less and roof live loads of 30 psf or less need not be combined with seismic loads. Where flat roof snow loads exceed 30 psf (1.44 kN/m²), ~~20~~ 35 percent of the flat roof snow load shall be combined with seismic loads.

- (n) Section 1608 of said Code is amended by changing Section 1608.2 to read:

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 of 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 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 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. p_g for Ketchum is determined to be site specific (CS) and shall be taken as 120 psf.~~

- (o) Section 1608.3 is added:

1608.3 Flat roof snow loads. The snow load, p_f in lb/ft², on a roof with a slope equal to or less than 5° shall be the greater of 100 psf or the value calculated using the following formula:

$$p_f = 0.7 C_e C_t I p_g$$

- (p) Section 1613.7 is added to read:

1613.7 Effective seismic weight. The effective seismic weight in Section 12.7.2 and Section 12.14.8.1 of ASCE7-05 shall be amended as follows:

4. For all roofs regardless of roof slope 35% of the uniform design snow load shall be included in the effective seismic weight (W).

(q) Change to Section B101.2.2 to read:

Section B101.2.2 Qualifications. The board of appeals shall consist of five individuals plus alternates, ~~one~~ from each of the following professions or disciplines:

1. Registered design professional with architectural experience, ~~or a builder or superintendent of building with at least ten years experience, five of which shall have been in responsible charge of work.~~
2. Registered design professional with structural engineering experience.
3. Registered design professional with mechanical and plumbing engineering experience or a mechanical contractor with at least ten years experience, five of which shall have been in responsible charge of work.
4. Registered design professional ~~with electrical engineering experience or an electrical contractor~~ with architectural experience or a builder or superintendent of building with at least ten years' experience, five of which shall have been in responsible charge of work.
5. Registered design professional with fire protection engineering experience or fire protection contractor with ten years' experience, five of which shall have been in responsible charge of work.

(r) Section G201.2 of said code is amended by adding the following definition:

HEIGHT ABOVE BASE FLOOD ELEVATION (BFE). Height shall be one foot to bottom of floor framing above BFE or to the bottom of slab on grade.

(s) Section J103.2 Exemption number 8 is added to read as follows:

8. Grading, excavation, earthwork, fills or embankments less than fifty (50) yards, and that do not create an increased elevation for buildings or building sites above natural existing grade and do not adversely affect adjoining properties.

(t) Appendix L is added as follows:

APPENDIX L
RADON CONTROL METHODS

SECTION AL101 SCOPE

AL101.1 General. This appendix contains requirements for new construction for all residential and institutional occupancies (R1, R2, R3, R4, II, I2, I3 and I4). Inclusion of this appendix is based on the use of locally available data and a determination of Zone 1 designation in Figure AL101 for all of Ketchum.

Exception: In mixed use buildings containing residential or institutional occupancies Radon mitigation measures are not required if the owner can demonstrate that the proposed design is not likely to produce unacceptable levels of Radon as in sleeping areas. The owner, or the owner's authorized representative, shall have an approved Radon test conducted in a representative sleeping area on the lowest residential level and shall submit the test results to the building department prior to a Certificate of Occupancy being issued for the project.

SECTION AL102 DEFINITIONS

AL102.1 General. For the purpose of these requirements, the terms used shall be defined as follows:

SUBSLAB DEPRESSURIZATION SYSTEM (Passive). A system designed to achieve lower sub-slab air pressure relative to indoor air pressure by use of a vent pipe routed through the *conditioned space* of a building and connecting the sub-slab area with outdoor air, thereby relying on the convective flow of air upward in the vent to draw air from beneath the slab.

SUBSLAB DEPRESSURIZATION SYSTEM (Active). A system designed to achieve lower sub-slab air pressure relative to indoor air pressure by use of a fan-powered vent drawing air from beneath the slab.

DRAIN TILE LOOP. A continuous length of drain tile or perforated pipe extending around all or part of the internal or external perimeter of a *basement* or crawl space footing.

RADON GAS. A naturally-occurring, chemically inert, radioactive gas that is not detectable by human senses. As a gas it can move readily through particles of soil and rock and can accumulate under the slabs and foundations of homes where it can easily enter into the living space through construction cracks and openings.

SOIL-GAS-RETARDER. A continuous membrane of 6-mil (0.15 mm) polyethylene or other equivalent material used to retard the flow of soil gases into a building.

SUBMEMBRANE DEPRESSURIZATION SYSTEM. A system designed to achieve lower sub-membrane air pressure relative to crawl space air pressure by use of a vent drawing air from beneath the soil-gas-retarder membrane.

SECTION AL103 REQUIREMENTS

AL103.1 General. The following construction techniques are intended to resist radon entry and prepare the building for post-construction radon mitigation if necessary (see Figure AF102). These techniques are required in areas where designated by the jurisdiction.

AL103.2 Subfloor preparation. A layer of gas-permeable material shall be placed under all concrete slabs and other floor systems that directly contact the ground and are within the walls of the living spaces of the building, to facilitate future installation of a sub-slab depressurization system, if needed. The gas-permeable layer shall consist of one of the following

1. A uniform layer of clean aggregate, a minimum of 4 inches (102mm) thick. The aggregate shall consist of material that will pass through a 2-inch (51mm) sieve and be retained by a 1/4-inch (6.4 mm) sieve.
2. A uniform layer of sand (native or fill), a minimum of 4 inches (102 mm) thick, overlain by a layer or strips of geo-textile drainage matting designed to allow the lateral flow of soil gases.
3. Other materials, systems or floor designs with demonstrated capability to permit depressurization across the entire sub-floor area.

AL103.3 Soil-gas-retarder. A minimum 6-mil (0.15 mm) [or 3-mil (0.075 mm) cross-laminated] polyethylene or equivalent flexible sheeting material shall be placed on top of the gas-permeable layer prior to casting the slab or placing the floor assembly to serve as a soil-gas-retarder by bridging any cracks that develop in the slab or floor assembly and to prevent concrete from entering the void spaces in the aggregate base material. The sheeting shall cover the entire floor area with separate sections of sheeting lapped at least 12 inches (305 mm). The sheeting shall fit closely around any pipe, wire or other penetrations of the material. All punctures or tears in the material shall be sealed or covered with additional sheeting.

AL103.4 Entry routes. Potential radon entry routes shall be closed in accordance with Sections AF103.4.1 through AF103.4.10.

AL103.4.1 Floor openings. Openings around bathtubs, showers, water closets, pipes wires or other objects that penetrate concrete slabs or other floor assemblies shall be filled with a polyurethane caulk or equivalent sealant applied in accordance with the manufacturer's recommendations.

AL103.4.2 Concrete joints. All control joints, isolation joints, construction joints and any other joints in concrete slabs or between slabs and foundation walls shall be sealed with a caulk or sealant. Gaps and joints shall be cleared of loose material and filled with polyurethane caulk or other elastomeric sealant applied in accordance with the manufacturer's recommendations.

AL103.4.3 Condensate drains. Condensate drains shall be trapped or routed through non-perforated pipe to daylight.

AL103.4.4 Sumps. Sump pits open to soil or serving as the termination point for sub-slab or exterior drain tile loops shall be covered with a gasketed or otherwise sealed lid. Sumps used as the suction point in a sub-slab depressurization system shall have a lid designed to accommodate the vent pipe. Sumps used as a floor drain shall have a lid equipped with a trapped inlet.

AL103.4.5 Foundation walls. Hollow block masonry foundation walls shall be constructed with either a continuous course of *solid masonry*, one course of masonry grouted solid, or a solid concrete beam at or above finished ground surface to prevent passage of air from the interior of the wall into the living space. Where a brick veneer or other masonry ledge is installed, the course immediately below that ledge shall be sealed. Joints, cracks or other openings around all penetrations of both exterior and interior surfaces of masonry block or wood foundation walls below the ground surface shall be filled with polyurethane caulk or equivalent sealant. Penetrations of concrete walls shall be filled.

AL103.4.6 Damp proofing. The exterior surfaces of portions of concrete and masonry block walls below the ground surface shall be damp proofed in accordance with Section R406 of this code.

AL103.4.7 Air-handling units. Air-handling units in crawl spaces shall be sealed to prevent air from being drawn into the unit.

Exception: Units with gasketed seams or units that are otherwise sealed by the manufacturer to prevent leakage.

AL103.4.8 Ducts. Ductwork passing through or beneath a slab shall be of seamless material unless the air-handling system is designed to maintain continuous positive pressure within such ducting. Joints in such ductwork shall be sealed to prevent air leakage. Ductwork located in crawl spaces shall have all seams and joints sealed by closure systems in accordance with Section M1601.4.1.

AL103.4.9 Crawl space floors. Openings around all penetrations through floors above crawl spaces shall be caulked or otherwise filled to prevent air leakage.

AL103.4.10 Crawl space access. Access doors and other openings or penetrations between basements and adjoining crawl spaces shall be closed, gasketed or otherwise filled to prevent air leakage.

AL103.5 Passive sub-membrane depressurization system. In buildings with crawl space foundations the following components of a passive sub-membrane depressurization system shall be installed during construction.

Exception: Buildings in which an *approved* mechanical crawl space ventilation system or other equivalent system is installed.

AL103.5.1 Ventilation. Crawl spaces shall be provided with vents to the exterior of the building. The minimum net area of ventilation openings shall comply with Section R408.1 of this code.

AL103.5.2 Soil-gas-retarder. The soil in crawl spaces shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene soil-gas-retarder. The ground cover shall be lapped a minimum of 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the crawl space area.

AL103.5.3 Vent pipe. A plumbing tee or other *approved* connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 mm or 102 mm) fitting with a vertical vent pipe installed through the sheeting. The vent pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the *conditioned spaces* of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AL103.6 Passive sub-slab depressurization system. In *basement* or slab-on-grade buildings, the following components of a passive sub-slab depressurization system shall be installed during construction.

AL103.6.1 Vent pipe. A minimum 3-inch-diameter (76 mm) ABS, PVC or equivalent gas-tight pipe shall be embedded vertically into the sub-slab aggregate or other permeable material before the slab is cast. A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the sub-slab permeable material. Alternatively, the 3-inch (76 mm) pipe shall be inserted directly into an interior perimeter drain tile loop or through a sealed sump cover where the sump is exposed to the sub-slab aggregate or connected to it through a drainage system.

The pipe shall be extended up through the building floors, terminate at least 12 inches (305 mm) above the surface of the roof in a location at least 10 feet (3048 mm) away from any window or other opening into the *conditioned spaces* of the building that is less than 2 feet (610 mm) below the exhaust point, and 10 feet (3048 mm) from any window or other opening in adjoining or adjacent buildings.

AL103.6.2 Multiple vent pipes. In buildings where interior footings or other barriers separate the sub-slab aggregate or other gas-permeable material, each area shall be fitted with an individual vent pipe. Vent pipes shall connect to a single vent that terminates above the roof or each individual vent pipe shall terminate separately above the roof

AL103.7 Vent pipe drainage. All components of the radon vent pipe system shall be installed to provide positive drainage to the ground beneath the slab or soil-gas-retarder.

AL103.8 Vent pipe accessibility. Radon vent pipes shall be accessible for future fan installation through an *attic* or other area outside the *habitable space*.

Exception: The radon vent pipe need not be accessible in an *attic* space where an *approved* roof top electrical supply is provided for future use.

AL103.9 Vent pipe identification. All exposed and visible interior radon vent pipes shall be identified with at least one *label* on each floor and in accessible *attics*. The *label* shall read: "Radon Reduction System."

AL103.10 Combination foundations. Combination *basement/* crawl space or slab-on-grade/crawl space foundations shall have separate radon vent pipes installed in each type of foundation area. Each radon vent pipe shall terminate above the roof or shall be connected to a single vent that terminates above the roof.

AL103.11 Building depressurization. Joints in air ducts and plenums in *unconditioned spaces* shall meet the requirements of Section M1601. Thermal envelope air infiltration requirements shall comply with the energy conservation provisions in Chapter 11. Fire stopping shall meet the requirements contained in Section R602.8.

AL103.12 Power source. To provide for future installation of an active sub-membrane or sub-slab depressurization system, an electrical circuit terminated in an *approved* box shall be installed during construction in the *attic* or other anticipated location of vent pipe fans. An electrical supply shall also be accessible in anticipated locations of system failure alarms.

15.04.020(B) Amendments to the International Residential Code

- (a) Section R101.1 Insert: [City of Ketchum, Idaho]
- (b) Section R108.2 is amended to read:

R108.2 Schedule of permit fees. On buildings, structures, ~~electrical, gas, and mechanical and plumbing~~ systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as set forth in Table 1-A as established by ~~the applicable governing authority~~ resolution of the City of Ketchum.

- (c) Table R301.2.(1) Insert:

ROOF SNOW LOAD	WIND SPEED ^c (mph)	SEISMIC DESIGN CATEGORY ^{f,g}	SUBJECT TO DAMAGE FROM			
			Weathering ^a	Frost line depth ^b	Termite ^c	Decay ^d
100 Psf	90 Mph	D1 or per IBC Chap. 16	Severe	2 Feet	Slight to Moderate	None to Slight

WINTER DESIGN TEMP ^f	ICE SHIELD UNDERLAYMENT REQUIRED ⁱ	FLOOD HAZARDS ^j	AIR FREEZING INDEX ^l	MEAN ANNUAL TEMP ^k
	Yes, 24" inside wall line	6/5/1978	2000	40° F

1. This Table also applies to IBC

- (d) Section R301.2.2 is amended by eliminating the exception in its entirety.

~~**Exception:** Detached one and two family dwellings located in Seismic Design Category C are exempt from the seismic requirements of this code.~~

- (e) Section R301.2.2.24 is amended as follows:

R301.2.2.2 Seismic Design Category C. Structures assigned to Seismic Design Category C shall conform to the requirements of this section. All structures including detached one and two family structures in Seismic Design Category C or greater shall have a lateral force resisting system designed in accordance with accepted engineering practice. The effective seismic weight for such buildings shall include 35% of the flat roof uniform design snow load.

- (f) The Exception to Section R302.2 is revised as shown:

Exception: A common ~~1-hour~~ 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

- (g) Section R302.5.1 is amended 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 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors. Doors shall be self-closing and self-latching.

(h) **R309.3 Flood hazard areas.** For buildings located in flood hazard areas as established by Table R301.2(1), garage floors shall be:

1. Elevated to ~~or~~ a minimum of 12 inches from the bottom of the slab above the design flood elevation as determined in Section R322; or
2. Located below the design flood elevation provided they are at or above *grade* on at least one side, are used solely for parking, building access or storage, meet the requirements of Section R324 and are otherwise constructed in accordance with this code.

(i) Section R313.2 is deleted:

~~**R313.2 One and two family dwellings automatic fire systems.** Effective January 1, 2011, an automatic residential fire sprinkler system shall be installed in one and two family dwellings.~~

~~Exceptions: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.~~

a) Section R313.2.1 is re-numbered R313.2 and is revised as follows:

R313.2 Design and installation. Automatic residential fire sprinkler systems, where installed, shall be designed and installed in accordance with Section P2904 or NFPA 13D.

(k) Section R324.2.1, item 1 is revised as follows:

R324.2.1 Elevation requirements.

1. Buildings and structures shall have the lowest floors elevated to or above 1 foot (305 mm) above the design flood elevation measured to the bottom of the floor structure.

(l) Section R325 is added to read as follows:

R325 Class A Roof Assemblies Required. Class A roof assemblies with no wood products in the roof covering are required on all new buildings. Class A roof assemblies with no wood products in roof covering are required for all re-roofs over 3,000 square feet of roof area. Class A is not required when less than twenty-five (25) percent of the roof area is being repaired and additional

areas are not subsequently repaired within five (5) years. Additions to buildings over 1,000 square feet of roof area require that the roof of the entire building be upgraded to a Class A roof assembly with no wood products in the roof covering.

- (m) Section R1005.3.1 is added to read as Section M805.7 in Section 4 of this Ordinance.

15.04.020(C) — Amendments to the International Mechanical Code

- (a) Section M101.1 — Insert: [City of Ketchum, Idaho]

- (b) Section M106.5.2 is revised as follows:

~~**106.5.2 Fee Schedule.** The fees for mechanical work shall be as indicated in the following schedule as set forth in Table 2-A as established by resolution of the City of Ketchum.~~

- (c) Section M106.5.3 — Insert: [80%] [80%]

- (d) Section M108.4 — Insert: [Misdemeanor, \$300, 180 days]

- (e) Section M108.5 — Insert: [\$300] [\$300]

- (f) Section M202 is revised as by adding the following definitions:

~~**PULSE-COMBUSTION APPLIANCES.** Appliances that are constructed and installed in such a manner that flue gasses are discharged to the atmosphere by means of a pressure built up in the combustion system.~~

- (g) Section M804.2.1 is revised to read as follows:

~~**804.2.1 Terminal clearances.** Appliances designed for natural draft venting and incorporating integral venting means shall be located so that a minimum clearance of 9 inches (229 mm) is maintained between vent terminals and from any openings through which combustion products enter the building. Appliances using forced draft venting shall be located so that a minimum clearance of 12 inches (305 mm) is maintained between vent terminals and from any openings through which combustion products enter the building comply with Section 804.3 Mechanical draft systems.~~

- (h) Section M804.3 is revised to read as follows:

~~804.3 Mechanical draft systems. Mechanical draft systems of either forced or induced draft design, including direct vent appliances which utilize fans, or pulse combustion systems shall comply with Sections 804.3.1 through 804.3.7.~~

(i) ~~Section M804.3.3 is revised to read as follows:~~

~~804.3.3 Termination. The termination of chimneys or vents equipped with power exhausters shall be located a minimum of 10 20 feet from the adjacent lot line or from adjacent buildings. The exhaust shall be directed away from the building. Vent terminations that front on a public way shall be permitted to measure the 20 foot separation distance to the neighboring lot line on the opposite side of the public way.~~

~~The termination of vents or combustion air inlets serving direct vent or pulse combustion appliances shall be permitted to be located a minimum distance of 10 feet from the adjacent lot line or adjacent buildings if the gasses enter or leave the termination in a vertical plane above the roof line. Horizontal terminations shall be installed in accordance with M804.3.4.~~

(j) ~~Section M804.3.4 is revised by adding Item 7 to read as follows:~~

~~7. The vent termination shall be located a minimum of 20 feet from adjacent lot lines or adjacent buildings. The exhaust shall be directed away from the building. Vent terminations that front on a public way shall be permitted to measure the 20 foot separation distance to the neighboring lot line on the opposite side of the public way.~~

(k) ~~Section M805.7 is added to read as follows:~~

~~805.7 Chimney Chases. Factory built solid fuel burning appliance chimneys shall be enclosed within a shaft or chase and shall be protected on the interior (flue) side as required for one-hour fire resistive construction. All factory built chimneys shall have approved spark arrestors installed at the point of termination.~~

~~15.04.020(D) Amendments to the International Fuel Gas Code~~

(a) ~~Section IFGC101.1 Insert: [City of Ketchum, Idaho]~~

(b) ~~Section IFGC106.6.2 is revised as follows:~~

~~106.6.2 Fee Schedule. The fees for work shall be as indicated in the following schedule as set forth in Table 2-A as established by resolution of the City of Ketchum.~~

- (e) — Section IFGC106.5.3 Insert: [80%][80%]
- (d) — Section IFGC108.4 Insert: [Misdemeanor, \$300, 180 days]
- (e) — Section IFGC108.5 Insert: [\$300][\$300]
- (f) — Section IFGC 503.2.3 is amended to read as follows:

~~503.2.3 Direct vent appliances. Listed direct vent appliances that do not utilize fans or other mechanical devices to convey flue gases or combustion air shall be installed in accordance with the manufacturer's instructions and Section 503.8, Item 3. Appliances that use mechanical means to convey flue gases of combustion air shall be installed in accordance with the manufacturer's instructions and Section 503.8, Items 1 and 2.~~

15.04.020(E) Amendments to the International Energy Conservation Code

- (a) Section IECC101.1 Insert: [City of Ketchum, Idaho]
- (b) Section IECC 101.2 is amended by adding a second exception as follows:

Exception: Designers may elect to conform to Energy Star Homes Northwest Certification Requirements for Single Family Homes in lieu of the IECC requirements. Residential construction complying with Energy Star Certification Requirements will not be required to demonstrate compliance per IECC 101.4 but must submit the completed Energy Star Certification prior to obtaining a Certificate of Occupancy. If the project is not completed and certified to Energy Star requirements, compliance with the IECC will be required to be demonstrated prior to the issuance of the Certificate of Occupancy.

15.04.020(F) Amendments to the International Existing Building Code

- (a) Section IEBC101.1 Insert: [City of Ketchum, Idaho]
- (b) Section IEBC 309.1 is amended to read as follows:

309.1 Conformance. Structures moved into or within the jurisdiction shall be evaluated by a registered engineer and shall comply with the provisions of the *International Building Code* for new structures as amended by the City of Ketchum.

- (c) Section IEBC 1202.3 Exceptions are amended as follows.

1202.3 Wind loads. Buildings shall be evaluated by a registered engineer and shall comply with the *International Building Code or International Residential Code* wind provisions as applicable and as amended by the City of Ketchum.

Exceptions:

- ~~1. Detached one and two family dwellings and Group U occupancies where wind loads at the new location are not higher than those at the previous location.~~
2. 1. Structural elements whose stress is not increased by more than 5 percent within 10 percent of allowable stresses for new materials designed to current code provisions.

- (d) Section IEBC 1202.4 is amended by revising the section to read as follows and deleting Exception 2.

1202.4 Seismic loads. Buildings shall be evaluated by a registered engineer and shall comply with the *International Building Code or International Residential Code* seismic provisions as applicable and as amended by the City of Ketchum at the new location.

Exceptions:

- ~~1. Structures in Seismic Design Categories A and B and detached one and two family dwellings in Seismic Design Categories A, B, and C where seismic loads at the new location are not higher than those at the previous location.~~
2. 1. Structural elements whose stress is not increased by more than 5 percent within 10 percent of allowable stresses for new materials designed to current code provisions.

- (e) Section IEBC 1202.5 is amended to read as follows and the exception to Section IEBC 1202.5 is deleted:

1202.5 Snow Loads. Structures shall be evaluated by a registered engineer and shall comply with the *International Building Code or International Residential Code* seismic provisions as applicable and as amended by the City of Ketchum where snow loads at the new location are higher than those at the previous location.

- (f) Section IEBC 1301.2 Insert: [January 1, 1975]

15.04.020(G) Amendments to the International Property Maintenance Code

- (a) Section IPMC 101.1 Insert: [City of Ketchum, Idaho]

- (b) Section IPMC 103.5 is amended to read as follows:

103.5 Fees. The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be established by resolution of the City of Ketchum ~~indicated in the following schedule.~~

- (c) Section IPMC 302.4 Insert: [twenty-four (24) inches]
(d) Section IPMC 304.14 Insert: [May 1] [September 30]
(e) Section IPMC 602.3 Insert: [October 1] [April 30]
(f) Section IPMC 602.4 Insert: [October 1] [April 30]

Section 3. That Section 15.04.030 of the Ketchum Municipal Code, Criminal Violation and Penalty and Civil Enforcement, is hereby replaced in its entirety with the following:

- (a) Any person, firm, association, or corporation that fails to comply with or violates any of these regulations or adopted codes shall be guilty of a misdemeanor and upon conviction shall be subject to a fine of not more than ~~Three Hundred Dollars (\$300.00)~~ One Thousand (\$1000.00) or imprisonment for a period not to exceed six (6) months, or both. Each day that said violation continues shall be considered a separate offense.
- (b) Appropriate actions and proceedings at law or in equity may be instituted by the City of Ketchum to restrain or abate violations of this Ordinance or adopted codes, or compel compliance herewith, or to prevent illegal construction or occupancy of any buildings, structures, or premises in violation of this Ordinance or adopted codes together with appropriate damages therefore. These remedies shall be cumulative and in addition to all other legal remedies and penalties provided by law.

Section 4. SAVINGS AND SEVERABILITY CLAUSE. It is hereby declared to be the legislative intent that the provisions and parts of this Ordinance shall be severable. If any paragraph, part, section, subsection, sentence clause or phrase of this Ordinance is for any reason held to be invalid for any reason by a Court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

Section 5. CODIFICATION CLAUSE. The City Clerk is instructed to immediately forward this ordinance to the codifier of the official municipal code for proper revision of the code.

Section 6. REPEALER CLAUSE. All City of Ketchum Ordinances or resolutions or parts thereof which are in conflict herewith are hereby repealed,

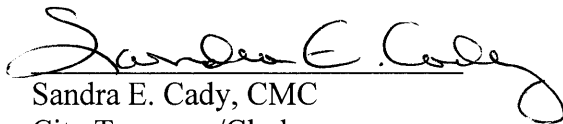
Section 7. PUBLICATION. This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit "A," shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

Section 8. EFFECTIVE DATE. This Ordinance shall be in full force and effect upon the date of its publication as provided by law which is November 15, 2010.

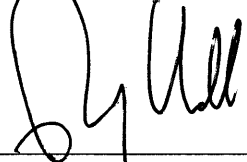
PASSED BY THE CITY COUNCIL OF THE CITY OF KETCHUM, IDAHO, and approved by the Mayor this 6th day of December, 2010.



ATTEST:

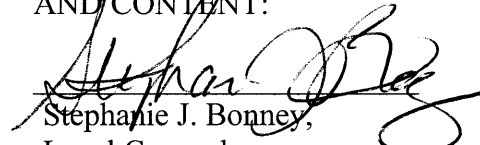

Sandra E. Cady, CMC
City Treasurer/Clerk

CITY OF KETCHUM, IDAHO



Randy Hall, Mayor

APPROVED AS TO FORM
AND CONTENT:


Stephanie J. Bonney,
Legal Counsel