

CITY OF CRETE, NEBRASKA  
CITY COUNCIL REGULAR MEETING  
August 22, 2016

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting was also given to the Mayor and City Council. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska in the back of the Council Chambers. Additional copies are available to read. The City may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

Those in attendance pledged allegiance to the flag.

1. Open Meeting

2. Roll Call

3. Special Order of Business

3.A. July 25, 2016 Minutes

8/22/16 Approve as presented Carried with a motion by Shirley Siedhoff and a second by Ryan Jindra.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye,

Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

3.B. Public Hearing Annexation of West RR ROW

7/25/16 Planning Commission: Set a public hearing for 8/22/16 at 7:00 PM for consideration of the annexation of the west railroad right-of-way Carried with a motion by Scott Kuncel and a second by Shirley Siedhoff.

Ryan Jindra: Aye, Scott Kuncel: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 5, No: 0

8/22/16 Planning Commission: Open a public hearing at 7:04 PM Carried with a motion by Ryan Jindra and a second by Brian Carnes.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye,

Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

8/22/16 Planning Commission: Close the public hearing at 7:17 PM Carried with a motion by Shirley Siedhoff and a second by Ryan Jindra.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye,

Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

8/22/16 Planning Commission: Recommend approval by the City Council of the annexation of the west railroad right-of-way Carried with a motion by Shirley Siedhoff and a second by Ryan Jindra.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye,

Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

3.C. Public Hearing - Annexation Northeast RR ROW

7/25/16 Planning Commission: Set a public hearing for 8/22/16 at 7:00 PM for consideration of the annexation of the northeast railroad right-of-way Carried with a motion by Scott Kuncel and a second by Sharon Scusa.

Ryan Jindra: Aye, Scott Kuncel: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 5, No: 0

8/22/16 Planning Commission: Open a public hearing at 7:19 PM Carried with a motion by Ryan Jindra and a second by Jennifer Robison.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

8/22/16 Planning Commission: Close the public hearing at 7:35 PM Carried with a motion by Drew Rische and a second by Brian Carnes.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

8/22/16 Planning Commission: Recommend approval by the City Council of the annexation of the northeast railroad right-of-way Carried with a motion by Ryan Jindra and a second by Drew Rische.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

### 3.D. Public Hearing - Annexation Transfer Station

7/25/16 Planning Commission: Set a public hearing for 8/22/16 at 7:00 PM for consideration of the annexation of the transfer station property Carried with a motion by Scott Kuncl and a second by Jennifer Robison.

Ryan Jindra: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 5, No: 0

8/22/16 Planning Commission: Open a public hearing at 7:36 PM Carried with a motion by Ryan Jindra and a second by Brian Carnes.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

8/22/16 Planning Commission: Close the public hearing at 7:44 PM Carried with a motion by Ryan Jindra and a second by Drew Rische.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

8/22/16 Planning Commission: Recommend approval by the City Council of the annexation of the City property (transfer station) Carried with a motion by Ryan Jindra and a second by Shirley Siedhoff.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

### 3.E. Public Hearing - Building Code

7/25/16 Planning Commission: Set a public hearing for 8/22/16 at 7:00 PM for consideration of the adoption of the 2012 edition building codes Carried with a motion by Scott Kuncl and a second by Shirley Siedhoff.

Ryan Jindra: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 5, No: 0

8/22/16 Planning Commission: Open a public hearing at 7:46 PM Carried with a motion by Drew Rische and a second by Jennifer Robison.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

8/22/16 Planning Commission: Close the Public Hearing at 7:49 PM Carried with a motion by Shirley Siedhoff and a second by Ryan Jindra.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

8/22/16 Planning Commission: Recommend adoption by the City Council of the 2012 International Building Codes with the amendments as recommended Carried with a motion by Drew Rische and a second by Brian Carnes.

Brian Carnes: Aye, Dave Hansen: Aye, Ryan Jindra: Aye, Drew Rische: Aye, Jennifer Robison: Aye, Sharon Scusa: Aye, Shirley Siedhoff: Aye

Aye: 7, No: 0

4. Officers' Reports
5. Adjournment

Mayor

(SEAL)

City Clerk-Treasurer

I, Jerry Wilcox, City Clerk for the City of Crete, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council. I hereby certify that a copy of the Open Meetings Act was posted in the back of the Council Chambers. I certify that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the City Clerk. I certify that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting and that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public. I certify that the minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of the City Council. I certify that all news media requesting notification concerning meetings of the City Council were provided with advance notification of the time and place of said meeting and the subjects to be discussed.

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City Clerk-Treasurer

(S E A L)

**Planning Commission Meeting  
August 22, 2016 7:00 PM  
City Hall  
Council Chambers  
243 East 13th Street**

**1. Open Meeting**

The City has posted a copy of the Open Meetings Act, Laws of the State of Nebraska, in the back of the council chambers. Additional copies are available to read, if anyone wishes one during this meeting, please advise. As each agenda item is considered, if there are any questions concerning the agenda item please advise. The Planning Commission may consider items listed on the agenda in random order. The City has assisted listening devices available, if needed please advise. This meeting was published and posted in three public places to-wit:

City Hall - 1st Floor  
Post Office - Lobby  
City Bank and Trust - Front Entry

**2. Roll Call**

Attendance of Planning Commission members will be recorded to determine the presence of a quorum for official actions.

**3. Special Order of Business**

The Planning Commission may take action to hear testimony in favor of or in opposition to, discuss/limit discussion and take action to approve or disapprove a recommendation to the City Council on any matter presented under this title.

**A. July 25, 2016 Minutes**

The minutes of the previous meeting have been distributed for review and approval

**B. Public Hearing Annexation of West RR ROW**

A public hearing to hear comments in favor of and/or in opposition to the annexation of a parcel of land containing the railroad right-of-way from Arizona Avenue west to County Road 2100

**C. Public Hearing - Annexation Northeast RR ROW**

A public hearing to hear comments in favor of and/or in opposition to the annexation of a parcel of land that includes the railroad right-of-way from Boswell Avenue east to Highway 103

**D. Public Hearing - Annexation Transfer Station**

A public hearing to hear comments in favor of and/or in opposition to the annexation of two parcels of land that include the City solid waste transfer station, tree dump, yard waste dump, scrap iron collection site and police department firing range

**E. Public Hearing - Building Code**

A public hearing to hear comments in favor of and/or in opposition to the the adoption of updated building codes

**4. Officers' Reports**

Reports may be given by Department Heads, other Committees and Commission members concerning current operations of the City. Questions may be asked and answered. No action can be taken by the Planning Commission on matters presented under this title except to answer any question posed and to refer the matter for further action.

**5. Adjournment**

The Planning Commission will review the above matters and take such actions as they deem appropriate. The Planning Commission may enter into closed session to discuss any matter on this agenda when it is determined by the Commission that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of an individual and if such individual has not requested a public meeting, or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, then the presiding officer immediately prior to the closed session shall restate on the record the limitation of the subject matter of the closed session.

The City of Crete assures that no person shall on the grounds of race, color, national origin, age, disability, handicap or sex, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity of the City receiving Federal financial assistance. To report discrimination, contact the City Clerk's office.

**CITY OF CRETE, NEBRASKA**  
**Planning Commission**  
**July 25, 2016**

Notice of the meeting was given by posting and publishing in The Crete News, the appointed method for giving notice as shown by the Proof of Publication attached to the minutes. Advance notice of the meeting also given to the board members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open Meetings Act, Laws of the State of Nebraska, in the back of the Council Chambers. Additional copies are available to read. The board may consider items listed on the agenda in random order. All proceedings shown were taken while the meeting was open to the attendance of the public.

The meeting was called to order by Vice Chairman Ryan Jindra at 7:10 p.m.

**Roll Call**

Commissioners present: Jennifer Robison, Sharon Scusa, Scott Kuncl, Shirley Siedhoff and Ryan Jindra. Commissioners absent: Drew Rische, Brian Carnes, Dave Hansen and Dimas Luna. Also present: City Administrator Tom Ourada, City Clerk Jerry Wilcox, Building Inspector Ray Sueper, City Attorney Joe Dalton, Council member Jack Oelschlager, Andy McAllister from the Crete News and Marcia Glenn.

**June 27, 2016 Minutes**

A motion was made by Kuncl, seconded by Robison, to approve the June 27, 2016 minutes as written. Voting yes: Robison, Scusa, Kuncl, Siedhoff and Jindra. Voting no: None. Absent: Rische, Carnes, Hansen and Luna. Motion carried.

**Annexations**

Ourada spoke to the commissioners on the possible annexation of two railroad right-of-ways. This would help with getting the quiet zone (no blown whistles) in Crete. The third annexation is the transfer station property.

A motion was made by Kuncl, seconded by Siedhoff, to set a public hearing for August 22, 2016 at 7:00 pm for consideration of the annexation of the west railroad right-of-way. Voting yes: Robison, Scusa, Kuncl, Siedhoff and Jindra. Voting no: None. Absent: Rische, Carnes, Hansen and Luna. Motion carried.

Kuncl made a motion, seconded by Scusa, to set a public hearing for August 22, 2016 at 7:00 pm for consideration of the annexation of the northeast railroad right-of-way. Voting yes: Robison, Scusa, Kuncl, Siedhoff and Jindra. Voting no: None. Absent: Rische, Carnes, Hansen and Luna. Motion carried.

A motion was made by Kuncl, seconded by Robison, to set a public hearing for August 22, 2016 at 7:00 pm for consideration of the annexation of the transfer station property. Voting yes: Robison, Scusa, Kuncl, Siedhoff and Jindra. Voting no: None. Absent: Rische, Carnes, Hansen and Luna. Motion carried.

**Zoning Regulations Review**

The commissioners discussed zoning regulations including parking, setbacks, signage, etc. Ourada recommended to the commissioners to have JEO do a professional review. Siedhoff made a motion, seconded by Robison, to recommend to Council to approve a JEO zoning review at the cost of \$7,500. Voting yes: Robison, Scusa, Kuncl, Siedhoff and Jindra. Voting no: None. Absent: Rische, Carnes, Hansen and Luna. Motion carried.

**Building Code Review**

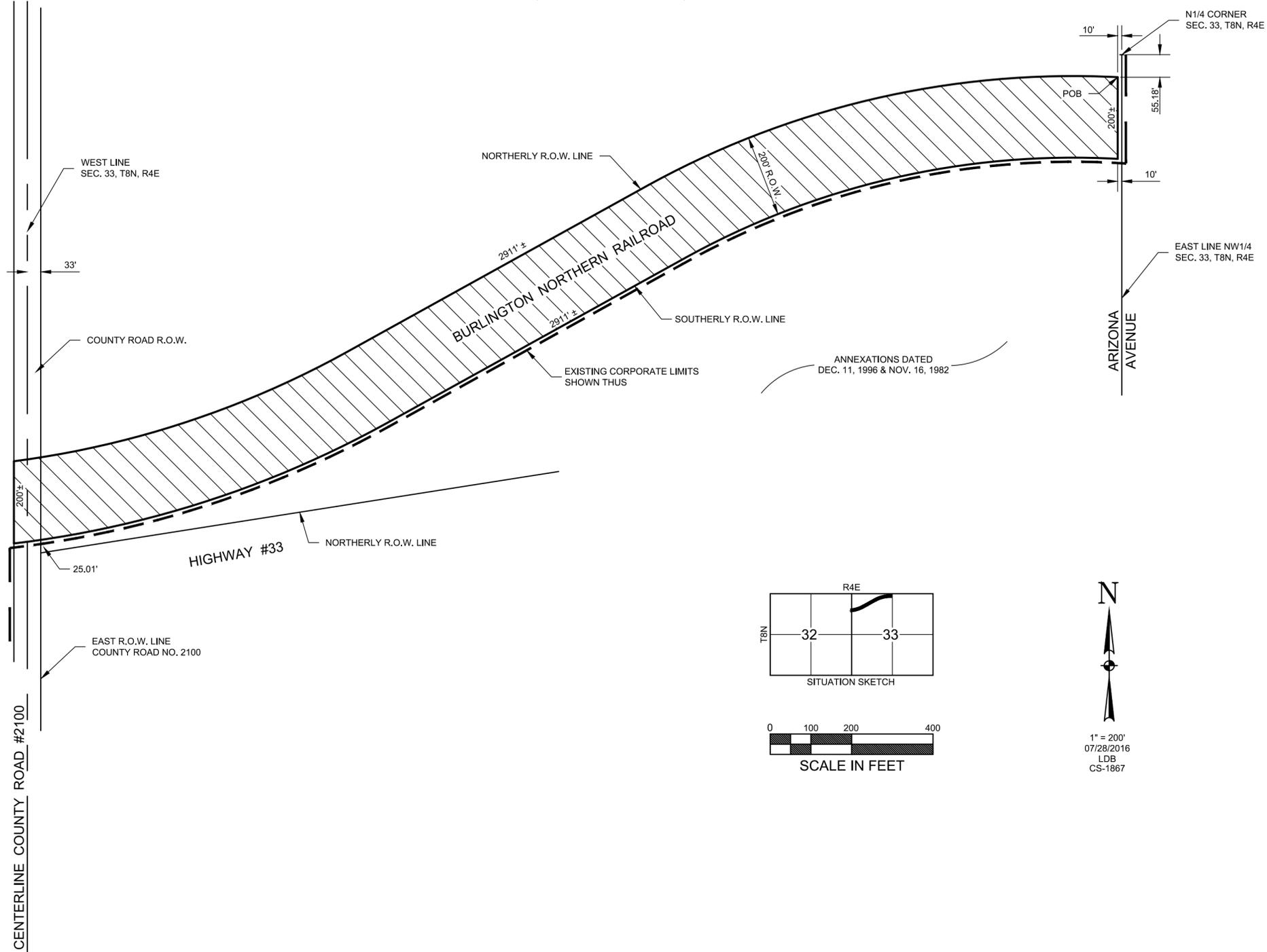
The updated 2012 international building code came before the commissioners for review. It was noted that the state and Lincoln are adopting the 2012 codes. We currently are using the 2009 version. Sueper recommends adopting the 2012 codes with Lincoln's amendments. Beatrice has plans to adopt the 2012 codes within the next year and Seward uses whatever the state adopts. A motion was made by Kuncl, seconded by Siedhoff, to set a public hearing for August 22, 2016 at 7:00 pm to consider the adoption of the 2012 edition of building codes. Voting yes: Robison, Scusa, Kuncl, Siedhoff and Jindra. Voting no: None. Absent: Rische, Carnes, Hansen and Luna. Motion carried.

Meeting adjourned at 7:50 pm.

Recorded by Jera Novak

# ANNEXATION TO THE CITY OF CRETE, NEBRASKA

A TRACT OF LAND LOCATED IN SECTIONS 32 AND 33, T8N, R4E  
OF THE 6th P.M., SALINE COUNTY, NEBRASKA



### LEGAL DESCRIPTION

A tract of land located in Sections 32 and 33, T8N, R4E of the 6th P.M., Saline County, Nebraska, more particularly described as follows:

Beginning at a point 10 feet west of and 55.18 feet south of the north 1/4 corner of Section 33, T8N, R4E of the 6th P.M., Saline County, Nebraska, said point being on the northerly right-of-way line of the existing Burlington Northern Rail Road Track main line; thence southwesterly, on said northerly right-of-way line of said Burlington Northern Rail Road Tracks, 2911 feet, more or less to a point on the west right-of-way line of County Road No. 2100; thence southerly, on said westerly right-of-way line of County Road No. 2100, 200 feet, more or less to a point on the southerly right-of-way line of said Burlington Northern Rail Road Track; thence northeasterly, on said south right-of-way line of said Burlington Northern Rail Road Track, 2911 feet, more or less, to a point 10 feet west of the east line of the NW 1/4 of Section 33; thence northerly, 200 feet, more or less, to the point of beginning, containing 13 acres, more or less.

### SURVEYOR'S CERTIFICATE

I, John V. Berry, a registered surveyor of the State of Nebraska, hereby certify that this plat was made by me or under my direction on July 26, 2016; that all dimensions are in feet and are correct to the best of my knowledge and belief.



John V. Berry, Nebraska L.S. #535  
GILMORE & ASSOCIATES, INC.

### APPROVAL

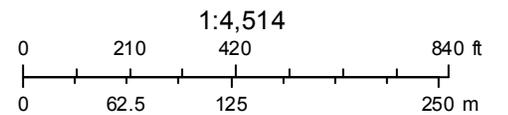
APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BY ORDINANCE NO. \_\_\_\_\_ PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
JERRY WILCOX  
CITY CLERK

# West Railroad ROW



August 18, 2016

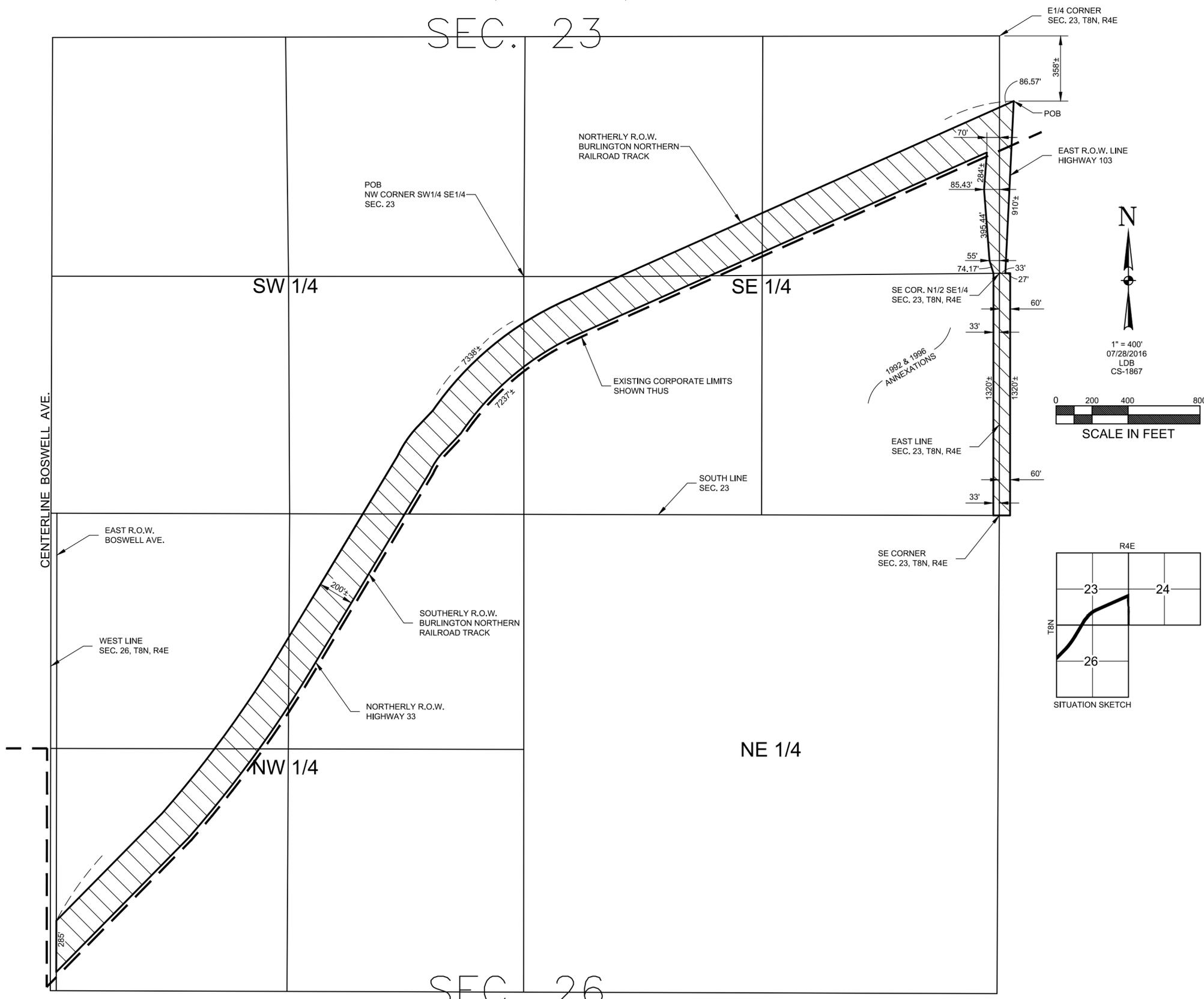


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**ANNEXATION PLAT**  
 PART OF SECTIONS 23, 24, & 26, T8N, R4E  
 OF THE 6th P.M., SALINE COUNTY, NEBRASKA

SEC. 23

SEC. 26



**LEGAL DESCRIPTION**

A tract of land located in Sections 23, 24, and 26, T8N, R4E of the 6th P.M., Saline County, Nebraska, more particularly described as follows:

Beginning at the intersection of the north right-of-way line of the Burlington Northern Rail Road Tracks, and the easterly right-of-way line of Highway No. 103, said point being 358 feet more or less south of and 86.57 feet more or less east of the east 1/4 corner of Section 23, T8N, R4E of the 6th P.M., Saline County, Nebraska; thence southerly, 910 feet, more or less, to a point 33 feet east of the southeast corner, N 1/2, SE 1/4 of Section 23; thence easterly, 27 feet, to a point 60 feet east of said southeast corner, N 1/2, SE 1/4 of Section 23; thence southerly, 1320 feet, more or less, to a point 60 feet east of the southeast corner of Section 23; thence westerly, 93 feet, to a point 33 feet west of said southeast corner of Section 23; thence northerly, 1320 feet, more or less, to a point 33 feet west of the southeast corner, N 1/2, SE 1/4 of Section 23; thence northwesterly, 74.17 feet, to a point 55 feet west of the east line of the SE 1/4 of Section 23; thence northerly, 395.44 feet, to a point 85.45 feet west of the east line, SE 1/4 of Section 23; thence northerly, 284 feet, more or less, to a point 70 feet west of the east line of the SE 1/4 of Section 23, said point being on the southerly right-of-way line of the Burlington Northern Rail Road Track, said point also being on the northerly right-of-way line of Highway No. 33; thence southwest, on the southerly right-of-way line of said Burlington Northern Rail Road Tracks, 7237 feet, more or less, to a point on the east right-of-way line of Boswell Avenue; thence northerly, on the east right-of-way line of Boswell Avenue, 285 feet, more or less, to the northerly right-of-way line of the Burlington Northern Rail Road Track; thence northeasterly, on the northerly right-of-way line of said Burlington Northern Rail Road Track, 7338 feet, more or less, to the point of beginning, containing 37.7 acres, more or less.

**SURVEYOR'S CERTIFICATE**

I, John V. Berry, a registered surveyor of the State of Nebraska, hereby certify that this plat was made by me or under my direction on July 26, 2016; that all dimensions are in feet and are correct to the best of my knowledge and belief.



John V. Berry, Nebraska L.S. #535  
 GILMORE & ASSOCIATES, INC.

**APPROVAL**

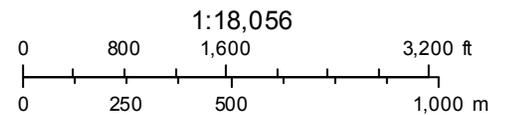
APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BY ORDINANCE NO. \_\_\_\_\_ PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

JERRY WILCOX  
 CITY CLERK

# NE Railroad ROW



August 18, 2016



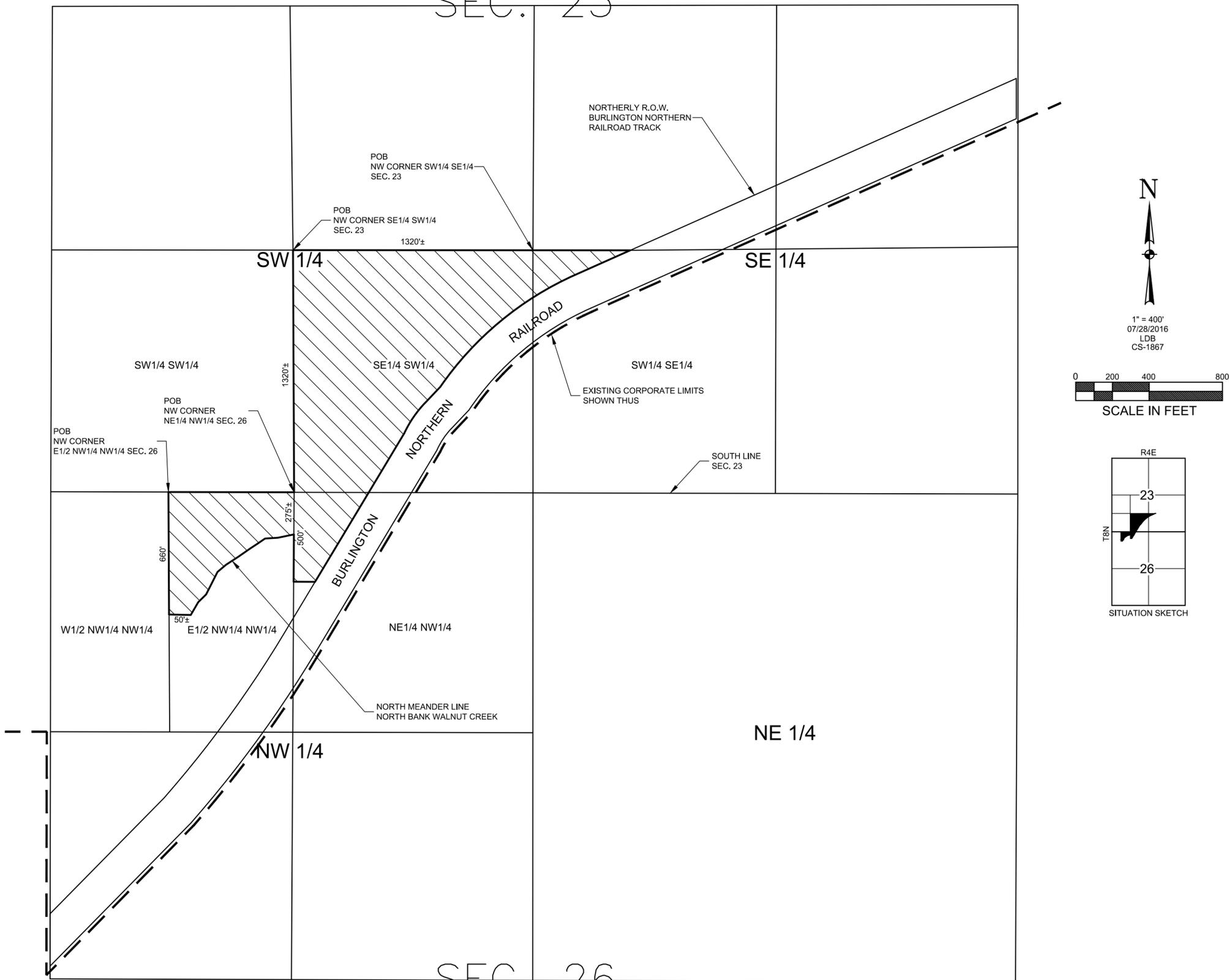
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

# ANNEXATION TO THE CITY OF CRETE, NEBRASKA

A TRACT OF LAND LOCATED IN SECTIONS 23 & 26, T8N, R4E  
OF THE 6th P.M., SALINE COUNTY, NEBRASKA

## SEC. 23

## SEC. 26



### RECORDED DESCRIPTION

Tracts of land located in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$ ) and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section Twenty-three (23), and in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$ ) and the East Half of the Northwest Quarter of the Northwest Quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section Twenty-six (26) all in the Township Eight (8) North, Range Four (4), East of the 6th P.M., Saline County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 23, thence Easterly along the North Line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  to a point on the Northerly Right-of-Way Line of the Burlington Northern Railroad Company as now located through said premises, thence Southwesterly along said Northerly Right-of-Way Line to a point on the West Line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ , thence Northerly along the West Line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  to the point of beginning, and

Beginning at the Northwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 23, thence Easterly along the North Line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  to the Northeast Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ , thence Southerly along the East Line of the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) to a point on the Northerly Right-of-Way Line of the Burlington Northern Railroad Company as now located through said premises, thence Southwesterly along said Northerly Right-of-Way Line to a point on the South Line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ , thence Westerly along the South Line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  to the Southwest Corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ , thence Northerly along the West line of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  to the point of beginning, and

Beginning at the Northwest Corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 26, thence Southerly along the West Line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 500.0 feet, thence Easterly parallel with the North Line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  to a point on the Westerly Right-of-Way Line of the Burlington Northern Railroad Company as now located through said premises, thence Northeasterly along said Right-of-Way Line to a point on the North Line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ , thence Westerly along the North Line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$  to the point of beginning, and

Beginning at the Northwest Corner of the E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 26 thence Southerly along the West Line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 660.0 feet, thence Easterly parallel with the North Line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 50 feet more or less, to a point on the Northerly Bank of Walnut Creek as now located through said premises, thence Northeasterly along the meander line of the North Bank of Walnut Creek as now located through said premises to a point on the East Line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  thence Northerly along the East Line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  a distance of 275 feet more or less, to the Northeast Corner of the E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  thence West along the North Line of the E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  to the point of beginning.

### SURVEYOR'S CERTIFICATE

I, John V. Berry, a registered surveyor of the State of Nebraska, hereby certify that this plat was made by me or under my direction on July 26, 2016; that all dimensions are in feet and are correct to the best of my knowledge and belief.



John V. Berry, Nebraska L.S. #535  
GILMORE & ASSOCIATES, INC.

### APPROVAL

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF CRETE, SALINE COUNTY, NEBRASKA, BY ORDINANCE NO. \_\_\_\_\_ PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

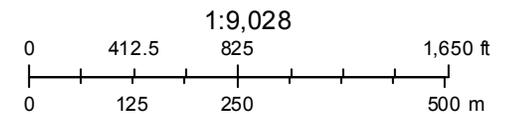
\_\_\_\_\_  
JERRY WILCOX  
CITY CLERK

# Transfer Station



August 18, 2016

 Parcels



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

## 2012 International Building Code Review

The Task Force recommended adoption of all modifications of the 2009 Code as found in the proposed 2012 Code except as noted below. This chart is intended to represent how the Task Force's recommendations differ from the 2012 ICC Code.

Date	Code Section of Proposed Change by IBC (§ number) (LMC Section if applicable)	Description of the difference between the 2009 ICC and the 2012 ICC Code and/or description of provision modified by the Task Force (include 1 or 2 sentences)	Task Force's Recommended Change	Rationale for Task Force's Action	Feasibility Analysis	Estimated Costs Implement/Enforce
8/16/2012	305.2 Group E, day care facilities; LMC 20.08.170	There was no change between the 2009 and 2012 versions relating to the number of children in a day care facilities. The purpose is to retain what was approved in the 2009 code update. The number of 12 children is consistent with local Health Department licensure regulations.	The Task Force recommended approving 12 children in a day care facility to remain consistent with all other local regulations.	To retain what was approved in the 2009 code update.	Acceptance does not impose any additional costs.	NA
	310.5 Residential Group R-3; new LMC section	With respect to the Residential Care Facility, there was no change between the 2009 and 2012 versions. The purpose is to maintain consistency between the building code, Zoning ordinance, Health & Human Services category and Fire Code.	Amend section to read as follows: Residential Care facilities may provide accommodations for 5 or fewer persons receiving custodial care and 12 or fewer persons receiving personal care.	To maintain consistency between the building code, Zoning ordinance, Health & Human Services category and Fire Code.	Acceptance does not impose any additional costs.	NA
	310.6 Residential Group R-4; New LMC Section 20.08.173	The National ICC organization identified boarding houses, congregate living facilities, dormitories, personal care service, residential care/assisted living facility, and transient (not more than 30-days). The list of examples of the residential Group R-4 occupancies has increased to provide further clarification regarding custodial care facilities that may be protected with sprinkler systems.	The list of examples of the residential Group R-4 occupancies has increased to include alcohol and drug centers, assisted living facilities, congregate care facilities, group homes, halfway houses, residential board and custodial care facilities, and social rehabilitation facilities, convalescent facilities.	To provide clarification for facilities covered.	Acceptance does not impose any additional costs.	For the reduced cost associated with the elimination of the sprinkler requirements, see note #2 at the end of the document.
	310.5.1 Care Facilities within a dwelling; new LMC section	The 2009 IBC did not address care facilities within a dwelling.	The Task Force recommended changing the occupant number from "5" to "12" and delete the following text: "provided an automatic sprinkler system is installed."	To maintain consistency between the building code, Zoning ordinance, Health & Human Services category and Fire Code.	Acceptance does not impose any additional costs.	For the reduced cost associated with the elimination of the sprinkler requirements, see note #2 at the end of the document.

# 2012 International Building Code Review

The Task Force recommended adoption of all modifications of the 2009 Code as found in the proposed 2012 Code except as noted below. This chart is intended to represent how the Task Force's recommendations differ from the 2012 ICC Code.

Date	Code Section of Proposed Change by IBC (S number) (LMC Section if applicable)	Description of the difference between the 2009 ICC and the 2012 ICC Code and/or description of provision modified by the Task Force (include 1 or 2 sentences)	Task Force's Recommended Change	Rationale for Task Force's Action	Feasibility Analysis	Estimated Costs Implement/Enforce
8/23/2012	406.1.2 Area Increase of Group U Occupancies	Parking garages, as well as other types of structures where motor vehicles are involved, present some unique characteristics in this section. The sizes and operations of parking garages vary significantly. The requirements have been reformatted to allow for the provisions to be more clearly applied to the correct situation. The descriptions of the types of parking garages have been clarified for consistency. There are two types of parking garages regulated by the IBC: private and public garages. The primary difference between private and public garages is the size of the facility, rather than the use. Strictly limited in permissible height and area, private parking garages are typically not commercial in nature. They generally service only a specific tenant or building and are not open for public use. There is no implication that public parking garages must be open to the public, as they are only considered public in comparison to private garages. A public parking garage is then further characterized as one of two types - either an enclosed parking garage or an open parking garage - and regulated accordingly.	The Task Force recommended deleting LMC Section 20.08.174 that would require every garage to be compartmentalized within a 900 S.F. limit.	To compartmentalize the private storage garage into small fire areas of 900 square feet is considered by this Code Task Force committee to be too restrictive compared to other requirements to compartmentalize at 5,000 S.F. commercial parking garage and 12,000 S.F. for all other garages.	Acceptance does not impose any additional costs.	Eliminating the walls needed to compartmentalize a garage in accordance with amendments currently enforced would be \$600 per dividing wall multiplied by five dividing walls for a 5,000 sq. ft. garage used for parking commercial vehicles. The total reduction would then be \$3,000 of cost savings for this example. See note #3 at end of document.
	406.3.4 Separation; LMC 20.08.176	There was no change between the 2009 and 2012 versions relative to fire separations in parking garages	The purpose of this recommended change is an editorial correction to maintain cross-referencing.	Editorial correction to maintain cross-referencing.	Acceptance does not impose any additional costs.	NA
	406.3.4 Separation; LMC 20.08.176	There was no change between the 2009 and 2012 versions. The content remained the same; but the numbering system changed. Editorial correction to maintain cross-referencing.	Amend LMC to change reference of 715.4.3 to 716.5.3 to reflect change in the International Building Code. There is confusion while trying to find a code section according to a number reference that has been changed.	Editorial correction to maintain cross-referencing.	Acceptance does not impose any additional costs.	NA

# 2012 International Building Code Review

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Date	Code Section of Proposed Change by IBC (§ number) (LMC Section if applicable)	Description of the difference between the 2009 IBC and the 2012 ICC Code and/or description of provision modified by the Task Force (include 1 or 2 sentences)	Task Force's Recommended Change	Rationale for Task Force's Action	Feasibility Analysis	Estimated Costs Implement/Enforce
	501.2 Address Identification; LMC 20.08.180	The 2009 IBC and the LMC required a four-inch high address in one location only. The LMC always has required 8" address letters.	Building official may require eight-inch high address letters in multiple locations to assist emergency personnel locating the address.	Modification makes it clear that the fire code official reserves the right to require additional address identification to facilitate the arrival of emergency response vehicles.	An additional \$16 to \$100 may be expected for each additional address sign used to facilitate the navigation efforts of an ambulance or fire truck.	\$1.00 additional department cost to enforce. See note #4.
8/30/2012	718.2 and 718.2.1; LMC 20.08.215 Plaster equivalents and fire-blocking materials preventing fire penetration	There was no change between the 2009 and 2012 versions. Editorial correction to maintain cross-referencing. As the reference numbers change within the IBC, then the references to those sections need to be updated within our local amendments.	Re-number section to match reference in International Building Code	Editorial correction to maintain cross-referencing.	Acceptance does not impose any additional costs.	NA
	1009.7.7 Riser height and tread depth; LMC 20.08.265	This reference revises the language related to interior stairways and ramps. These changes provide additional clarification to maintain cross-referencing.	Re-number Section 1009.4.2 in LCM to 1009.7.2 to match reference in IBC; retain Exception 8 in the LMC which allows steep stairways to ancillary or unoccupied areas.	Editorial correction to maintain cross-referencing.	Acceptance does not impose any additional costs.	NA
9/6/2012	R903.2.8.2 Care Facilities; new LMC section 20.08.226	There is no change between the 2009 and 2012 versions. Residential daycares are governed by the IRC and should not be governed by both the IBC and IRC. Therefore, this section should be deleted from the building code.	Delete 903.2.8.2 from the IBC, as residential daycares are governed by the IRC.	To eliminate redundancy.	Acceptance does not impose any additional costs.	NA
9/20/2012	1013.3 Guard Height; LMC 20.08.275	There was a modification to the 2012 code. The minimum required height for guards in Group R-3 occupancies and within individual Group R-2 dwelling units has been decreased from 42 inches to 36 inches. However, this code study committee wants to ensure that exterior balconies for multi-story apartments have a guard rail that is 42" measured above the deck rather than the 36" high railings used for single family residences.	Revise 1013.3 Guard Height to 42" high.	To ensure that exterior balconies for multi-story apartments have a guard rail that is 42" measured above the deck rather than the 36" high railings used for single family residences.	Acceptance does not impose any additional costs.	See note #5.

# 2012 International Building Code Review

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	419.1.1 Limitations; LMC 20.08.178	The concept of the dwelling or sleeping unit that includes a significant portion of nonresidential space is still relatively new to the building code. The most recent clarifications to this building code addresses special requirements for the nonresidential portion such as plumbing or emergency exits that may need to be applied based on the specific function of the nonresidential space rather than what is typically common for a least-restrictive residential occupancy.	Add Limitation No. 5: <i>"The Live/Work units shall also comply with the conditions of household living use groups as set forth in Title 27 of the LMC. "</i>	To provide additional reference for the building designer and to ensure compliance with similar requirements of Section 27.06 of the Zoning ordinance.	Acceptance does not impose any additional costs.	NA
	1007.3 Stairways; LMC 20.08.235	Now that the IBC Section 1007,3 has eliminated the area of refuge requirement for sprinkled stairways, the previous amendment was redundant with the new building code.	Repeal Section 20.08.235 of the LMC	This amendment no longer is needed.	Acceptance does not impose any additional costs.	See note #6.
10/4/2012	Chapter 11 Accessibility; LMC 20.08.280	Regardless of major and recent changes within the Federally-mandated 2010 ADA Regulations, this Building and Safety Department enforces the Nebraska Accessibility Guidelines (2010 ADA Standards). Our State standard is patterned after the Federal Standard and therefore is essentially the same.	Motion to delete Chapter 11 of the IBC and follow the Nebraska Accessibility Guidelines (2010 ADA Standards).	Rather than give reference to multiple and redundant regulations, this Building and Safety Department has followed the Nebraska Accessibility Guidelines (2010 ADA Standards).	Acceptance does not impose any additional costs.	NA
10/11/2012	Chapter 11 Accessibility; LMC 20.08.280	Additional notations added for clarification. It is not readily apparent that this exception is available to churches and those entities that maintain a paid membership list. The inclusion of this exception as an amendment should help design professionals become aware of the exception's existence.	Motion to add exception to LMC 20.08.280 indicating that the Nebraska Accessibility Guidelines shall not apply to any private club (except to the extent that the facilities of the private club are made available to customers or patrons of a place of public accommodation), or to any religious entity.	Additional notations added for clarification.	Acceptance does not impose any additional costs.	NA
11/15/2012	1404.2 Water-resistive barrier; new LMC section	There were no changes between the 2009 and 2012 codes. <b>Currently there is no criteria for the application of liquid-applied weather-resistive barrier.</b>	The task force proposes to add a new section to the LMC to provide criteria for liquid-based weather barriers.	The task force believed that we need to establish a higher minimum for water resistive barriers. While there are several different moisture management systems to choose from, it is believed that a liquid applied water-resistant barrier is superior to plastic sheets or No. 15 asphalt felt. The amendment gives reference to a standard for the physical application of the liquid-applied weather barrier.	Acceptance does not impose any additional costs.	See note #10 on Page 12

# 2012 International Building Code Review

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10/25/2012	1405.3 Vapor Retarders; 20.08.309	There was no change between the 2009 and 2012 versions. <b>Currently, the commercial building code allows Class I, II, and III vapor barrier for our climate zone.</b>	The task force recommends amending the IBC code to not allow Class I (non-permeable vapor barrier) and Kraft paper as a vapor retarder.	An acceptable vapor retarder in our Zone 5, needs to be either moisture permeable or semi-permeable to allow moisture trapped inside the exterior walls to escape. Because the building inspectors find mold within exterior walls, moisture inside the exterior walls should be expected. Moisture should be allowed to escape through either a permeable vapor barrier or no vapor barrier.	Acceptance does not impose any additional costs.	NA
	Various sections in Chapter 16 related to Structural Design were deleted; delete LMC sections 20.08.325, 20.08.340, 20.08.340, 20.08.350	With regards to our existing LMC amendments related to structural design, there were no changes between the 2009 and 2013 codes. However, structural engineers within the code task force committee determined that these previous amendments were unnecessary. To impose additional factors of safety beyond what the basic code prescribes is considered redundant.	Thirty pound ground snow load - deleted. Five-pound rain-on-snow surcharge amendment - deleted. Flood load amendment - deleted.	Structural engineers within the code task force committee determined that these previous amendments were unnecessary because over engineered.	Acceptance does not impose any additional costs.	See note #7 on Page 12. Small savings in material costs
	1809.5 Shallow Foundations; new LMC section 20.08.357	There was no change between the 2009 and 2012 versions. <b>Currently, the code is unclear about what parts of the building may be designed with shallow foundations.</b>	The task force amendment allows for frost-protected shallow foundations for structural stoops located outside entry doors and area well walls located outside basement egress windows if these structures are designed in accordance with ASCE 32.	There needs to be clarification for the appropriate application of frost-protected shallow foundations and the standard by which they will be designed.	Acceptance does not impose any additional costs.	See note #8 on Page 12; \$2,000 savings
11/1/2012	109.3 Building Permit Fees; LMC 20.08.090	There were no changes between the 2009 and 2012 codes. <b>Currently, the minimum base fee is \$50.00.</b>	The task force is recommending to increase the minimum base permit fee by \$5.00.	This additional \$5.00 base fee would increase annual revenue for Building and Safety by approximately \$3,600.		NA
4/11/2013	Delete previously approved amendment of 9/27/2012 to 903.2.8 Group R Sprinkler Requirements; LMC 20.08.225	Currently there is an allowance for non-sprinkled 8-plex apartments provided that they meet three conditions. <b>After the Building Task Force committee met with the Fire Task Force, it was decided to eliminate this special allowance. As a result all apartments of three units or more will need to be sprinkled.</b>	Remove allowance for non-sprinkled 8-plex apartments.	While single family homes, duplex apartments and townhomes separated by 2-hour fire walls may remain non-sprinkled, all other dwelling units consisting of three or more units must be sprinkled in accordance with the International Building Code.	The added cost of fire-rated compartmentalization is said to be equal to the cost of an R13 sprinkler system.	NA

# 2012 International Building Code Review

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10/11/2012	Chapter 13 Energy Code; LMC 20.08.300??????	<i>Eventually, there will be a Federal mandate that all states enforce the most current version of the International Energy Code. The adoption of this amendment will then have little or no effect except to clarify which version of the IECC is being referenced within Chapter 13 of the IBC.</i>	The task force proposes to amend section 1301.1 of the International Building Code by adding criteria indicating that buildings be designed and constructed in accordance with the current 2009 Energy Code adopted by the State of Nebraska.	We deleted Chapter 13 and replaced it with the NE Energy Code	Acceptance does not impose any additional costs.	Similar to the IgCC but not exactly the same.
12/13/2012	New LMC section	Currently, the IBC gives reference to the IECC Energy Code within Chapter 13. <i>While the State of Nebraska requires the less stringent 2009 version of the IECC rather than the 2012 IECC, it has been determined that the City of Lincoln will enforce the most up-to-date energy conservation provisions for both residential and commercial buildings.</i>	The task force proposes to adopt the 2012 IECC as amended.	The State of Nebraska requires more stringent standards than the 2009 IECC. It has been determined that the City of Lincoln will enforce the most up-to-date energy conservation provisions for both residential and commercial buildings.	Acceptance does not impose any additional costs.	NA
11/29/2012	IECC Review; new LMC section	Currently, the prescriptive insulation values are R-20 for walls and R-38 for attics. <i>Prescriptive insulation values will increase steadily with each version of the IECC.</i>	The 2012 IECC recommended R-49 insulation in attics and roof assemblies. The Task Force recommended amending Table C402.2 to reduce the R-value for <i>Attics and Other</i> for Climate Zone 5/Marine 4, from R-49 to R-38.	Return on cost is minimal; this is consistent with International Residential Code recommendation.	Acceptance does not impose any additional costs.	See note #11 on Page 12
	New LMC section	Currently, the prescriptive insulation values are lower than what is being proposed in the 2012 IECC for walls and for attics. <i>Prescriptive insulation values will increase steadily with each version of the IECC.</i>	Amend Table C402.1.2, changing the U-value for <i>Attic and Other</i> for Group R from U-0.021 to U-0.027.	Align with change of R-value of 38.	Acceptance does not impose any additional costs.	See note #12 on Page 12
	New LMC section	Currently, building commissioning is optional. <i>The latest version of the energy code requires more testing, verification and commissioning of the building before a Certificate of Occupancy may be issued.</i>	The Task Force committee agreed to adopt the 2012 IECC but delete C402.4.1.2.3 - Building Tests (building energy efficiency tests).	The task force committee believes that the return on cost is minimal; this is consistent with International Residential Code recommendation.	Acceptance does not impose any additional costs.	See note #13 on Page 13
12/6/2012	IECC Review - Mech; New LMC section	Currently, the 2009 IECC requires an economizer for all roof top units that are 54,000 BTU or above. The 2012 IECC requires an economizer for all roof top units that are 36,000 BTU or above.	Amend Table C403.3.1(1) from 36,000 Btu to 54,000 Btu to keep it consistent with what is now required in the 2009 Energy Code.	This task force committee determined that a sufficient level of energy efficiency is achieved when an economizer is used in conjunction with a fan cooling systems with a capacity greater than 54,000 Btu.	Acceptance does not impose any additional costs.	See note #3 on Page 12

# 2012 International Building Code Review

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	New LMC section	Currently, system commissioning is optional. <i>The latest version of the energy code requires more testing, verification and commissioning of the building before a Certificate of Occupancy may be issued. Increased costs will be added to the project; i.e. projects of this size generally involve a design professional and/or licensed mechanical contractor; inspected at rough-in and finish.</i>	The task force proposes to delete Section C408 - System Commissioning	A building that is constructed according to the mechanical engineer's specifications and inspected by the City of Lincoln mechanical inspector should negate the need for a third-party agency.	Acceptance does not impose any additional costs.	See note #14 on Page 13
12/13/2012	IECC Review - Elec; New LMC section	Currently, skylights are not required for spaces that measure 10,000 sq. ft. or more.	The task force proposes to delete Section C402.3.2 Minimum skylight fenestration area.	It is difficult to put a skylight in on a metal roof. Those contractors who are paid to do so by building owners will always give a disclaimer and guarantee that the skylight will leak.	Acceptance does not impose any additional costs.	NA
	New LMC section	Currently, the energy code does not require the design professional to incorporate one of three energy efficiency package options. This differs from the allowances set forth in the sections of the 2012 code. Otherwise, the three compliance options are: Efficient HVAC Performance (C406.2), Efficient Lighting System (C406.3), and On-Site Supply of Renewable Energy (C406.4).	The task force proposes to delete Section C406 Additional Efficiency Package Options	Differs from the allowances set forth in the sections of the 2012 code.	Acceptance does not impose any additional costs.	NA

**Footnotes:**

- 1) Disclaimer: Any mention of a commercial company or product does not constitute an endorsement by the City of Lincoln. Use for publicity or advertisement purposes of information from this publication concerning proprietary products or the tests of such products is not authorized.
- 2) The following square foot costs are commonly accepted for the purposes of making decisions about the options to include fire sprinkler systems for new construction. Where associated with the remodeling of existing buildings, there is an increased cost ranging from 50 cents to \$1 more per square foot to offset the additional labor required to remove and replace existing drywall and other materials.
  - A) \$1 per square foot of area for the NFPA 13D fire sprinkler system. This type of system does not require a fire sprinkler riser and the fire sprinkler lines are interconnected with the domestic water line. But these systems are limited to single family homes and duplexes.
  - B) \$1 per square foot of area plus \$4,000 for the NFPA 13R fire sprinkler system. Unlike the 13D system listed above, this system may be used for a four story apartment building. The 13R system requires a separate water line and fire sprinkler riser.
  - C) \$1.50 per square foot of area plus \$8,000 for the NFPA 13 fire sprinkler system.
- 3) The material costs associated for packaged rooftop units with and without economizers:
  - A) 24,000 btu heat, 2 ton cooling RTU without economizer = \$4,000; with economizer = \$5,000
  - B) 36,000 btu heat, 3 ton cooling RTU without economizer = \$4,200; with economizer = \$5,700
  - C) 48,000 btu heat, 4 ton cooling RTU without economizer = \$4,600; with economizer = \$6,600
  - D) 60,000 btu heat, 5 ton cooling RTU without economizer = \$5,200; with economizer = \$7,700

(add \$500 per ton of cooling capacity for economizers)

Reference: Square Foot Cost Book, 2011 Edition, published by Engineering News Record.

# 2012 International Building Code Review

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		4) An additional \$16 to \$100 may be expected for each additional address sign used to facilitate the navigation efforts of an ambulance or fire truck.				
		5) A 42 inch high guard rail requires 17% more material than a 36 inch high guard rail. Considering that labor is sometimes calculated as a factor of the material cost, it may be assumed that the overall cost of a 42 inch high guard will be 17% more than a 36 inch high guard rail.				
		6) While comparing the current amendment with the 2012 IBC, there is no difference in how stairway landing are to be built. Otherwise, the cost associated with the additional 30 inch by 42 inch wheelchair space at each stair landing would be \$1,050 for each story above the level of exit discharge.				
		7) The cost of structural elements may be reduced slightly in proportion to the number of redundant safety factors being eliminated.				
		8) An estimated average of \$2,000 savings per building may be achieved with this option to construct a building without the standard 36 inch or 42 inch deep footing. Reference: www.engr.psu.edu				
		9) The permit fee for a \$1 Million building will increase from \$4,793 to \$5,157. That equals an increase of \$364 based on an increase of 8% for a revised calculated value of \$1,080,000.				
		10) This new amendment does not require the builder to use a fluid applied weather barrier. But there is now a standard criteria (ICC-AC212) for either the roller or spray-applied application. For those who choose to this option, they can expect to pay 60 cents per square foot of exterior wall surface compared to the cost of only 30 cents per square foot associated with conventional house wrap. And that increased cost assumes that the builder will apply the liquid weather barrier using a roller or spray applicator to a minimum wet thickness between 25 mils and 30 mils.				
		11) For the average 2,000 S.F. attic space, the additional cost to achieve an insulation value of R-49 versus R-38 is \$200.				
		12) For the average 2,000 S.F. attic space, the additional cost to achieve an insulation value of U-0.021 versus U-0.027 is \$200.				
		13) Those who voluntarily employ field verification by a third-party inspector can expect to pay an additional cost of 12 cents per square foot of construction. This service typically includes a combination of infrared camera and blower door test to identify improper insulation and/or water proofing. The test results recommend remediation for the thermal/moisture leaks within the exterior envelope. The third-party inspector may also detect higher-than normal levels of carbon monoxide which would then help to identify an inefficient gas furnace system. References: Health and Energy Company 402-697-1205; www.NRGLogic.com				
		14) It has been reported that the third-party inspection fees associated with system commissioning range from 1% to 4% of the overall cost of construction.				

- ADA - American Disability Act
- ASCE - American Society of Civil Engineers
- DSC - Development Service Center
- HVAC - Heating Ventilation Air Conditioning
- ICC - International Code Council
- IBC - International Building Code
- IECC - International Energy Conservation Code
- IFC - International Fire Code
- IgCC - International Green Construction Code
- IRC - International Residential Code
- LMC - Lincoln Municipal Code
- NAG - Nebraska Accessibility Guidelines
- NFPA - National Fire Protection Association
- PSF - pounds per square foot
- ROI - Return on investment
- WRB - Weather Resistive Barrier

# 2012 IRC Review

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8/14/2012	R105.2 Work Exempt from Permits ; LMC 20.12.030	2009 IRC did not address play structures.	Permits should not be required for playhouses less than 65 sq ft; adding new section 1.1 to LMC. The Task Force felt an 8x8-foot playhouse did not constitute a safety hazard.	Play structures no longer are limited to a swing set or a sand box. Structures have become large enough that inspecting the structural integrity is important.	NA	\$0
	R105.2 Work Exempt from Permits; LMC 20.12.030	<i>The installation of shingles is exempt from permit.</i>	Amend to clarify that if new shingles and <b>new roof sheathing</b> are installed, a building permit is required.	Current LMC did not address roof sheathing.	NA	\$0
	R105.2 Work Exempt from Permits; LMC 20.12.030	Only temporary soft-side pools were exempt from building permits. A soft-sided pool is referred to as a "blue bladder."	Amend the definition of "temporary swimming pools" (seasonal) to include all above-ground swimming pools.	Change the definition of a temporary above-ground pool to include all types of temporary pools.	NA	\$0
	R105.2 Work Exempt from Permits; LMC 20.12.030	The 2009 IRC required a building permit for all decks.	The 2012 IRC did not require a building permit for decks less than 200 square feet. Delete the 2012 language.	All decks should require a building permit regardless of size.	NA	\$0
	Adding new Section R105.10 to LMC	The 2009 IRC did not set a limit on the time a project could remain under construction.	Establish a requirement that the exterior of additions and remodeling projects must be completed within 12 months of permit issuance.	Require timely completion of the exterior of "do-it-yourself" homeowner projects.	NA	\$0
	R107 Temporary Structures; LMC 20.12.055	The 2009 LMC did not address temporary structures.	Adopt language as written in 2012 IRC to permit and to inspect temporary structures, such as backyard tents	Regulate the safety of temporary (tent) structures.	NA	Added cost to inspect covered by permit fees - \$39.00
	R108; LMC 20.12.060	\$30.00 reinspection fee.	Amend reinspection fees from \$30 to \$50	Cover inspection costs.	NA	\$20 increase; represents actual inspection costs.
	R110.5; LMC 20.12.095	The 2009 LMC described the circumstances where the building official (may) revoking a permit.	Remove existing language in the LMC; adopt language in 2012 IRC. (building official shall)	2012 IRC is now the same.	NA	\$0
	R302.2.2; LMC 20.12.190	2009 LMC required that an opening (skylight or vent opening) in a townhouse roof could not be closer than 4 feet to the (common)property line.	Adopt the new language of the 2012 IRC and delete existing language from the LMC.	The LMC language no longer is necessary because the 2012 IRC now requires a minimum distance of four feet.	NA	\$0
	R302.3; LMC 20.12.200	2009 LMC allowed a one-hour fire-rated (floor-ceiling assembly) ceiling or wall separating duplex units.	Remove existing language in the LMC. Adopt language in 2012 IRC.	2012 IRC is now the same as the 2009 LMC language.	NA	\$0

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	R03.5.1	2009 LMC did not require a self-closing door between the house and the garage.	Delete the IRC requirement for self-closing hinges on the door between the house and garage.	Self-closing hinges are not necessary. (Because)	NA	\$0
8/21/2012	R101.2 Scope	Sprinkler requirements for Live-Work units and lodging houses were not addressed in the 2009 IRC. A "live-work unit" generally is a first-floor business with residential unit on the second floor.	Remove the sprinkler requirement in live/work units and lodging houses.	Sprinkler requirements from 1-and-two-family dwellings were removed in the 2009 LMC. Live/Work units and lodging houses should also be exempted.	NA	Estimated savings of \$2,000
	R302.1 Min. Fire Separation Distance; LMC 20.12.160	The 2009 and 2012 Fire Separation tables were found to be incorrect.	Amend distances from the property line identified in Table 302.1 for exterior walls.	Amend the inconsistencies in table 302.1 of the IRC.	NA	\$0
	R302.2.2 Townhouses; LMC 20.12.165	The 2009 IRC required a two-hour fire separation wall between townhomes.	Amend the IRC from 1-hour separation back to a 2-hour separation. Prohibit the use of electrical outlets in the 2-hour wall.	The old Uniform Building Code and the IRC has always required a 2-hour firewall at the property line. A 1-hour firewall is not enough protection.	2-hour separation is the current standard	\$0
	R302.12 Draftstopping; LMC 20.12.220	2009 LMC had an attic draftstop requirement of 1/2 inch sheetrock or 1/2 inch plywood (Oriented Strand Board). A draft stop reduces the rapid movement of air in case of a fire.	Delete the requirement for draftstop in attics from the 2012 LMC	The 2012 IRC no longer requires a draftstop.	NA	Estimated labor & material cost savings - \$900
	R308.4.2 Glass in adjacent doors	The 2009 IRC did not address tempered glass in a window that was 90 degrees adjacent to a door.	Delete section R308.4.2, Item 3 from the 2012 IRC. This section does not address windows in adjacent walls.	Any window within two feet of a door must be tempered glass.	Current Lincoln standard	\$0
	R308.4.5 Glass and wet surfaces	The 2009 IRC did not address glass surrounding wet surfaces	Amend section to require that all glass within 60-inches of a pool, shower, tub, etc. be tempered.	All glass within 60-inches or less of a pool, shower, tub, etc., should be tempered.	Will vary based on design	There will be added expense which will be variable based on design
	R309.5 Fire Sprinklers in garage	The 2009 IRC did not require fire sprinklers in garages.	Task Force voted to delete fire sprinklers in garages	Sprinkler requirements from 1-and-2-family dwellings were removed in the 2009 LMC. Garages also should be exempted.	NA	\$0

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	R310.1 Emergency Escape and Rescue Opening; LMC 20.12.275	2009 LMC deleted the requirement for emergency escape and rescue openings in a basement. The 2009 LMC rejected the use of bulkhead (cellar door) egress.	The Task Force agreed with the 2012 IRC to require an egress window in every basement. The Task Force rejected the use of the bulkhead for egress.	Egress windows provide a means of safe exiting in case of fire. The Task Force does not recognize a cellar door as a proper means of emergency exit.	With this change, Lincoln would be the same as all other Nebraska jurisdictions; est. \$1,500 in costs.	Estimated at \$1,500 for designs where they do not currently exist.
	R310.2.2 Window Well Drainage	The 2009 IRC did not address window well drains.	Adopt 2012 language that requires a drain in a window well.	A heavy rain can flood a window well if there isn't a method to drain the water.		Estimated cost - \$100
8/28/2012	R312.1.3 Opening Limitations; LMC 20.12.310	2009 LMC required a maximum of 5" spindle spacing for a guards for stairs and balconies.	The Task Force recommends to continue the 5-inch spacing between spindles in a railing.	Maintain existing 5-inch standard spacing.	Retain current standard	Minimal expense
	R303.1 Habitable Rooms; LMC 20.12.225	The 2009 IRC required a minimum of 8 percent of the floor area of the room in glass. This deals with exceptionally-large bedrooms in basements.	Amend current LMC text by adding the following sentence to the end of the section. The glass area required for a basement bedroom shall be a maximum of 11.5 sq ft.	Establish maximum glass area for basement bedrooms to equal the requirements for a bedroom on the upper floor.		Cost savings estimated at \$800 for one less window and smaller window well.
	R312.2 Window Fall Protection, R312.2.1 Window Sills and R312.2.2 Window Opening Control Devices; new LMC section	Fall protection was not addressed in the 2009 IRC.	Adopt IRC code language which restricts the window opening to prevent children from falling out.	Restrict the opening of casement or double hung windows to prevent children from falling out the window.	NA	\$0
	R314.4 Power source; LMC 20.12.325	The 2009 IRC did not address the power source for smoke alarms.	Allow battery-powered smoke alarms where the alterations or repairs do not expose the structure.	Delete the hardwired smoke detector requirements for minor alterations that do not expose the structure of the walls or ceilings.	Current Lincoln standard	Estimated \$300 savings

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	R314.5 Interconnection; new LMC section	The 2009 IRC did not address interconnection of smoke alarms.	Smoke alarms do not need to be interconnected in existing rooms where alterations or repairs do not expose the structure.	Delete the interconnection requirement for smoke detectors when minor alterations do not expose the structure of the walls or ceilings.	Current Lincoln standard	Estimated \$100 savings
	R403.1 Minimum Width of Concrete Footings; LMC 20.12.385	The 2009 IRC footing requirements were less than standard practices in Lincoln.	Recommend increasing the width of footings for 2- and 3-story dwellings.	Increase the width of 2-story footings to 16-inches and increase the width of 3-story footings to 24-inches. This is the required minimum-footing width in Lincoln.	Footing sizes per current Lincoln standard.	\$0
	R403.4 Min. Depth of Crushed Stone Footings and R403.4.1 Crushed Stone Footings; new LMC section	The 2009 IRC permitted crushed stone footings.	The 2012 Task Force recommended deleting crushed stone footings.	Lincoln should not allow crushed stone footings because of frost heaving and expansive clay soil. Some parts of the US does not experience frost heaving.	NA	\$0
	R404.1.2.2 Reinforcement for Foundation Walls; new LMC section	The 2009 IRC contained foundation wall tables inadequate for Lincoln.	Delete the 2012 table from the IRC and replace with diagrams. (See attachment).	Foundation wall diagrams represent Lincoln's current minimum standards.	NA	\$0
	R404.1.2.2(1) Replaced with new diagram and table; LMC 20.12.480	The 2009 IRC contained foundation wall tables inadequate for Lincoln.	Delete the 2012 table from the IRC and replace with diagrams. (See attachment).	Foundation wall diagrams represent Lincoln's current minimum standards.	NA	\$0
	R404.1.2.2(2) thru R404.1.2.2(8) ; LMC 20.12.450-20.12.475	The 2009 IRC contained foundation wall tables inadequate for Lincoln.	Delete the 2012 table from the IRC and replace with diagrams. (See attachment).	Foundation wall diagrams represent Lincoln's current minimum standards.	NA	\$0
9/11/2012	R303.5 Opening Location, 303.5.1 Intake Openings, and 303.5.2 Exhaust Openings; LMC 20.12.235	The 2009 IRC referenced the spacing between the intake and exhaust openings.	Delete spacing requirements from the LMC and add "see Mechanical Code."	This requirement is regulated in the International Mechanical Code.	NA	\$0
	R303.6 Outside Opening Protection; LMC 20.12.240	The 2009 IRC referenced the screen size over the intake and exhaust openings for furnaces.	Delete screen requirements from the LMC and add "see Mechanical Code."	This requirement is regulated in the International Mechanical Code.	NA	\$0

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	R303.4 Mechanical Ventilation; new LMC section	Blower door tests were not required in the 2009 IRC.	Delete blower door testing from the IRC.	The requirement for a blower door test is not necessary.	NA	Estimated \$150 - \$300
9/18/2012	R312.1 Guards; LMC 20.12.310	The 2009 IRC did not adequately address guard rails.	Delete existing LMC text and amend R312.1.1 to read as follows: <b>(See Attachment 2)</b>	Simplify definition as to when a guard is required.	NA	\$0
10/2/2012	Table R602.3(1); new LMC section	The 2009 IRC did not address nail requirements.	Remove "trusses" from the nailing requirements.	The number of nails for a rafter is inadequate for trusses. The truss engineering details will specify the number of nails required.	NA	\$0
	Section R802.11; new LMC section	The 2009 IRC did not address nail requirements.	Remove "trusses" to be consistent with amendment made to Table R602.3(1) and require metal strap connectors. The straps are standard practice in Lincoln.	The number of nails required for a rafter is inadequate for a truss.	NA	\$50
10/9/2012	R601.3 Vapor Retarders; LMC 20.12.525	The 2009 IRC required a vapor retarder (sheet plastic) on the inside of exterior walls.	Not allow sheet plastic vapor retarders on the interior side of exterior walls.	By removing vapor retarders, this allows any moisture that gets into a wall to dry out adequately.		Est. savings - \$200-\$300
	R106.2 Site Plan or Plot Plan; LMC 20.12.050	The 2009 IRC did not specify the size of the site plan.	Submit an 8 1/2 x 11" site plan as part of the building permit application.	The 8 1/2 x 11 site plan can be scanned as a part of the permanent record.	NA	\$0
10/16/2012	Figure 602.10.3.5; LMC 20.12.530	The 2009 IRC contained two options for garage door wall bracing.	Task Force recommended to adopt a third option.	The third option added additional bracing for tall garage ceilings.	Addresses current framing practice	\$0
	R703.12.1; LMC 20.12.605	The 2009 IRC contained two options for drainage for thin veneer brick or veneer stone.	The Task Force approved alternate clearance for drainage of adhered masonry (cultured brick).	Increased the clearances to maintain better drainage of the wall	NA	\$0
	R501.3 Fire Protection of Floors; new LMC section	The 2009 IRC made no reference for fire protection on the bottom of an I-joint (floor joist).	Delete requirement of a 5/8" sheet rock ceiling below I-joists in unfinished basement.	Do not require sheet rock ceiling until the basement is finished.	NA	Based on 1,000 sq ft., est. \$1,500 (1.50/sq ft)
10/30/2012	R108.2 - Table 1-A Residential Permit Fees; LMC 20.12.060	The 2009 LMC established the minimum permit fee.	Increase the minimum fee of each building permit by \$5.00 for each valuation category.	Reimburse plan review and administrative costs.	NA	\$5.00 per permit
11/27/2012	R806.5 Unvented attic and unvented enclosed rafter assemblies; new LMC section	The 2009 IRC allowed Kraft-face batt insulation. (Brown paper glued to batt insulation).	Remove Kraft-face batt insulation as a vapor retarder.	Reduce the potential for mold in an attic.	NA	\$0

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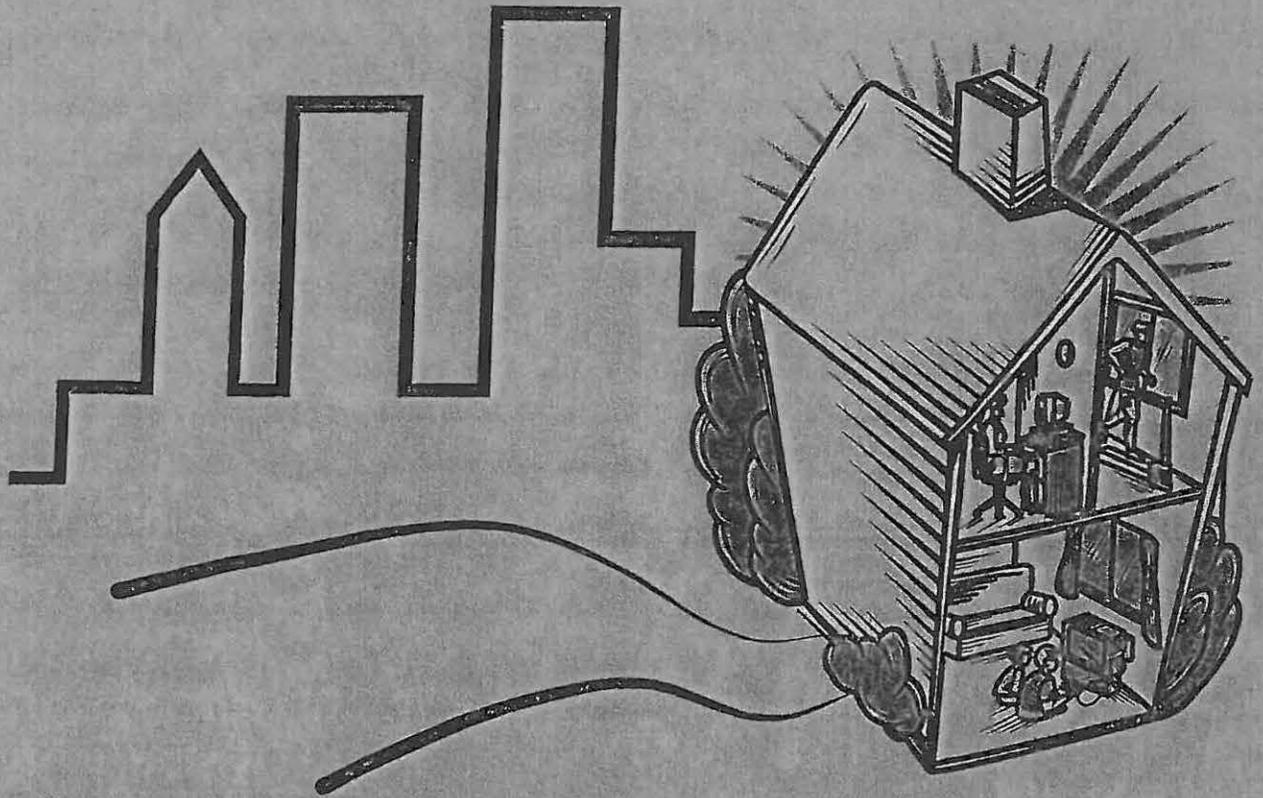
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	R806.5 Unvented attic and unvented enclosed rafter assemblies; new LMC section	The 2009 IRC did not address mold prevention in a cathedral ceiling.	Allow for a breathable vapor barrier on the inside of a ceiling cavity.	This common practice in Lincoln currently is not included in the 2012 IRC.	NA	Est. \$175
	<b>IECC Review</b>					
	N1104.1 (R404.1) Lighting Equipment (Mandatory); new LMC section	The 2009 IRC required 50% of the lighting fixtures to utilize high efficiency lamps (bulbs).	Amend the 2012 IRC to retain the 2009 IRC 50 percent minimum requirement for high efficiency light fixtures or bulbs.	Federal mandates requiring high efficacy lamps will soon eliminate incandescent bulbs from the market	The cost of high efficacy lamps will continue to decrease	There will be added expense which will be variable based on the number of fixtures.
	N1101.16 (R401.3) Certificates; new LMC section	The 2009 IRC did not address this topic.	Delete the requirement that the REScheck be posted near the electrical panel.	Performance verifying software assessments, i.e. REScheck is required to be submitted with the building plans and becomes a part of the official record. Therefore, there is no need to have the certificate posted on the electrical distribution panel.	NA	\$0
	Table N1102.1.1 (Table R402.1.1); new LMC section	The 2009 IRC required an R-38 ceiling insulation level.	Amend Climate Zone 5 (Lincoln) by reducing the ceiling R-Value from 49 (recommended in the 2012 IRC) to 38	The R-38 complies with State 2009 IECC. The payback for R-49 insulation is 11+ years	Minimum cost-to-benefit ratio	\$0.23/sq ft
	Table N1102.1.3 (Table R402.1.3); new LMC section	The 2009 IRC required a ceiling U-Value (insulation value) at 0.030. The U-Value is the reciprocal of the R-Value.	Amend Climate Zone 5 by changing the ceiling U-Value to 0.030 from the recommended 0.26.0.	This change is necessary based on the amendment to retain the R-value of 38 for ceilings.	NA	\$0.23/sq ft
	N1102.2.4 (R402.2.4) Access hatches and doors; new LMC section	The 2009 IRC did not address this topic.	Amend section by deleting the requirement of weatherstripping around the lid of the attic access.	The lack of weatherstripping does not adversely impact the blower door test.	NA	\$0
	Table N1102.4.1.1 (Table R402.4.1.1); new LMC section	The 2009 IRC did not address this topic.	Amend by adding "non-wood burning" fireplaces	Gasketed doors are generally not installed on masonry wood-burning fireplaces	NA	\$0

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	N1102.4.1.2 (R402.4.1.2) Testing; new LMC section	The 2009 IRC did not address this topic.	Delete the entire requirement for a blower door test.	Random testing of new construction in Lincoln shows that current construction methods comply with a maximum of three air exchanges per hour. There is a lack of certified technicians to perform the blower door tests.		Estimated cost of test is \$150-\$300
	N1103.2.2 (R403.2.2) Sealing; new LMC section	The 2009 IRC did not address this topic.	Delete the duct-leakage test.	Because of the current duct sealing methods that are used, this would provide minimal benefit.	NA	\$150
	N1103.2.3 (R403.2.3) Building Cavities (Mandatory); new LMC section	The 2009 IRC did not address this topic.	Amend 2012 Code to allow building framing cavities to be used as return air without duct sealing. Removes requirement to seal cold air returns in a stud cavity.	Removes requirement to seal cold air returns (stud cavity).		Cost savings estimated at \$300 for a 1,800 sq. ft. house.
	N1103.4.2 (R403.4.2) Hot water pipe insulation	The 2009 LMC did not address this topic.	Delete the insulation around the hot water pipe between the water heater and the kitchen sink.	This requirement did not address any water pipe insulation except from the water heater to the kitchen sink. The energy saving would be negligible.	NA	\$0

IRC Task Force Recommendations Tracking Document 09092014 Final w TF Dates



# INTERNATIONAL RESIDENTIAL CODE

L I N C O L N , N E B R A S K A



EFFECTIVE NOVEMBER 1, 2015

## Chapter 20.10

### LINCOLN RESIDENTIAL BUILDING CODE

#### Sections:

- 20.10.010 Adoption of International Residential Code.
- 20.10.015 Section R101 Amended; Title, Scope and Purpose.
- 20.10.020 Section R102.1 Amended; Applicability; General.
- 20.10.025 Section R103 Amended; Department of Building and Safety.
- 20.10.030 Section R105.2 Amended; Work Exempt From Permit.
- 20.10.035 Section R105.3.1.1 Amended; Determination of Substantially Improved or Substantially Damaged Existing Buildings in Flood Hazard Areas.
- 20.10.040 Section R105.4.1 Added; Orders Not Stayed.
- 20.10.045 Section R105.5 Amended; Expiration.
- 20.10.050 Section R105.10 Added; Completion of Exterior.
- 20.10.055 Section R106.2 Amended; Site Plan or Plot Plan.
- 20.10.060 Section R108 Amended; Fees.
- 20.10.065 Section R109 Section Heading Amended; Inspections and Surveys.
- 20.10.070 Section R109.1 Amended; Types of Inspections.
- 20.10.075 Section R109.1.2 Amended; Setback Verification.
- 20.10.080 Section R109.1.4 Amended; Frame Inspection.
- 20.10.085 Section R109.1.7 Added; Reinspections.
- 20.10.090 Section R109.5 Added; Address Identification.
- 20.10.095 Section R110 Amended; Certificate of Occupancy.
- 20.10.100 Section R111 Deleted; Service Utilities.
- 20.10.105 Section R112 Amended; Board of Appeals.
- 20.10.110 Section R113.3 Amended; Prosecution of Violation.
- 20.10.115 Section R113.4 Amended; Violation Penalties.
- 20.10.120 Section R114 Amended; Stop Work Order.
- 20.10.125 Section R115 Added; Demolition of Buildings.
- 20.10.130 Section R202 Amended; Definitions.
- 20.10.135 Table No. R301.2(1) Amended; Climatic and Geographic Design Criteria.
- 20.10.140 Section R301.2.4 Amended; Flood Plain Construction.
- 20.10.145 Table R301.5 Amended; Minimum Uniformly Distributed Live Loads.
- 20.10.150 Table R301.7 Amended; Allowable Deflection of Structural Members.
- 20.10.155 Section R302.1 Amended; Exterior Walls.
- 20.10.160 Table R302.1(1) Amended; Exterior Walls.
- 20.10.165 Section R302.2 Amended; Townhouses.
- 20.10.170 Figure R302.2 (1) Added; Typical Party Wall Section; Two 1 Hour Walls.
- 20.10.175 Figure R302.2 (2) Added; Typical Party Wall Section; 2 Hour Non Bearing Wall With Parallel Bearing Walls.

- 20.10.180 **Figure R302.2 (3) Added; Typical Party Wall Section; One 2 Hour Shaft Wall.**
- 20.10.185 **Figure R302.2 (4) Added; Typical Party Wall Section; Single 2 Hour Wall.**
- 20.10.190 **Section R302.2.4 Exception 5 Deleted; Structural Independence.**
- 20.10.195 **Section R302.3 Amended; Two-family Dwellings.**
- 20.10.200 **Section R302.5.1 Amended; Opening Protection.**
- 20.10.205 **Section R302.5.2 Deleted; Duct Penetration.**
- 20.10.210 **Section R302.6 Amended; Separation Required.**
- 20.10.215 **Table R302.6 Amended; Dwelling/Garage Fire Separation.**
- 20.10.220 **Section R303.1 Exception 2 Amended; Habitable Rooms.**
- 20.10.225 **Section R303.3 Amended; Bathrooms.**
- 20.10.230 **Section R303.4 Amended; Mechanical Ventilation.**
- 20.10.235 **Sections R303.5, 303.5.1, 303.5.2 Amended; Opening Protection.**
- 20.10.240 **Section R303.6 Amended; Outside Opening Protection.**
- 20.10.245 **Section R305 Amended; Ceiling Heights.**
- 20.10.250 **Section R306.2 Amended; Kitchen.**
- 20.10.255 **Figure R307.1 Amended; Minimum Fixture Clearances.**
- 20.10.260 **Section R307.3 Added; Access to Whirlpool Pump.**
- 20.10.265 **Section R308.4.2 Exception No. 3 Deleted; Glazing Adjacent Doors.**
- 20.10.270 **Section R308.4.5 Amended; Glazing and Wet Surfaces.**
- 20.10.275 **Section R309.3 Amended; Garages and Carports; Flood Hazard Areas.**
- 20.10.280 **Section R309.5 Deleted; Fire Sprinklers.**
- 20.10.285 **Section R310.1 Amended; Emergency Escape and Rescue Required.**
- 20.10.290 **Section R310.1.1 Exception Deleted; Minimum Opening.**
- 20.10.295 **Section R310.1.5 Added; Double Hung Egress Window.**
- 20.10.300 **Section R310.3 Amended; Bulkhead Enclosures.**
- 20.10.305 **Section R311.3.2 Amended; Floor Elevations for Other Exterior Doors.**
- 20.10.310 **Section R311.7 Amended; Stairways.**
- 20.10.320 **Section R312.1.1 Amended; Guards, Where Required.**
- 20.10.325 **Section R312.1.3 Amended; Guards, Opening Limitations.**
- 20.10.330 **Section R313 Deleted; Automatic Fire Sprinkler Systems.**
- 20.10.335 **Section R314.3 Amended; Single- and Multiple-Station Smoke Alarms.**
- 20.10.340 **Section R314.4 Amended; Smoke Alarms; Power Source.**
- 20.10.345 **Section R314.5 Amended; Smoke Alarms; Interconnection.**
- 20.10.350 **Section R315 Amended; Carbon Monoxide Alarms.**
- 20.10.355 **Section 317.1 Amended; Protection of Wood and Wood Based Products Against Decay; Location Required.**
- 20.10.360 **Section R317.1.2 Deleted; Ground Contact.**
- 20.10.365 **Section R317.1.4 Amended; Wood Columns.**
- 20.10.370 **Section R319 Amended; Premises Identification.**
- 20.10.375 **Section R320 Deleted; Accessibility.**
- 20.10.380 **Section R322 Deleted; Flood-Resistant Construction.**
- 20.10.385 **Section R401.3 Amended; Foundations; Drainage.**
- 20.10.390 **Table R401.4.1 Amended; Load Bearing Values.**
- 20.10.395 **Section R403.1 Amended; Footings; General.**
- 20.10.400 **Section R403.1.1 Amended; Footings, Minimum Size.**
- 20.10.405 **Table R403.1 Amended; Minimum Width of Footings.**

- 20.10.410 **Figure R403.1(1) Amended; Minimum Footing Reinforcement.**
- 20.10.415 **Section R403.1.3.2 Amended; Slabs-on-Ground with Turned-Down Footings.**
- 20.10.420 **Section R403.1.4.1 Amended; Frost Protection.**
- 20.10.425 **Section R403.1.6 Amended; Foundation Anchorage.**
- 20.10.430 **Section R403.1.7.3 Amended; Foundation Elevation.**
- 20.10.435 **Section R403.3 and Subsections, Tables and Figures Deleted; Frost Protected Shallow Foundations.**
- 20.10.440 **Section R403.4.1 Deleted; Crushed Stone Footings.**
- 20.10.445 **Table R403.4 Deleted; Minimum Depth of Crushed Stone Footings.**
- 20.10.450 **Table R404.1.1(1) Deleted; Plain Masonry Foundation Walls.**
- 20.10.455 **Figure R404.1.1(3) Added; Permanent Masonry Foundation Basement Wall Section.**
- 20.10.460 **Table R404.1.2 (1) Deleted; Minimum Horizontal Reinforcement for Concrete Basement Walls.**
- 20.10.465 **Table R404.1.2(2) Deleted; Minimum Vertical Reinforcement for 6-inch Nominal Flat Concrete Basement Walls.**
- 20.10.470 **Table R404.1.2(3) Deleted; Minimum Vertical Reinforcement for 8-inch Nominal Flat Concrete Basement Walls.**
- 20.10.475 **Table R404.1.2(4) Deleted; Minimum Vertical Reinforcement for 10-inch Nominal Flat Concrete Basement Walls.**
- 20.10.480 **Table R404.1.2(8) Deleted; Minimum Vertical Reinforcement for 6-, 8-, 10-inch and 12-inch Nominal Flat Basement Walls.**
- 20.10.485 **Table 404.1.2 (9) Deleted; Minimum Spacing for Alternate Bar Size and/or Alternate Grade of Steel.**
- 20.10.490 **Section R404.1.2.2 Amended; Reinforcement for Foundation Walls.**
- 20.10.495 **Figures R404.1.2.2(1) through R404.1.2.2(2) Added; Reinforcement for Foundation Walls.**
- 20.10.500 **Figure R404.1.2.2.1 Added; Deadman/4 foot Concrete Wall.**
- 20.10.505 **Section 404.1.5.2 Amended; Concrete Wall Thickness.**
- 20.10.510 **Figure 404.1.5.2 Added; Garage Stub Wall Foundation Detail.**
- 20.10.515 **Section R408.7 Deleted; Flood Resistance.**
- 20.10.520 **Section R501.3 Deleted; Fire Protection of Floors.**
- 20.10.525 **Section R502.2.3 Amended; Deck Lateral Load Connection.**
- 20.10.530 **Section R502.3 Amended; Allowable Joist Spans.**
- 20.10.535 **Section R502.7 Amended; Lateral Restraint at Supports.**
- 20.10.540 **Section R502.10 Amended; Framing of Openings.**
- 20.10.545 **Table R602.3(1) Amended; Fastener Schedule for Structural Members.**
- 20.10.550 **Figure R602.10.3.5 Added; Alternate Braced Wall Panel at Garage Door Openings.**
- 20.10.555 **Figure R602.10.4 Added; Braced Walls Using Continuous OSB Sheathing.**
- 20.10.560 **Section R702.7 Amended; Vapor Retarders.**
- 20.10.565 **Section R703.1 Amended; Exterior Covering; General.**
- 20.10.570 **Section R703.2 Amended; Water Resistive Barrier.**
- 20.10.575 **Section R703.6.3 Amended; Water-Resistive Barriers.**
- 20.10.580 **Table R703.7.3.1 Deleted; Allowable Spans for Lintels Supporting Masonry Veneer.**

- 20.10.585 Section R703.7.3 Deleted; Lintels.**
- 20.10.590 Section R703.7.4 Amended; Anchorage.**
- 20.10.595 Section R703.7.4.2 Deleted; Air Space.**
- 20.10.600 Figure R703.7 Deleted; Masonry Veneer Wall Details.**
- 20.10.605 R703.7.5 Amended; Flashing.**
- 20.10.610 Section R703.7.6 Amended; Weepholes.**
- 20.10.615 Section R703.8 Amended; Flashing.**
- 20.10.620 Section R703.9.2.1 Amended; Water-Resistive Barrier.**
- 20.10.625 Section R703.9.2.2 Amended; Installation.**
- 20.10.630 Section R703.12.1 Amended; Adhered Masonry Veneer; Clearances.**
- 20.10.635 Section R703.12.3 Added; Adhered Masonry Veneer; Water-Resistive Barrier.**
- 20.10.640 Section R802.3 Amended; Framing Details.**
- 20.10.645 Section R802.11.1 Amended; Roof Tie-Down; Uplift Resistance.**
- 20.10.650 Section R802.11.2 Amended; Roof Tie-Down; Truss Uplift Resistance.**
- 20.10.655 Section R806.5 Amended; Unvented Attic and Unvented Enclosed Rafter Assemblies.**
- 20.10.660 Section R905.2.7.1 Amended; Ice Barrier.**
- 20.10.665 Section R907.3 Amended; Reroofing; Recovering Versus Replacement.**
- 20.10.670 Section R1003.11 Deleted; Masonry Chimneys; Flue Lining (Material).**
- 20.10.675 Section R1003.11.2 Deleted; Flue Linings for Specific Appliances.**
- 20.10.680 Section R1003.11.3 Deleted; Gas Appliances.**
- 20.10.685 Section R1003.11.4 Amended; Pellet Fuel-Burning Appliances.**
- 20.10.690 Section R1003.11.5 Deleted. Oil-fired Appliances.**
- 20.10.695 Section R1003.14 Deleted; Flue Area (Appliance).**
- 20.10.700 Section R1004.4 Deleted; Unvented Gas Log Heaters.**
- 20.10.705 Energy Conservation.**
- 20.10.710 Chapters 12 through 43 of the International Residential Code Deleted.**

**20.10.010 Adoption of International Residential Code.**

Except as hereinafter provided by specific amendment, the following publications are hereby adopted and incorporated into Title 20 of the Lincoln Municipal Code:

(a) All but Chapter 11 of the International Residential Code for one- and two-family dwellings, 2012 Edition, first printing, hereinafter referred to as the International Residential Code; and

(b) Chapter 11 of the International Residential Code for one- and two-family dwellings, 2009 Edition, fifth printing; and

(c) Elevated Residential Structures F.E.M.A. Publication No. 54, dated March 1984, published by U.S. Government Printing Office: 2002-717-395/96287. This document is adopted for reference to design standards and techniques only, as set forth in Chapters 27.52 and 27.53 of the Lincoln Municipal Code.

One printed copy of the above publications have been filed in the office of the City Clerk for use of and examination by the public. (Ord. 20256 §1; October 19, 2015).

**20.10.015 Section R101 Amended; Title, Scope and Purpose.**

Section R101 of the International Residential Code is amended to read as follows:

**R101.1 Title.** These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Lincoln, Lancaster County, Nebraska, and shall be cited as such and will be referred to herein as “this code.”

**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 multiple single-family dwellings (townhouses) not more than three stories above grade in height with a separate means of egress and their accessory structures within the city or within three miles of the corporate limits of the city and outside of any other organized city or village.

**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 under the International Residential Code for One- and Two-family Dwellings.

**R101.3 Purpose.** The purpose of this code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within the city and within three miles of the corporate limits of the city and outside of any other organized city or village, and regulating certain equipment specified herein.

The purpose of this code is not to create or otherwise establish or designate any particular case or group of persons who will or should be especially protected or benefitted by the terms of this code. (Ord. 20256 §2; October 19, 2015).

#### **20.10.020 Section R102.1 Amended; Applicability; General.**

Section R102.1 of the International Residential Code is amended to read as follows:

**R102.1 General.** Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where there is a conflict between the International Residential Code, as adopted or amended, any other section of the Lincoln Municipal Code, or recommendation or requirement from a manufacturer, the most restrictive shall govern. (Ord. 20256 §3; October 19, 2015).

#### **20.10.025 Section R103 Amended; Department of Building and Safety.**

Section R103 of the International Residential Code is amended to read as follows:

##### **SECTION R103**

##### **DEPARTMENT OF BUILDING AND SAFETY**

**R103.1 Building official designated.** The Department of Building and Safety is hereinafter designated as the Building Department under the jurisdiction of the Director of Building and Safety, who is hereinafter designated as the Building Official.

**R103.2 Appointment.** The Building Official shall be appointed by the Mayor.

**R103.3 Deputies.** In accordance with the prescribed procedures of the City of Lincoln and with the concurrence of the Mayor, the Building Official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners, and other employees. Such employees shall have powers under this code as delegated by the Building Official. (Ord. 20256 §4; October 19, 2015).

**20.10.030 Section R105.2 Amended; Work Exempt From Permit.**

Section R105.2 of the International Residential Code is amended to read as follows:

**R105.2 Work exempt from permit.** Permits shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

**Building:**

1. One-story detached accessory structures used as a playhouse provided the floor area does not exceed 65 square feet.
2. Fences not over 7 feet high.
3. Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height to diameter or width does not exceed 2 to 1.
5. Residing and re-shingling. This exemption does not include new roof sheathing.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated, temporary, swimming pools that have a depth of 48 inches or less. Swimming pools are further regulated by Lincoln Municipal Code Chapters 8.36 and 8.38.
8. Swings and other playground equipment accessory to a one- or two-family dwelling.
9. Window awnings supported by an exterior wall. This exemption does not include replacement windows.
10. Sidewalks and Driveways. See Lincoln Municipal Code Chapter 14.75, Driveway Approaches and Curbs, and Chapter 14.80, Sidewalk Construction. (Ord. 20256 §5; October 19, 2015).

**20.10.035 Section R105.3.1.1 Amended; Determination of Substantially Improved or Substantially Damaged Existing Buildings in Flood Hazard Areas.**

Section 105.3.1.1 of the International Residential Code is amended to read as follows:

**Section R105.3.1.1 Determination of substantially improved or substantially damaged existing buildings in Flood Hazard Areas.** For buildings located in a floodplain or floodprone area within the City's zoning jurisdiction, the regulations and specifications set forth in Lincoln Municipal Code Chapters 27.52 and 27.53 shall apply. (Ord. 20256 §6; October 19, 2015).

**20.10.040 Section R105.4.1 Added; Orders Not Stayed.**

Section R105.4.1 is added to the International Residential Code to read as follows:

**R105.4.1 Orders not stayed.** Orders, deadlines, provisions, and/or penalties established by the Building Official or any other officer or other designated authority with the City of Lincoln charged with the administration and enforcement of any code or ordinance under the Lincoln Municipal Code shall not be stayed or nullified because of the issuance or granting of a building permit. (Ord. 20256 §7; October 19, 2015).

**20.10.045 Section R105.5 Amended; Expiration.**

Section R105.5 of the International Residential Code is amended to read as follows:

**R105.5 Expiration.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 120 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

All permits shall expire after two years. New plans and permit will be required to extend the project. The Building Official is authorized to grant, by written request, one extension of time due

submittal for an application for a building permit for residential buildings of one- and two-family dwelling units, a permit deposit of \$100.00 shall be made by the applicant.

The plan review fees in this subsection are separate from and in addition to the permit fees specified in Section R108.2 and shall not be credited to the total building permit fee if such permit is issued. There shall be no refund for plan review after any plan review has been completed by the Department of Building and Safety, even if the application is withdrawn.

One additional plan review of corrections made on the original plans after the initial plan review shall be performed at no cost to the applicant; however, where plans require further corrections, are incomplete, or are changed necessitating additional plan review, an additional plan review fee shall be charged at the rate of ten percent of the total permit fee or \$50.00, whichever is greater, for each additional review. Additional plan review fees may be applicable as set forth below:

Single-family and duplex limited permit reviews will be subject to an additional plan review fee at the rate of ten percent of the total building permit fee or \$100.00, whichever is greater.

**R108.4 Development permit fees.**

**R108.4.1** A fee shall be assessed for any floodplain development permit applied for under Lincoln Municipal Code Chapters 27.52 and 27.53 and shall be paid at the time of application therefor. The fee for each permit shall be as follows:

**Floodplain Development Permit Fees**

Floodplain Permit	15% of Building Fee (\$250.00 Minimum)
Floodplain - All Other Development	\$250.00
Floodplain Permit – Fill	\$250.00 + \$50.00 per acre (\$2,500.00 Maximum)
Floodplain – Mobile Home Placement	\$50.00
Floodplain – Accessory Buildings	\$50.00
Floodplain – Residential Non-substantial Improvement	\$100.00

**R108.4.2** In those cases where a development permit is required for a structure, but a building permit is not required, the value of construction as determined by Section R108.2 of this code shall be used to calculate the development permit fee.

**R108.4.3** Any work requiring a development permit commenced prior to the issuance of the permit shall result in the assessment of an investigation fee in accordance with Section R108.6.2 of this code, which investigation fee shall be in addition to the development permit fee.

**R108.4.4** The Building Official may refund not more than two-thirds of the development permit fee when an application for which such fee has been paid is withdrawn or canceled prior to commencement of plan review.

**R108.5 Expiration of plan review.** Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Official. The Building Official may extend the time for action by the applicant for a period not exceeding 180 days on request by the applicant prior to the expiration date showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended

to size and scope of project for a period of not more than one year with the payment of two-thirds of the original building permit fee. (Ord. 20256 §8; October 19, 2015).

**20.10.050 Section R105.10 Added; Completion of Exterior.**

Section R105.10 is added to the International Residential Code to read as follows:

**R105.10 Completion of Exterior.** When a building permit is issued for new construction, addition, alteration, remodeling, or relocation of a single family or duplex dwelling and accessory buildings and structures, the roof and all exterior surfaces shall not be exposed for more than 12 months. (Ord. 20256 §9; October 19, 2015).

**20.10.055 Section R106.2 Amended; Site Plan or Plot Plan.**

Section R106.2 of the International Residential Code is amended to read as follows:

**R106.2 Site plan or plot plan.** The construction documents submitted with the application for permit shall be accompanied by a site plan showing the size and location of new construction and existing structures on the site and distances from lot lines. The site plan shall include elevations of existing property lines, street, and proposed foundation as per R403.1.7.3. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted. In addition, an 8 1/2 inch x 11 inch site plan shall be submitted as a part of the building permit application.

**Exception:** An 8 1/2 inch x 11 inch site plan is not required when electronic plans are submitted. (Ord. 20256 §10; October 19, 2015).

**20.10.060 Section R108 Amended; Fees.**

Section R108 of the International Residential Code is amended to read as follows:

**SECTION R108**

**FEES**

**R108.1 General.** Fees shall be assessed in accordance with the provisions of this section or shall be as set forth in the fee schedule adopted in the following sections.

**R108.2 Permit fees.** The fee for each permit shall be as set forth in Table 1 set forth herein.

The determination of value or valuation to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment. The Building Official may determine valuation by applying the International Code Council valuation or other recognized method of estimating building construction project cost.

The value or valuation used by the Building Official in computing the building permit and plan review fees is only an estimate and is not intended to be used as conclusive evidence of the actual value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment for purposes of determining whether said value exceeds a certain percentage of the fair market value of the building in question.

**R108.3 Plan review fees.** When a plan or other data are required to be submitted by Section R105.3, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be an amount equal to 30% of the building permit fee shown in Table 1 for residential buildings of one and two dwelling units, or \$30.00 whichever is greater. At time of

more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay all new Building and Safety Department permit fees.

**R108.6 Investigation fees.** Work without a permit.

**R108.6.1 Investigation.** Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

**R108.6.2 Fee.** An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee required by this code. The minimum investigation fee shall be the same as the minimum fee set forth in Table 1. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

**TABLE 1- RESIDENTIAL PERMIT FEES - New, Remodel and Additions**

Value of Construction	Building Permit Fee	Number of Inspections at Building Permit Fee
\$1-\$500	\$35.00	2
\$501-\$25,000	\$39.00 plus \$4.00 for each additional \$1,000, or fraction thereof, of value	3
\$25,001-\$100,000	\$139.00 plus \$2.00 for each additional \$1,000, or fraction thereof, of value	4
\$100,001-\$200,000	\$289.00 plus \$2.00 for each additional \$1,000, or fraction thereof, of value	5
\$200,001-\$300,000	\$489.00 plus \$2.00 for each additional \$1,000, or fraction thereof, of value	6
\$300,001-\$400,000	\$689.00 plus \$2.00 for each additional \$1,000 or fraction thereof, of value	7
Over \$400,000	\$889.00 plus \$2.00 for each additional \$1,000 or fraction thereof, of value	8

The fee for each inspection in excess of the number of inspections for each category of value of construction stated above shall be \$30.00.

The fee for each re-inspection for which a deficiency is not corrected shall be \$50.00.

Fees for additional plan reviews shall be 30% of the building permit fee.

Investigation of damage by any cause shall be \$100.00 in addition to any building or demolition permits issues.

**R108.7 Fee refunds.** There shall be no refunds or credits given on permits or applications regulated by this chapter which have expired. Permit holders returning an unused permit prior to the expiration date of the permit shall be limited to a maximum refund amounting to two-thirds of the total building permit fee, with the remaining one-third to be used to pay the cost of processing the permit. The Building Official may authorize refunding of not more than two-thirds of the plan review fee or permit deposit paid when an application for a permit for which such fee has been paid is withdrawn or canceled before any plan reviewing is done.

**20.10.080 Section R109.1.4 Amended; Frame Inspection.**

Section R109.1.4 of the International Residential Code is amended to read as follows:

**R109.1.4 Frame inspection.** Inspection of framing construction shall be made after all framing, firestopping, draftstopping, and bracing are in place and after the water-resistive barrier and flashing is installed but before the exterior wall covering is installed. (Ord. 20256 §15; October 19, 2015).

**20.10.085 Section R109.1.7 Added; Reinspections.**

Section R109.1.7 is added to the International Residential Code to read as follows:

**R109.1.7 Reinspections.** A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

This subsection is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the Building Inspector initiates the inspection because the permit holder or his agent fails to schedule the inspection as per R109.3

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the Building Official.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid. (Ord. 20256 §16; October 19, 2015).

**20.10.090 Section R109.5 Added; Address Identification.**

Section R109.5 is added to the International Residential Code to read as follows:

**R109.5 Address identification.** All additions, alterations, or repairs for which a permit is required by this code shall be provided with a construction address identification sign. Said identification sign shall be a sign of metal, wood, plastic, or other approved rigid material with permanent identification numbers and letters thereon indicating the legally assigned street or other type address assigned by the Building Official. Said identification sign shall have numbers and letters of such size and shall be so placed upon the construction site that said sign is readily visible and identifiable from the public street. Said identification sign shall be properly maintained during the entire period of time that the construction or work is being accomplished or maintained. (Ord. 20256 §17; October 19, 2015).

**20.10.095 Section R110 Amended; Certificate of Occupancy.**

Section R110 of the International Residential Code is amended to read as follows:

**SECTION R110  
CERTIFICATE OF OCCUPANCY**

**R110.1 Use and occupancy.** No building or structure, other than Group U occupancies, shall be used or occupied, and no change in the existing use or occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy therefor as provided in Chapter 27.77 of the Lincoln Municipal Code.

It shall be the responsibility of a permit holder or the permit holder's agent to call for all required inspections, including the final inspection, of all additions, alterations, or repairs performed under a plumbing, mechanical, electrical or building permit. Final inspection shall be called for by

No refund shall be issued on a permit deposit or plan review fee, floodplain development fee, demolition fee, or any other fee collected by the department where the refund amount is less than \$50.00. Where a fee has been collected in error, the Building Official may authorize a 100% refund.

**R108.8 Demolition permit fees.** No demolition, razing, or destructive removal of any structure covered by this code shall be permitted without the issuance of a demolition permit by the Building Official. Demolition permits for residential housing, other than garages, shall be \$200.00. Demolition permits for residential garages shall be \$30.00. (Ord 20256 §11; October 19, 2015).

**20.10.065 Section R109 Section Heading Amended; Inspections and Surveys.**

The section heading of Section R109 of the International Residential Code is amended to read as follows:

**SECTION R109  
INSPECTIONS AND SURVEYS**

(Ord. 20256 §12; October 19, 2015).

**20.10.070 Section R109.1 Amended; Types of Inspections.**

Section R109.1 of the International Residential Code is amended to read as follows:

**R109.1 Types of inspections.** All construction or work for which a permit is required shall be subject to inspection by the Building Official and all such construction work shall remain accessible and exposed for inspection purposes until approved by the Building Official.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the City.

A survey of the lot or lots upon which permitted work for additions, alterations, or repairs are being accomplished shall be provided by a duly licensed surveyor of the State of Nebraska before plans and specifications shall be accepted by the Building Official to verify compliance of the construction or work with building line setback requirements of the Lincoln Municipal Code. All boundary corners of a lot or lots with permanent survey monuments shall be marked in the field by a duly licensed surveyor of the State of Nebraska.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the City shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

In the event any permit holder or permit holder's agent shall fail to request required inspections as herein provided, or in the event any permit holder or permit holder's agent shall have a backlog of one or more permits with no final inspections completed, or if any fees for any other building permits have not been paid, the Building Official is authorized to withhold further issuance of any permit or perform any further inspections under this code to said permit holder or the permit holder's agent until required inspections have been completed and all fees for all other building permits have been paid as provided by this code. (Ord. 20256 §13; October 19, 2015).

**20.10.075 Section R109.1.2 Amended; Setback Verification.**

Section R109.1.2 of the International Residential Code is amended to read as follows:

**R109.1.2 Setback verification.** A setback dimension greater than six inches over the minimum shall be verified by the Building Official. A setback dimension that is less than six inches but greater than two inches over the minimum dimension shall be verified by the Building Official using a string line between lot pins. A setback dimension that is two inches or less over the minimum shall be verified by a licensed surveyor prior to pouring the concrete for the walls. (Ord. 20256 §14; October 19, 2015).

the permit holder or the permit holder's agent prior to occupancy of the building or structure or portion thereof. In the event any permit holder or permit holder's agent shall fail to call for required inspections as herein provided or in the event any permit holder or permit holder's agent shall have a backlog of one or more permits with no final inspections completed, the Building Official is authorized to withhold further issuance of any permit or perform any further inspections under this code to said permit holder or the permit holder's agent until required inspections have been completed as provided by this code. Written notice of the withholding issuance of new permits shall be given to the permit holder by the Building Official.

**R110.2 Change in use.** Changes in the character or use of a building shall not be made except as specified in Section 3408 of the International Building Code.

**R110.3 Certificate issued.** After the Building Official performs a final inspection and observes that the required sidewalks along the frontage of any residential zoned single-family or two-family lot abutting upon a local or collector street have been installed, a certificate of occupancy shall be issued when it is found that the building or structure complies with requirements of issuance set forth in Chapter 27.77 of the Lincoln Municipal Code.

**R110.4 Temporary certificate.** If the Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary certificate of occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure and issuance of the certificate of occupancy. If the temporary certificate of occupancy is issued for a single- or two-family dwelling located upon a single- or two-family lot abutting upon a local or collector street, the temporary certificate of occupancy shall be conditioned upon the sidewalks along the frontage of said lot being constructed during the same or next construction season.

**R110.4.1 Temporary certificate limitations.** Each temporary certificate of occupancy shall be limited to a term to be determined by the Building Official. (Ord. 20256 §18; October 19, 2015).

**20.10.100 Section R111 Deleted; Service Utilities.**

Section R111 of the International Residential Code and all subsections thereof are hereby deleted. (Ord. 20256 §19; October 19, 2015).

**20.10.105 Section R112 Amended; Board of Appeals.**

Section R112 of the International Residential Code is amended to read as follows:

**SECTION R112  
BOARD OF APPEALS**

**R112.1 Building Code Board of Appeals.** The appeals board and appeals procedure adopted under Lincoln Municipal Code Section 20.06.210 pursuant to Section 113 of the International Building Code as amended by the City of Lincoln, shall serve as the appeals board and appeals procedure for this code.

**R112.2 Limitations on authority - Deleted.**

**R112.2.1 Determination of substantial improvement in acres prone to flooding - Deleted.**

**R112.2.2 Criteria for issuance of a variance for areas prone to flooding - Deleted.**

**R112.3 Qualifications - Deleted.**

**R112.4 Administration - Deleted.**

(Ord. 20256 §20; October 19, 2015).

**20.10.110 Section R113.3 Amended; Prosecution of Violation.**

Section R113.3 of the International Residential Code is amended to read as follows:

**R113.3 Prosecution of violation.** If the notice of violation is not complied with and the abatement or correction of the violation is not completed within the time frame given in the notice of violation, the Building Official may withhold issuance of any further building permits and may withhold any further inspection pending compliance with the order of abatement or correction and the City Law Department is authorized to institute the appropriate civil proceedings at law or in equity to restrain, correct, or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto. The Building Official may also refer violations to the City Law Department for prosecution under Lincoln Municipal Code Section 20.10.115. The Building Official may also revoke any building permit applicable to a building with violations of this code or any part of the Lincoln Municipal Code. (Ord. 20256 §21; October 19, 2015).

**20.10.115 Section R113.4 Amended; Violation Penalties.**

Section R113.4 of the International Residential Code is amended to read as follows:

**R113.4 Violation penalties.** Any person, firm, or corporation who shall violate any of the provisions of this code shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in any sum not to exceed \$500.00, or be imprisoned in the county jail for a period not to exceed six months, or by both such fine and imprisonment, except that each person so convicted shall be fined in a sum of not less than \$200.00 for the first offense, not less than \$250.00 for the second offense, and not less than \$300.00 for the third offense and each offense thereafter. Each day that such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder. (Ord. 20256 §22; October 19, 2015).

**20.10.120 Section R114 Amended; Stop Work Order.**

Section R114 of the International Residential Code is amended to read as follows:

**R114.1 Notice to owner.** Upon notice from the Building Official that work on any building or structure is being prosecuted contrary to the provisions of this code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be delivered to the owner of the property involved, or to the owner's agent, or to the person doing the work, and shall state the conditions under which work shall be permitted to resume. The Building Official may post the stop work order on the property subject to the permit. If the owner or owner's agent fails to comply with the stop work order or fails to correct any violations or unsafe and dangerous work practices ordered to be abated or corrected within the time frame given in the stop work order, the Building Official shall withhold issuance of any further building permits and withhold any further inspections pending compliance with the stop work order and abatement or correction of any violations or unsafe and dangerous work practices.

**R114.2 Time to correct violations.** The International Residential Code violations or any other Lincoln Municipal Code violations stated in the stop work order shall be abated within the time frame directed by the Building Official, or be subject to penalties as prescribed in this code. (Ord. 20256 §23; October 19, 2015).

**20.10.125 Section R115 Added; Demolition of Buildings.**

Section R115 is added to the International Residential Code to read as follows:

**SECTION R115  
DEMOLITION OF BUILDINGS**

**TABLE R301.5  
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS  
(in pounds per square foot)**

USE	LIVE LOAD
Attics with limited storage <sup>b,g,h</sup>	20
Attics without storage <sup>b</sup>	10
Attics served with a fixed stairs	40
Decks and exterior balconies <sup>e</sup>	40
Fire escapes	40
Guardrails and handrails <sup>d</sup>	200 <sup>i</sup>
Guardrails in-fill components <sup>f</sup>	50 <sup>i</sup>
Passenger vehicle garages <sup>a</sup>	50 <sup>a</sup>
Rooms other than sleeping rooms	40
Sleeping rooms	40
Stairs	40 <sup>c</sup>

For SI: 1 pound per square foot = 0.0479 kPa, 1 square inch = 645 mm<sup>2</sup>,  
1 pound = 4.45 N.

All footnotes to Table No. R301.5 of this code shall apply. (Ord. 20256 §28; October 19, 2015).

**20.10.150 Table R301.7 Amended; Allowable Deflection of Structural Members.**  
Table R301.7 of the International Residential Code is amended to read as follows:

**TABLE R301.7  
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS**

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/180
Interior walls and partitions	H/240
All other structural members L/240	L/240
Exterior walls with plaster or stucco finish	H/360
Exterior walls —wind loads <sup>a</sup> with brittle finishes	H/240

**R115.1 General.** Demolition of buildings shall comply with Section 3303 of the International Building Code as adopted by the City of Lincoln in the Lincoln Municipal Code. Demolition under this code must start within thirty days and be completed sixty days after the date the permit was issued. The Building Official may extend a demolition permit an additional thirty days. Applications for demolition permits shall expire 180 days after the application date. In the event of a conflict between this section and any part of Lincoln Municipal Code Chapter 20.04 (“Dangerous Building Code”), the relevant section of the Dangerous Building Code shall control. (Ord. 20256 §24; October 19, 2015).

**20.10.130 Section R202 Amended; Definitions.**

Section R202 of the International Residential Code is amended to read as follows:

**SECTION R202  
DEFINITIONS**

Other than the following, all definitions are adopted as printed in the 2012 International Residential Code:

**ACCESSORY STRUCTURE.** A structure not greater than 1,800 square feet in floor area, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

**KITCHEN.** A facility for cooking, storing, and preparing food. A kitchen shall include a stove, refrigerator, sink, and a minimum of 4 lineal feet of counter space. (Ord. 20256 §25; October 19, 2015).

**20.10.135 Table No. R301.2(1) Amended; Climatic and Geographic Design Criteria.**

Table No. R301.2(1) of the International Residential Code is amended to read as follows:

**TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND SPEED <sup>d</sup> (mph)	SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>b</sup>	FLOOD HAZARDS <sup>g</sup>
			Weathering <sup>a</sup>	Frost Line depth <sup>b</sup>	Termite <sup>c</sup>			
30 psf	90 mph	B	Severe	36"	moderate to heavy	70° F	Yes	See LMC 27.52 & 27.53

All footnotes to Table R301.2(1) of this code shall apply. (Ord. 20256 §26; October 19, 2015).

**20.10.140 Section R301.2.4 Amended; Floodplain Construction.**

Section R301.2.4 of the International Residential Code is amended to read as follows:

**Section R301.2.4 Floodplain construction.** For buildings located in a floodplain or floodprone area within the City’s zoning jurisdiction, the regulations and specifications set forth in Lincoln Municipal Code Chapters 27.52 and 27.53 shall apply. (Ord. 20256 §27; October 19, 2015).

**20.10.145 Table R301.5 Amended; Minimum Uniformly Distributed Live Loads.**

Table R301.5 of the International Residential Code is amended to read as follows:

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Exterior walls—wind loads <sup>a</sup> with flexible finishes	H/180
Floors – 16'6" or less	L/360
Floors over 16'6" span	L/480

Note: L = span length, H = span height.

All footnotes to Table R301.7 of this code shall apply. (Ord. 20256 §29; October 19, 2015).

**20.10.155 Section R302.1 Amended; Exterior Walls.**

Section R302.1 of the International Residential Code is amended to read as follows:

**R302.1 Exterior walls.** Construction, projections, openings, and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1). These provisions shall not apply to walls, projections, openings, or penetrations in walls that are perpendicular to the line used to determine the fire separation distance. Projections beyond the exterior wall shall not extend more than 12 inches into the areas where openings are prohibited. No part of a detached structure shall be closer than 2 feet from a lot line.

**Exception 1:** Detached tool sheds and storage sheds, playhouses and similar structures with a floor area of equal to or less than 120 square feet are not required to provide wall protection.

**Exception 2:** Detached accessory buildings greater than 120 square feet with walls located less than 3 feet from a lot line shall be 1 hour protected with exposure from the inside with no openings.

**Exception 3:** An accessory building located less than 6 feet from a dwelling unit including decks greater than 30 inches above grade, shall be protected with no less than 5/8" type X gypsum board applied to the interior side of the walls and the ceiling. The door shall be no less than a solid core or steel door no less than 1 3/8" thickness. No other openings shall be permitted. (Ord. 20256 §30; October 19, 2015).

**20.10.160 Table R302.1(1) Amended; Exterior Walls.**

Table R302.1(1) of the International Building Code is amended to read as follows:

**TABLE R302.1(1)  
EXTERIOR WALLS**

EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	(Fire-resistance rated)	1 hour with exposure from both sides*	0 feet
	(Not fire-resistance rated)	0 hours	3 feet
Projections	(Fire-resistance rated)	1 hour on the underside	<3 feet
	(Not fire-resistance rated)	0 hours	3 feet
Openings	Not allowed	N/A	<3 feet
	Unlimited	0 hours	3 feet
Penetrations	All	Comply with Section R302.4	<3 feet
		None required	3 feet

\*Detached Garages- 1 hour protection from the inside only.  
(Ord. 20256 §31; October 19, 2015).

**20.10.165 Section R302.2 Amended; Townhouses.**

Section R302.2 of the International Residential Code is amended to read 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 of Section R302.1 for exterior walls.

**Exception:** A common 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 sheathing of exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with the City of Lincoln Electrical Code. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4. (Ord. 20256 §32; October 19, 2015).

**20.10.170 Figure R302.2 (1) Added; Typical Party Wall Section; Two 1 Hour Walls.**

Figure R302.2 (1) is added to the International Residential Code as shown on said figure at the end of this chapter. (Ord. 20256 §33; October 19, 2015).

**20.10.175 Figure R302.2 (2) Added; Typical Party Wall Section; 2 Hour Non Bearing Wall With Parallel Bearing Walls.**

Figure R302.2 (2) is added to the International Residential Code as shown on said figure at the end of this chapter. (Ord. 20256 §34; October 19, 2015).

**20.10.180 Figure R302.2 (3) Added; Typical Party Wall Section; One 2 Hour Shaft Wall.**

Figure R302.2 (3) is added to the International Residential Code as shown on said figure at the end of this chapter. (Ord. 20256 §35; October 19, 2015).

**20.10.185 Figure R302.2 (4) Added; Typical Party Wall Section; Single 2 Hour Wall.**

Figure R302.2 (4) is added to the International Residential Code as shown on said figure at the end of this chapter. (Ord. 20256 §36; October 19, 2015).

**20.10.190 Section R302.2.4 Exception 5 Deleted; Structural Independence.**

Exception 5 to Section R302.2.4 of the International Residential Code is hereby deleted. (Ord. 20256 §37; October 19, 2015).

**20.10.195 Section R302.3 Amended; Two-family Dwellings.**

Section R302.3 of the International Residential Code is amended to read as follows:

**R302.3 Two-family dwellings.** Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies of not less than 1-hour fire-resistive rating when tested in accordance with ASTM E 119. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing. The minimum connection between units of a two-family dwelling shall be an 8-foot roof connection measured parallel to the adjoining walls and connected to each unit.

**Exceptions:**

1. A fire resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch Type X gypsum board and an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than 1/2-inch gypsum board or equivalent. (Ord. 20256 §38; October 19, 2015).

**20.10.200 Section R302.5.1 Amended; Opening Protection.**

Section R302.5.1 of the International Residential Code is amended to read 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 in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. (Ord. 20256 §39; October 19, 2015).

**20.10.205 Section R302.5.2 Deleted; Duct Penetration.**

Section R302.5.2 of the International Residential Code is hereby deleted. (Ord. 20256 §40; October 19, 2015).

**20.10.210 Section R302.6 Amended; Separation Required.**

Section 302.6 of the International Residential Code is amended to read as follows:

**R302.6 Separation required.** The garage shall be separated from the residence and its attic area by not less than 5/8-inch type X gypsum board applied to the garage wall side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch type X gypsum board or

equivalent. A cantilever projecting over a garage door shall be protected on the underside by not less than 5/8-inch Type X gypsum board.

Garages located less than 6 feet from a dwelling unit on the same lot shall be protected with not less than 5/8-inch type X gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Table R302.1(1). This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall. Accessory buildings 120 square feet or greater, located less than 6 feet from the residence shall be protected by not less than 5/8-inch type X gypsum board applied to the interior side, with no openings permitted. (Ord. 20256 §41; October 19, 2015).

**20.10.215 Table R302.6 Amended; Dwelling/Garage Fire Separation.**

Table R302.6 of the International Residential Code is amended to read as follows:

**TABLE R302.6  
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attics	Not less than 5/8-inch type X gypsum board or equivalent applied to the garage side.
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch type X gypsum board or equivalent.
Garages located less than 6 feet from a dwelling unit on the same lot	Not less than 5/8 type X gypsum board or equivalent applied to the interior side of exterior walls that area within this area.

(Ord. 20256 §42; October 19, 2015).

**20.10.220 Section R303.1 Exception 2 Amended; Habitable Rooms.**

Exception 2 of Section R303.1 of the International Residential Code is amended to read as follows:

2. The glazed areas shall not be required to be provided in habitable rooms in basements except for bedrooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 foot candles over the area of the room at a height of 30 inches above the floor level. The glazed area required for a basement bedroom shall be a maximum of 11.5 square feet. (Ord. 20256 §43; October 19, 2015).

**20.10.225 Section R303.3 Amended; Bathrooms.**

Section R303.3 of the International Residential Code is amended to read as follows:

**R303.3 Bathrooms.** Bathrooms, water closet compartments, laundry rooms, and other similar rooms shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

In laundry rooms, dryers vented directly to the outside are deemed to meet the requirements of this section. (Ord. 20256 §44; October 19, 2015).

**20.10.230 Section R303.4 Amended; Mechanical Ventilation.**

Section R303.4 of the International Residential Code is amended to read as follows:

**R303.4 Mechanical ventilation.** See Lincoln Municipal Code Chapter 25.04, Lincoln Mechanical Code. (Ord. 20256 §45; October 19, 2015).

**20.10.235 Sections R303.5, 303.5.1, 303.5.2 Amended; Opening Protection.**

Section R303.5, and subsections 303.5.1 and 303.5.2 of the International Residential Code are amended to read as follows:

**R303.5 Opening location.** See Lincoln Municipal Code Chapter 25.04, Lincoln Mechanical Code.

**R303.5.1 Intake openings.** See Lincoln Municipal Code Chapter 25.04, Lincoln Mechanical Code.

**R303.5.2 Exhaust openings.** See Lincoln Municipal Code Chapter 25.04, Lincoln Mechanical Code. (Ord. 20256 §46; October 19, 2015).

**20.10.240 Section R303.6 Amended; Outside Opening Protection.**

Section R303.6 of the International Residential Code is amended to read as follows:

**R303.6 Outside opening protection.** See Lincoln Municipal Code Chapter 25.04, Lincoln Mechanical Code. (Ord. 20256 §47; October 19, 2015).

**20.10.245 Section R305 Amended; Ceiling Heights.**

Section R305 of the International Residential Code is amended to read as follows:

**SECTION R305  
CEILING HEIGHT**

**R305.1 Ceiling Heights.** Habitable space shall have a ceiling height of not less than 7 feet, 6 inches. The required height shall be measured from the finished floor to the lowest projection from the ceiling.

**Exceptions:**

1. Bathrooms, hallways, toilet rooms and laundry rooms shall have a ceiling height of not less than 7 feet.

2. For rooms with sloped ceilings, at least 50 percent of the required floor area of the room must have a ceiling height of at least 7 feet 6 inches. No portion of the room with a ceiling height of less than 5 feet shall be included.

3. The ceiling height above bathroom fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches above a minimum area 30 inches by 30 inches at the showerhead.

**R305.1.1 Basements.** Habitable space in basements within a single family dwelling unit shall have a ceiling height of not less than 7 feet.

**Exceptions:**

1. Beams, soffits, ducts and piping shall not be less than 6 feet 6 inches from the floor and shall not exceed 1/3 of the total ceiling area of the room.

2. Bathrooms, hallways, toilet rooms and laundry rooms shall have a minimum ceiling height of 6 feet 8 inches.

3. Lighting fixtures shall be a minimum of 6 feet 6 inches above the floor.

4. Ceiling fans shall be a minimum of 7 feet from the floor.

**R305.2 Headroom clearance.** Any portion of a garage shall have an unobstructed headroom clearance of not less than 6 feet 8 inches above the finished floor to any ceiling, beam, pipe, or similar construction except for wall-mounted shelves, storage surfaces, racks, or cabinets. (Ord. 20256 §48; October 19, 2015).

**20.10.250 Section R306.2 Amended; Kitchen.**

Section R306.2 of the International Residential Code is amended to read as follows:

equivalent. A cantilever projecting over a garage door shall be protected on the underside by not less than 5/8-inch Type X gypsum board.

Garages located less than 6 feet from a dwelling unit on the same lot shall be protected with not less than 5/8-inch type X gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Table R302.1(1). This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall. Accessory buildings 120 square feet or greater, located less than 6 feet from the residence shall be protected by not less than 5/8-inch type X gypsum board applied to the interior side, with no openings permitted. (Ord. 20256 §41; October 19, 2015).

**20.10.215 Table R302.6 Amended; Dwelling/Garage Fire Separation.**

Table R302.6 of the International Residential Code is amended to read as follows:

**TABLE R302.6  
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attics	Not less than 5/8-inch type X gypsum board or equivalent applied to the garage side.
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch type X gypsum board or equivalent.
Garages located less than 6 feet from a dwelling unit on the same lot	Not less than 5/8 type X gypsum board or equivalent applied to the interior side of exterior walls that area within this area.

(Ord. 20256 §42; October 19, 2015).

**20.10.220 Section R303.1 Exception 2 Amended; Habitable Rooms.**

Exception 2 of Section R303.1 of the International Residential Code is amended to read as follows:

2. The glazed areas shall not be required to be provided in habitable rooms in basements except for bedrooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 foot candles over the area of the room at a height of 30 inches above the floor level. The glazed area required for a basement bedroom shall be a maximum of 11.5 square feet. (Ord. 20256 §43; October 19, 2015).

**20.10.225 Section R303.3 Amended; Bathrooms.**

Section R303.3 of the International Residential Code is amended to read as follows:

**R303.3 Bathrooms.** Bathrooms, water closet compartments, laundry rooms, and other similar rooms shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

In laundry rooms, dryers vented directly to the outside are deemed to meet the requirements of this section. (Ord. 20256 §44; October 19, 2015).

**20.10.230 Section R303.4 Amended; Mechanical Ventilation.**

Section R303.4 of the International Residential Code is amended to read as follows:

**R303.4 Mechanical ventilation.** See Lincoln Municipal Code Chapter 25.04, Lincoln Mechanical Code. (Ord. 20256 §45; October 19, 2015).

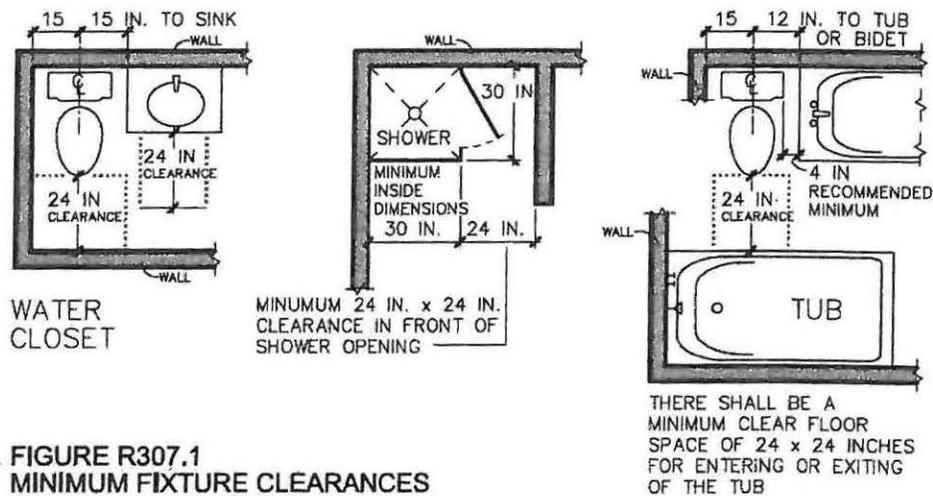
**R306.2 Kitchen.** Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink. Domestic free-standing or built-in ranges shall have a vertical clearance above the cooking top of not less than 30 inches to unprotected combustible material. When the underside of such combustible material is protected with insulating millboard at least 1/4 inch thick covered with 28 gage metal or a metal ventilating hood, the distance shall be not less than 24 inches. (Ord. 20256 §49; October 19, 2015).

**20.10.255 Figure R307.1 Amended; Minimum Fixture Clearances.**

Figure R307.1 of the International Residential Code is amended to read as follows:

**FIGURE R307.1**

**MINIMUM FIXTURE CLEARANCES**



**FIGURE R307.1  
MINIMUM FIXTURE CLEARANCES**

(Ord. 20256 §50; October 19, 2015).

**20.10.260 Section R307.3 Added; Access to Whirlpool Pump.**

Section R307.3 is added to the International Residential Code to read as follows:

**R307.3 Access to whirlpool pump.** Access shall be provided to circulation pumps in accordance with the fixture manufacturer's installation instructions. Where the manufacturer's instructions do not specify the location and minimum size of field fabricated access openings, a 12-inch by 12-inch minimum size opening shall be installed to provide access to the circulation pump. Where pumps are located more than 2 feet from the access opening, an 18-inch by 18-inch minimum size opening shall be installed. A door or panel shall be permitted to close the opening. In all cases, the access opening shall be unobstructed and be of the size necessary to permit the removal and replacement of the circulation pump. (Ord. 20256 §51; October 19, 2015).

**20.10.265 Section R308.4.2 Exception No. 3 Deleted; Glazing Adjacent Doors.**

Exception No. 3 in Section R308.4.2 of the International Residential Code is hereby deleted. (Ord. 20256 §52; October 19, 2015).

**20.10.270 Section R308.4.5 Amended; Glazing and Wet Surfaces.**

Section R308.4.5 of the International Residential Code is amended to read as follows:

**R308.4.5 Glazing and wet surfaces.** Glazing in walls, enclosures or fences containing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and indoor or outdoor swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above

any standing or walking surface shall be considered a hazardous location. This shall apply to single glazing and all panes in multiple glazing.

Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the water's edge of a bathtub, hot tub, spa, whirlpool, or swimming pool. (Ord. 20256 §53; October 19, 2015).

**20.10.275 Section R309.3 Amended; Garages and Carports; Flood Hazard Areas.**

Section R309.3 of the International Residential Code is amended to read as follows:

**R309.3 Flood hazard areas.** For buildings located in a floodplain or floodprone area within the City's zoning jurisdiction, the regulations and specifications set forth in Lincoln Municipal Code Chapters 27.52 and 27.53 shall apply. (Ord. 20256 §54; October 19, 2015).

**20.10.280 Section R309.5 Deleted; Fire Sprinklers.**

Section R309.5 of the International Residential Code is hereby deleted. (Ord. 20256 §55; October 19, 2015).

**20.10.285 Section R310.1 Amended; Emergency Escape and Rescue Required.**

Section R310.1 of the International Residential Code is amended to read 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. Rooms with a storage closet greater than 18 inches in depth or direct access to a bathroom shall also comply with this requirement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches measured from the finished floor to the bottom of the clear opening. 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 in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into the a public way, or a yard or court that opens to a public way.

**Exception:** Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet. (Ord. 20256 §56; October 19, 2015).

**20.10.290 Section R310.1.1 Exception Deleted; Minimum Opening.**

The Exception to Section R310.1.1 of the International Residential Code is hereby deleted. (Ord. 20256 §57; October 19, 2015).

**20.10.295 Section R310.1.5 Added; Double Hung Egress Window.**

Section R310.1.5 is added to the International Residential Code to read as follows:

**R310.1.5 Double hung egress window.** Double hung windows must meet the requirements for an egress window without removing the upper sash. (Ord. 20256 §58; October 19, 2015).

**20.10.300 Section R310.3 Amended; Bulkhead Enclosures.**

Section R310.3 of the International Residential Code is amended to read as follows:

**R310.3 Bulkhead enclosures.** Bulkhead enclosures shall provide direct access only to furnace, water heater, and other mechanical, plumbing and electrical equipment. (Ord. 20256 §59; October 19, 2015).

**20.10.305 Section R311.3.2 Amended; Floor Elevations for Other Exterior Doors.**

Section R311.3.2 of the International Residential Code is amended to read as follows:

**R311.3.2 Floor elevations for other exterior doors.** Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches below the top of the threshold.

**Exceptions:**

1. Where a stairway of 4 or more risers is located on the exterior side of the door, other than the required exit door, a landing is required.
2. The height of floors at a garage utility door shall not be more than 7 3/4 inches lower than the top of the threshold. (Ord. 20256 §60; October 19, 2015).

**20.10.310 Section R311.7 Amended; Stairways.**

Section R311.7 of the International Residential Code is amended to read as follows:

**R311.7 Stairways.**

**R311.7.1 Width.** Stairways shall not be less than 36 inches in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides.

**Exceptions:**

1. The width of spiral stairways shall be in accordance with Section R311.7.10.1.
2. Private stairways for lofts or attics may be 30 inches in width provided the minimum clear width at and below the railing shall not be less than 25 1/2 inches.
3. Stringers and other projections such as trim and similar decorative features may project into the required width 1 1/2 inches on each side.

**R311.7.2 Headroom.** The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

**Exception:** When demonstrated to the Building Official there are practical difficulties in achieving 6 feet 8 inches headroom in existing construction, a minimum of 6 feet 6 inches headroom may be allowed.

**R311.7.3 Vertical rise.** A flight of stairs shall not have a vertical rise greater than 12 feet between floor levels or landings.

**R311.7.4 Walkline.** The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches from the side where the winders are narrower.

**R311.7.5 Stair treads and risers.**

**R311.7.5.1 Risers.** The maximum riser height shall be 7 3/4 inches and the minimum riser height shall be 4 inches. The riser shall be measured vertically between leading edges of the adjacent tread. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees from the vertical. Open risers are permitted between treads.

**R311.7.5.2 Tread depth.** The minimum tread depth shall be 10 inches unless at the discretion of the Building Official, it may be adjusted to accommodate existing conditions. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. Winder treads shall have a minimum tread depth of 10 inches measured at a point 12 inches from

the side where the treads are narrower. Winder treads shall have a minimum tread depth of 7 inches at any point.

**R311.7.5.3 Nosings.** The radius of curvature at the nosing shall be no greater than 9/16 inch. A nosing not less than 3/4 inch but not more than 1 1/4 inches be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed 1/2 inch. Risers shall be vertical or sloped under the tread above from the underside of the nosing above at an angle not more than 30 degrees from the vertical. Open risers are permitted.

**Exception:** A nosing is not required where the tread depth is a minimum of 10 inches.

**R311.7.4.4 Exterior wood/plastic composite stair treads.** Wood/plastic composite stair treads shall comply with the provisions of Section R507.3.

**R311.7.6 Landings for stairways.** There shall be a floor or landing at the top and bottom of each stairway.

**Exception 1:** A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided a door does not swing over the stairs. A flight of stairs shall not have a vertical rise larger than 12 feet between floor levels or landings. The width of each landing shall not be less than the width of the stairway served. Every landing shall have a minimum dimension of 36 inches measured in the direction of travel.

**Exception 2:** The bottom of an exterior stair shall be supported by a concrete or stone pad that provides a minimum landing of 12 inches, the top of which is at grade level, and shall be the width of the stairs.

**R311.7.7 Stairway walking surface.** The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2-percent slope).

**R311.7.8 Handrails.** Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. The handrail for circular, and winding stairs shall be located on the side where the tread is narrower.

**R311.7.8.1 Height.** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.

**R311.7.8.2 Continuity.** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrails adjacent to a wall shall have a space of not less than 1 1/2 inch between the wall and the handrails.

**Exceptions:**

1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.
3. Handrails shall be permitted to be interrupted at the point where a stairway wall changes to an open guard.

**R311.7.8.3 Grip-size.** All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches and not greater than 2 inches. If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches and not greater than 6 1/4 inches with a maximum cross section of dimension of 2 1/4 inches. Edges shall have a minimum radius of 0.01 inch.

2. Type II. Handrails with a perimeter greater than 6 1/4 inches shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin with a distance of 3/4 inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch to a level that is not less than 1 3/4 inches below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches to a maximum of 2 3/4 inches. Edges shall have a minimum radius of 0.01 inches.

3. Type III. Handrails for exterior stairs of an individual dwelling unit may consist of a 1 1/2 inch x 3 1/2 inch rail mounted in a horizontal position.

**R311.7.9 Illumination.** All stairs shall be provided with illumination in accordance with Section R303.6.

**R311.7.10 Special stairways.** Spiral stairways, winder stairways, circular stairways, and bulkhead enclosure stairways shall comply with all requirements of Section R311.7 except as specified below:

**R311.7.10.1 Spiral stairways.** Spiral stairways are permitted, provided the minimum width shall be 26 inches with each tread having a 7 1/2-inches minimum tread depth at 12 inches from the narrower edge. All treads shall be identical, and the rise shall be no more than 9 1/2 inches. A minimum headroom of 6 feet 6 inches shall be provided.

**R311.7.10.2 Circular stairways.** Circular and winding stairways shall have a tread depth at a point not more than 12 inches from the side where the treads are narrower of not less than 10 inches and the minimum depth of any tread shall not be less than 7 inches. The largest tread depth shall not exceed the smallest by more than 3/8 inch. (Ord. 20256 §61; October 19, 2015).

**20.10.320 Section R312.1.1 Amended; Guards, Where Required.**

Section R312.1.1 of the International Residential Code is amended to read as follows:

**R312.1.1 Where required.** Guards shall be located along open-sided walking surfaces, including stairs, ramp, landing, deck, porch, patio, driveway and sidewalks that are located more than 30 inches measured vertically to the floor or grade below.

A guard shall also be required when the drop off is more than 30 inches within 60 inches of the edge of the walking surface. The maximum slope of the grade from walking surface to the drop-off shall be 20% (12 inches). Insect screening shall not be considered as a guard. (Ord. 20256 §63; October 19, 2015).

**20.10.325 Section R312.1.3 Amended; Guards, Opening Limitations.**

Section R312.1.3 of the International Residential Code is amended to read as follows:

**R312.1.3 Guard opening limitations.** Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures which do not allow passage of a sphere 5 inches or more in diameter.

**Exceptions:**

1. The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway are permitted to be of such a size that a sphere 6 inches cannot pass through.

2. Guards on the open side of stairs shall not have openings which allow passage of a sphere 5 inches in diameter. (Ord. 20256 §64; October 19, 2015).

**20.10.330 Section R313 Deleted; Automatic Fire Sprinkler Systems.**

Section R313 of the International Residential Code and all subsections thereof are hereby deleted. (Ord. 20256 §65; October 19, 2015).

**20.10.335 Section R314.3 Amended; Single- and Multiple-Station Smoke Alarms.**

Section R314.3 of the International Residential Code is amended to read as follows:

**R314.3 Single- and multiple-station smoke alarms.** Single- and multiple-station smoke alarms shall be installed in the following locations:

1. In each sleeping room; and
2. On each story of the dwelling, including basements and cellars but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

All smoke alarms shall be listed and installed in accordance with the provisions of this code and the household fire warning equipment provisions of NFPA 72. (Ord. 20256 §66; October 19, 2015).

**20.10.340 Section R314.4 Amended; Smoke Alarms; Power Source.**

Section R314.4 of the International Residential Code is amended to read as follows:

**R314.4 Power Source.** Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarms shall be interconnected.

**Exceptions:**

1. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.
2. Hard wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure. (Ord. 20256 §67; October 19, 2015).

**20.10.345 Section R314.5 Amended; Smoke Alarms; Interconnection.**

Section R314.5 of the International Residential Code is amended to read as follows:

**R314.5 Interconnection.** Where more than one smoke alarm is required to be installed within an individual dwelling unit accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

**Exception:** Interconnection of smoke alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure. (Ord. 20256 §68; October 19, 2015).

**20.10.350 Section R315 Amended; Carbon Monoxide Alarms.**

Section R315 of the International Residential Code is amended to read as follows:

**SECTION R315**

**CARBON MONOXIDE ALARMS**

**315.1 Carbon monoxide alarms location.** For new construction, additions, and interior alterations requiring a building permit that have an attached garage or fuel-fired appliances, one

approved carbon monoxide alarm shall be installed on each floor and located in the immediate vicinity of the bedrooms.

**R315.2 Alarm requirements.** Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed in accordance with this code and the manufacturer's installation instructions. A combination smoke alarm and carbon monoxide alarm is permitted. Carbon monoxide detectors are not required to be hardwired or interconnected. (Ord. 20256 §69; October 19, 2015).

**20.10.355 Section 317.1 Amended; Protection of Wood and Wood Based Products Against Decay; Location Required.**

Section R317.1 of the International Residential Code is amended to read as follows:

**R317.1 Location required.** Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative-treated in accordance with AWP A U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWP A U1.

1. Wood joists or the bottom of a wood structural floor when closer than 18 inches or wood girders when closer than 12 inches to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.

2. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.

3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.

4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch on tops, sides and ends.

5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather.

6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.

7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade.

8. Bottom sill plates for bearing walls cannot be imbedded in concrete. (Ord. 20256 §70; October 19, 2015).

**20.10.360 Section R317.1.2 Deleted; Ground Contact.**

Section R317.1.2 of the International Residential Code is hereby deleted. (Ord. 20256 §71; October 19, 2015).

**20.10.365 Section R317.1.4 Amended; Wood Columns.**

Section R317.1.4 of the International Residential Code is amended to read as follows:

**R317.1.4 Wood columns.** Wood columns shall be approved wood of natural decay resistance or approved pressure-preservative-treated wood. Posts, poles and columns supporting permanent structures shall bear upon a concrete footing and shall not be imbedded in the concrete or in the ground unless approved for such use.

**Exceptions:**

1. Columns exposed to the weather or in basements when supported by concrete piers or metal pedestals projecting 1 inch above a concrete floor or 6 inches above exposed earth and the earth is covered by an approved impervious moisture barrier.

2. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building when supported by a concrete pier or metal pedestal at a height more than 8 inches from exposed earth and the earth is covered by an impervious moisture barrier. (Ord. 20256 §72; October 19, 2015).

**20.10.370 Section R319 Amended; Premises Identification.**

Section R319 of the International Residential Code is amended to read as follows:

**R319 Premises identification.** Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Premises shall have addresses provided on buildings as specified under Chapter 14.24 of the Lincoln Municipal Code. (Ord. 20256 §73; October 19, 2015).

**20.10.375 Section R320 Deleted; Accessibility.**

Section R320 of the International Residential Code is hereby deleted. (Ord. 20256 §74; October 19, 2015).

**20.10.380 Section R322 Deleted; Flood-Resistant Construction.**

Section R322 of the International Residential Code and all subsections thereof are hereby deleted. Lincoln Municipal Code Chapters 27.52 and 27.53 will apply. (Ord. 20256 §75; October 19, 2015).

**20.10.385 Section R401.3 Amended; Foundations; Drainage.**

**R401.3 Drainage.** Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls as per the approved grading and drainage plan. The grade from the foundation shall fall a minimum of 6 inches within the first 10 feet. The grade at the property line shall not be changed/altered.

**Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building. (Ord. 20256 §76; October 19, 2015).

**20.10.390 Table R401.4.1 Amended; Load Bearing Values.**

Table R401.4.1 of the International Residential Code is amended to read as follows:

**TABLE R401.4.1  
PRESUMPTIVE LOAD-BEARING VALUES OF  
FOUNDATION MATERIALS <sup>a</sup>**

<b>CLASS OF MATERIAL</b>	<b>LOAD-BEARING PRESSURE (pounds per square foot)</b>
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000

Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)	2,000

For SI: 1 pound per square foot = 0.0479 kPa.

- a. When soil tests are required by Section R401.4, the allowable bearing capacities of the soil shall be part of the recommendations. (Ord. 20256 §77; October 19, 2015).

**20.10.395 Section R403.1 Amended; Footings; General.**

Section R403.1 of the International Residential Code is amended to read as follows:

**R403.1 General.** All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Slabs and monolithic slabs shall not bear on new fill unless compacted. Concrete footings shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332. (Ord. 20256 §78; October 19, 2015).

**20.10.400 Section R403.1.1 Amended; Footings, Minimum Size.**

Section R403.1.1 of the International Residential Code is amended to read as follows:

**R403.1.1 Minimum size.** Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1). The footing width, W, shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least 8 inches thick. Footing projections, P, shall be at least 2 inches and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2. (Ord. 20256 §79; October 19, 2015).

**20.10.405 Table R403.1 Amended; Minimum Width of Footings.**

Table R403.1 of the International Residential Code is amended to read as follows:

**TABLE R403.1  
MINIMUM WIDTH OF CONCRETE, PRECAST OR  
MASONRY FOOTINGS  
(inches)<sup>a</sup>**

	<b>LOAD-BEARING VALUE OF SOIL (psf)</b>
	<b>2,000</b>
<b>Conventional light-frame construction</b>	

1 supported floor	12
2 supported floors	16
3 supported floors	24
<b>4-inch brick veneer over light frame or 8-inch hollow concrete masonry</b>	
1 supported floor	12
2 supported floors	16
3 supported floors	24
<b>8-inch solid or fully grouted masonry</b>	
1 supported floor	12
2 supported floors	21
3 supported floors	32

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.

- a. Where minimum footing width is 12 inches, use of a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted.  
(Ord. 20256 §80; October 19, 2015).

**20.10.410 Figure R403.1(1) Amended; Minimum Footing Reinforcement.**

Figure R403.1(1) of the International Residential Code is amended as shown on said figure at the end of this chapter. (Ord. 20256 §81; October 19, 2015).

**20.10.415 Section R403.1.3.2 Amended; Slabs-on-Ground with Turned-Down Footings.**

Section 403.1.3.2 of the International Residential Code is amended to read as follows:

**R403.1.3.2 Slabs-on-ground with turned-down footings.** Slabs-on-ground with turned-down footings shall have the minimum of one No. 4 bar at the top and the bottom of the footing.  
(Ord. 20256 §82; October 19, 2015).

**20.10.420 Section R403.1.4.1 Amended; Frost Protection.**

Section R403.1.4.1 of the International Residential Code is amended to read as follows:

**R403.1.4.1 Frost protection.** Foundation walls, piers and other permanent supports of buildings and structures shall extend below the frost line specified in Table R301.2.(1).

**Exceptions:**

1. Protection of freestanding accessory structures with an area of 400 square feet or less, of light-framed construction, with an eave height of 10 feet or less shall not be required.
2. Protection of freestanding accessory structures with an area of 500 square feet or less, of light-framed construction, with an eave height of 10 feet or less shall be allowed to be a monolithic slab as shown in Figure R403.1(1).
3. Decks less than 400 square feet not supported by a dwelling need not be provided with footings that extend below the frost line. (Ord. 20256 §83; October 19, 2015).

**20.10.425 Section R403.1.6 Amended; Foundation Anchorage.**

Section R403.1.6 of the International Residential Code is amended to read as follows:

**R403.1.6 Foundation anchorage.** When braced wall panels are supported directly on continuous foundations, the wall wood sill plate or cold-formed steel bottom track shall be anchored to the foundation in accordance with this section.

The wood sole plate at exterior walls on monolithic slabs and wood sill plate shall be anchored to the foundation with anchor bolts spaced a maximum of 6 feet on center. There shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches or less than seven bolt diameters from each end of the plate section. In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub>, anchor bolts shall be spaced at 6 feet on center and located within 12 inches of the ends of each plate section at interior braced wall lines when required by Section R602.10.9 to be supported on a continuous foundation. Bolts shall be at least 1/2 inch in diameter and shall extend a minimum of 7 inches into masonry or concrete. Interior bearing wall sole plates on monolithic slab foundation shall be positively anchored with approved fasteners. A nut and washer shall be tightened on each bolt of the plate. Sills and sole plates shall be protected against decay and termites where required by Sections R318. Cold-formed steel framing systems shall be fastened to the wood sill plates or anchored directly to the foundation as required in Section R505.3.1.

**Exceptions:**

1. Foundation anchorage, spaced as required to provide equivalent anchorage to 1/2-inch-diameter anchor bolts. "Y" foundation anchor straps are not equivalent.
2. Walls 24 inches total length or shorter connecting offset braced wall panels shall be anchored to the foundation with a minimum of one anchor bolt located in the center third of the plate section and shall be attached to adjacent braced wall panels per Figure R602.12.5 at corners.
3. Walls 12 inches total length or shorter connecting offset braced wall panels shall be permitted to be connected to the foundation without anchor bolts. (Ord. 20256 §85; October 19, 2015).

**20.10.430 Section R403.1.7.3 Amended; Foundation Elevation.**

Section R403.1.7.3 of the International Residential Code is amended to read as follows:

**R403.1.7.3 Foundation elevation.** On graded sites, the top of all exterior foundation walls shall be a minimum of 12 inches higher than the finish grade elevation 10 feet from the perimeter of the foundation. The floor of a walkout basement shall be a minimum of 12 inches higher than the grade 10 feet from the foundation. The top of the foundation wall below a daylight window shall be a minimum of 12 inches higher than the finish grade elevation, 10 feet from the perimeter of the foundation. Alternate elevations are permitted subject to the approval of the Building Official, provided it can be demonstrated that required drainage to the point of discharge and away from the structure is provided at all locations on the site. (Ord. 20256 §85; October 19, 2015).

**20.10.435 Section R403.3 and Subsections, Tables and Figures Deleted; Frost Protected Shallow Foundations.**

Section R403.3 of the International Residential Code and all subsections, tables, and figures under said Section R403.3 are hereby deleted. (Ord. 20256 §86; October 19, 2015).

**20.10.440 Section R403.4.1 Deleted; Crushed Stone Footings.**

Section 403.4.1 of the International Residential Code is hereby deleted. (Ord. 20256 §87; October 19, 2015).

**20.10.445 Table R403.4 Deleted; Minimum Depth of Crushed Stone Footings.**

Table 403.4 of the International Residential Code is hereby deleted. (Ord. 20256 §88; October 19, 2015).

**20.10.450 Table R404.1.1(1) Deleted; Plain Masonry Foundation Walls.**

Table R401.1(1) Of the International Residential Code is hereby deleted. (Ord. 20256 §89; October 19, 2015).

**20.10.455 Figure R404.1.1(3) Added; Permanent Masonry Foundation Basement Wall Section.**

Figure R404.1.1(3) is added to the International Residential Code as shown on said figure at the end of this chapter. –(Ord. 20256 §90; October 19, 2015).

**20.10.460 Table R404.1.2 (1) Deleted; Minimum Horizontal Reinforcement for Concrete Basement Walls.**

Table R404.1.2(1) of the International Residential Code is hereby deleted. (Ord. 20256 §91; October 19, 2015).

**20.10.465 Table R404.1.2(2) Deleted; Minimum Vertical Reinforcement for 6-inch Nominal Flat Concrete Basement Walls.**

Table R404.1.2 (2) of the International Residential Code is hereby deleted. (Ord. 20256 §92; October 19, 2015).

**20.10.470 Table R404.1.2(3) Deleted; Minimum Vertical Reinforcement for 8-inch Nominal Flat Concrete Basement Walls.**

Table R404.1.2(3) of the International Residential Code is hereby deleted. (Ord. 20256 §93; October 19, 2015).

**20.10.475 Table R404.1.2(4) Deleted; Minimum Vertical Reinforcement for 10-inch Nominal Flat Concrete Basement Walls.**

Table R404.1.2(4) of the International Residential Code is hereby deleted. (Ord. 20256 §94; October 19, 2015).

**20.10.480 Table R404.1.2(8) Deleted; Minimum Vertical Reinforcement for 6-, 8-, 10-inch and 12-inch Nominal Flat Basement Walls.**

Table R404.1.2(8) of the International Residential Code is hereby deleted. (Ord. 20256 §95; October 19, 2015).

**20.10.485 Table R404.1.2(9) Deleted; Minimum Spacing for Alternate Bar Size and/or Alternate Grade of Steel.**

Table R404.1.2(9) of the International Residential Code is hereby deleted. (Ord. 20256 §96; October 19, 2015).

**20.10.490 Section R404.1.2.2 Amended; Reinforcement for Foundation Walls.**

Section R404.1.2.2 of the International Residential Code is amended to read as follows:

**R404.1.2.2 Reinforcement for foundation walls.** Concrete foundation walls shall be laterally supported at the top and bottom and vertical reinforcement shall be provided in accordance with Figures R404.1.2.2(1) and R404.1.2.2(2). (Ord. 20256 §97; October 19, 2015).

**20.10.495 Figures R404.1.2.2(1) and R404.1.2.2(2) Added; Reinforcement for Foundation Walls.**

Figure R404.1.2.2(1) and Figure R404.1.2.2(2) are added to the International Residential Code as shown on said figures at the end of this chapter per 2012 code review. (Ord. 20256 §98; October 19, 2015).

**20.10.500 Figure R404.1.2.2.1 Added; Deadman/4 foot Concrete Wall.**

Figure R404.1.2.2.1 is added to the International Residential Code as shown on said figure at the end of this chapter. (Ord. 20256 §99; October 19, 2015).

**20.10.505 Section R404.1.5.2 Amended; Concrete Wall Thickness.**

Section R404.1.5.2 of the International Residential Code is amended to read as follows:

**R404.1.5.2 Concrete wall thickness.** The thickness of concrete foundation walls shall be equal to or greater than the thickness of the wall in the story above. Concrete foundation walls with corbels, brackets or other projections built into the wall for support of masonry veneer or other purposes are not within the scope of the tables in this section.

Where a concrete foundation wall is reduced in thickness to provide a 4-inch shelf for the support of masonry veneer or a bearing ledge for joists, the reduced thickness of the wall shall not be less than 6 inches. Vertical reinforcement shall be based on the thickness of the thinner portion of the wall.

**Exception:** Where the height of the reduced thickness portion measured to the underside of the floor assembly or sill plate above is less than or equal to 24 inches and the reduction in thickness does not exceed 4 inches, the vertical reinforcement is permitted to be based on the thicker portion of the wall. (Ord. 20256 §100; October 19, 2015).

**20.10.510 Figure R404.1.5.2 Added; Garage Stub Wall Foundation Detail.**

Figure R404.1.5.2 is added to the International Residential Code as shown on said figure at the end of this chapter. (Ord. 20256 §101; October 19, 2015).

**20.10.515 Section R408.7 Deleted; Flood Resistance.**

Section R408.7 of the International Residential Code is hereby deleted. (Ord. 20256 §102; October 19, 2015).

**20.10.520 Section R501.3 Deleted; Fire Protection of Floors.**

Section R501.3 of the International Residential Code is hereby deleted. (Ord. 20256 §103; October 19, 2015).

**20.10.525 Section R502.2.3 Amended; Deck Lateral Load Connection.**

Section R502.2.3 of the International Residential Code is amended to read as follows:

**R502.2.2.3 Deck lateral load connection.** The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.2.3. Hold-down tension devices shall be installed in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1,500 pounds.

**Exception:** Hold down tension devices shall not be required when a 2x4 diagonal brace is installed on the underside of the floor joist, tying all joists together, including the ledger. (Ord. 20256 §104; October 19, 2015).

**20.10.530 Section R502.3 Amended; Allowable Joist Spans.**

Section R502.3 of the International Residential Code is amended to read as follows:

**R502.3 Allowable joist spans.** Spans for floor joists shall be in accordance with Table R502.3.1(2). For other grades and species and for other loading conditions, refer to the AF&PA Span Tables for Joists and Rafters.

**R502.3.1 Sleeping areas and attic joists; Deleted.**

**R502.3.2 Other floor joists; Deleted.**

**R502.3.3 Floor cantilevers; Deleted.**

**Table R502.3.1(1) Floor Joist Spans for Common Lumber Species, 30 psf; Deleted.**

**Table R502.3.3(1) Cantilever Spans for Floor Joists Supporting Light-Frame Exterior Bearing Wall and Roof Only; Deleted.**

**Table R502.3.3(2) Cantilever Spans for Floor Joists Supporting Exterior Balcony; Deleted.** (Ord. 20256 §105; October 19, 2015).

**20.10.535 Section R502.7 Amended; Lateral Restraint at Supports.**

Section R502.7 of the International Residential Code is amended to read as follows:

**R502.7 Lateral restraint at supports.** Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches nominal in thickness; or by attachment to a header, band, or rim joist, or to an adjoining stud, or the floor sheathing and interior bearing partitions; or shall be otherwise provided with lateral support to prevent rotation.

**Exception:** Trusses, structural composite lumber, structural glued-laminated members and I-joists shall be supported laterally as required by the manufacturer's recommendations.

**R502.7.1 Bridging.** Joists exceeding a nominal 2 by 8 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of the joists perpendicular to joists at intervals not to exceed 8 feet. Dimensional lumber shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at intervals not exceeding 8 feet.

**Exception:** Trusses, structural composite lumber, structural glued-laminated members and I-joists shall be supported laterally as required by the manufacturer's recommendations. (Ord. 20256 §106; October 19, 2015).

**20.10.540 Section R502.10 Amended; Framing of Openings.**

Section R502.10 of the International Residential Code is amended to read as follows:

**R502.10 Framing of openings.** Openings in floor framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the floor joist. Single trimmer joists may be used to carry a single header joist that is located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and the header joist shall be doubled and of sufficient cross section to support the floor joists framing into the header. Approved hangers shall be used for the header joist to trimmer joist connection. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips not less than 2 inches by 2 inches. (Ord. 20256 §107; October 19, 2015).

**20.10.545 Table R602.3(1) Amended; Fastener Schedule for Structural Members.**

Table R602.3(1) of the International Residential Code is amended as follows:

**TABLE R602.3(1)**  
**FASTENER SCHEDULE FOR STRUCTURAL MEMBERS**

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>	SPACING OF FASTENERS
<b>Roof</b>			
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 <sup>1</sup> / <sub>2</sub> " × 0.113")	—
2	Ceiling joists to plate, toe nail	3-8d (2 <sup>1</sup> / <sub>2</sub> " × 0.113")	—
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	3-10d	—
4	Collar tie to rafter, face nail or 1 <sup>1</sup> / <sub>4</sub> " × 20 gage ridge strap	3-10d (3" × 0.128")	—
5	Rafter to plate, toe nail	3-16d box nails (3 <sup>1</sup> / <sub>2</sub> " × 0.135") or 3-10d common nails (3" × 0.148")	4 toe nails on one side and 1 toe nail on opposite side of each rafter or truss <sup>d</sup>
6	Roof rafters to ridge, valley or hip rafters: toe nail face nail	4-16d (3 <sup>1</sup> / <sub>2</sub> " × 0.135") 3-16d (3 <sup>1</sup> / <sub>2</sub> " × 0.135")	—
<b>Wall</b>			
7	Built-up studs-face nail	10d (3" × 0.128")	24" o.c.
8	Abutting studs at intersecting wall corners, face nail	16d (3 <sup>1</sup> / <sub>2</sub> " × 0.135")	12" o.c.
9	Built-up header, two pieces with 1/2" spacer	16d (3 <sup>1</sup> / <sub>2</sub> " × 0.135")	16" o.c. along each edge
10	Continued header, two pieces	16d (3 <sup>1</sup> / <sub>2</sub> " × 0.135")	16" o.c. along each edge
11	Continuous header to stud, toe nail	4-8d (2 <sup>1</sup> / <sub>2</sub> " × 0.113")	—
12	Double studs, face nail	10d (3" × 0.128")	24" o.c.
13	Double top plates, face nail	10d (3" × 0.128")	24" o.c.
14	Double top plates, minimum 24-inch offset of end joints, face nail in lapped area	8-16d (3 <sup>1</sup> / <sub>2</sub> " × 0.135")	—
15	Sole plate to joist or blocking, face nail	16d (3 <sup>1</sup> / <sub>2</sub> " × 0.135")	16" o.c.
16	Sole plate to joist or blocking at braced wall panels	3-16d (3 <sup>1</sup> / <sub>2</sub> " × 0.135")	16" o.c.
17	Stud to sole plate, toe nail	3-8d (2 <sup>1</sup> / <sub>2</sub> " × 0.113") or 2-16d (3 <sup>1</sup> / <sub>2</sub> " × 0.135")	—
18	Top or sole plate to stud, end nail	2-16d (3 <sup>1</sup> / <sub>2</sub> " × 0.135")	—
19	Top plates, laps at corners and intersections, face nail	2-10d (3" × 0.128")	—
20	1" brace to each stud and plate, face nail	2-8d (2 <sup>1</sup> / <sub>2</sub> " × 0.113") 2 staples 1 <sup>3</sup> / <sub>4</sub> " ×	—
21	1" × 6" sheathing to each bearing, face nail	2-8d (2 <sup>1</sup> / <sub>2</sub> " × 0.113") 2 staples 1 <sup>3</sup> / <sub>4</sub> "	—
22	1" × 8" sheathing to each bearing, face nail	2-8d (2 <sup>1</sup> / <sub>2</sub> " × 0.113") 3 staples 1 <sup>3</sup> / <sub>4</sub> "	—

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>	SPACING OF FASTENERS
23	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 <sup>1</sup> / <sub>2</sub> " x 0.113") 4 staples 1 <sup>3</sup> / <sub>4</sub> "	—
<b>Floor</b>			
24	Joist to sill or girder, toe nail	3-8d (2 <sup>1</sup> / <sub>2</sub> " x 0.113")	—
25	Rim joist to top plate, toe nail (roof applications also)	8d (2 <sup>1</sup> / <sub>2</sub> " x 0.113")	6" o.c.
26	Rim joist or blocking to sill plate, toe nail	8d (2 <sup>1</sup> / <sub>2</sub> " x 0.113")	6" o.c.
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2 <sup>1</sup> / <sub>2</sub> " x 0.113") 2 staples 1 <sup>3</sup> / <sub>4</sub> "	— —
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 <sup>1</sup> / <sub>2</sub> " x 0.135")	—
29	2" planks (plank & beam - floor & roof)	2-16d (3 <sup>1</sup> / <sub>2</sub> " x 0.135")	at each bearing
30	Built-up girders and beams, 2-inch lumber layers	10d (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered. Two nails at ends and at each splice.
31	Ledger strip supporting joists or rafters	3-16d (3 <sup>1</sup> / <sub>2</sub> " x 0.135")	At each joist or rafter

ITEM	DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER <sup>b, c, e</sup>	SPACING OF FASTENERS	
			Edges (inches) <sup>i</sup>	Intermediate supports <sup>c, e</sup> (inches)
<b>Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing</b>				
32	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor wall) <sup>j</sup> 8d common (2 <sup>1</sup> / <sub>2</sub> " x 0.131") nail (roof) <sup>f</sup>	6	12 <sup>g</sup>
33	19/32" - 1"	8d common nail (2 <sup>1</sup> / <sub>2</sub> " x 0.131")	6	12 <sup>g</sup>
34	1 <sup>1</sup> / <sub>8</sub> " - 1 <sup>1</sup> / <sub>4</sub> "	10d common (3" x 0.148") nail or 8d (2 <sup>1</sup> / <sub>2</sub> " x 0.131") deformed nail	6	12
<b>Other wall sheathing<sup>h</sup></b>				
35	1/2" structural cellulosic fiberboard sheathing	1 <sup>1</sup> / <sub>2</sub> " galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 <sup>1</sup> / <sub>4</sub> " long	3	6
36	25/32" structural cellulosic fiberboard sheathing	1 <sup>3</sup> / <sub>4</sub> " galvanized roofing nail, 7/16" crown or 1" crown staple 16 ga., 1 <sup>1</sup> / <sub>2</sub> " long	3	6
37	1/2" gypsum sheathing <sup>d</sup>	1 <sup>1</sup> / <sub>2</sub> " galvanized roofing nail; staple galvanized, 1 <sup>1</sup> / <sub>2</sub> " long; 1 <sup>1</sup> / <sub>4</sub> " screws, Type W or S	7	7
38	5/8" gypsum sheathing <sup>d</sup>	1 <sup>3</sup> / <sub>4</sub> " galvanized roofing nail; staple galvanized, 1 <sup>5</sup> / <sub>8</sub> " long; 1 <sup>5</sup> / <sub>8</sub> " screws, Type W or S	7	7

Wood structural panels, combination subfloor underlayment to framing				
39	$\frac{3}{4}$ " and less	6d deformed (2" x 0.120") nail or 8d common (2 $\frac{1}{2}$ " x 0.131") nail	6	12
40	$\frac{7}{8}$ " - 1"	8d common (2 $\frac{1}{2}$ " x 0.131") nail or 8d deformed (2 $\frac{1}{2}$ " x 0.120") nail	6	12
41	1 $\frac{1}{8}$ " - 1 $\frac{1}{4}$ "	10d common (3" x 0.148") nail or 8d deformed (2 $\frac{1}{2}$ " x 0.120") nail	6	12

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1 Ksi = 6.895 MPa.

- a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
- b. Staples are 16 gage wire and have a minimum  $\frac{7}{16}$ -inch on diameter crown width.
- c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
- d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
- e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
- f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 $\frac{1}{2}$ " x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
- g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
- h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
- i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
- j. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

(Ord. 20256 §108; October 19, 2015).

**20.10.550 Figure R602.10.3.5 Added; Alternate Braced Wall Panel at Garage Door Openings.**

Figure R602.10.3.5 is added to the International Residential Code as shown on said figure at the end of this chapter. (Ord. 20256 §109; October 19, 2015).

**20.10.555 Figure R602.10.4 Added; Braced Walls Using Continuous OSB Sheathing.**

Figure R602.10.3.5 is added to the International Residential Code as shown on said figure at the end of this chapter. (Ord. 20256 §110; October 19, 2015).

**20.10.560 Section R702.7 Amended; Vapor Retarders.**

Section R702.7 of the International Residential Code is amended to read as follows:

**R702.7 Vapor retarders.** Class I or II vapor retarders are not permitted on the interior side of exterior walls. (Ord. 20256 §111; October 19, 2015).

**20.10.565 Section R703.1 Amended; Exterior Covering; General.**

Section R703.1 of the International Residential Code is amended to read as follows:

**R703.1 General.** To promote building durability, exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8. The envelope shall provide proper integration of flashings with the WRB and the exterior veneer. These components, in conjunction, shall provide a means of draining water that enters the assembly to the exterior.

Exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8. The exterior wall envelope shall be designed and constructed in such a manner as to prevent the accumulation of water within the wall assembly by providing a water-resistive barrier behind the exterior veneer as required by Section R703.2.

Any deteriorated or rotting veneer shall be removed prior to installing new veneer. An approved weather barrier shall be installed prior to overlaying with a new veneer product. (Ord. 20256 §112; October 19, 2015).

**20.10.570 Section R703.2 Amended; Water Resistive Barrier.**

Section R703.2 of the International Residential Code is amended to read as follows:

**R703.2 Water-resistive barrier.** One layer of water-resistive barrier, (WRB) free from holes, complying with ASTM E2556 for type II WRB shall be applied over sheathing of all exterior walls. Such WRB shall be applied horizontally, with the upper layer lapped over the lower layer not less than 2 inches. Where vertical joints occur, the WRB shall be lapped not less than 6 inches. The WRB shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to meet the requirements of the exterior wall envelope as described in Section R703.1.

Manufactured and natural adhered masonry veneer and stucco shall be installed over an approved rain screen (drainage system) that has a minimum depth of 1/8 inch. The 1/8 inch space shall be formed by the use of any non-corrodible furring strip, drainage mat or drainage board. A water-resistant barrier shall be installed between the rain screen and the wall sheathing. Flashing shall be installed in accordance with Section R703.8. No. 15 asphalt shall not be permitted as a water-resistant barrier for adhered veneer and stucco.

**Exceptions:**

1. A space is not required where the exterior veneer is installed with a second WRB complying with Section R703.2 which is manufactured in a manner to enhance drainage and meets the 75% efficiency drainage requirement of ASTM E2273, ICC-ES, AC24, ICC-ES, AC235 or other recognized national standards and is installed over a WRB complying with Section 703.2.

2. The water-resistive barrier for detached accessory buildings less than 120 square foot is not required. (Ord. 20256 §113; October 19, 2015).

**20.10.575 Section R703.6.3 Amended; Water-Resistive Barriers.**

Section R703.6.3 of the International Residential Code is amended to read as follows:

**R703.6.3 Water-resistive barriers.** A water-resistive barrier shall be installed as required in Section R703.2 with an approved rain screen (drainage system) that has either a minimum depth of 1/8 inch or has an average minimum drainage efficiency of 90 percent when tested in accordance

with ASTM E 2271. The WRB shall be installed between the rain screen and the wall sheathing. Flashing shall be installed in accordance with Section R703.8. No. 15 asphalt shall not be permitted as a water-resistant barrier. (Ord. 20256 §114; October 19, 2015).

**20.10.580 Table R703.7.3.1 Deleted; Allowable Spans for Lintels Supporting Masonry Veneer.**

Table R703.7.3.1 of the International Residential Code is hereby deleted. (Ord. 20256 §115; October 19, 2015).

**20.10.585 Section R703.7.3 Deleted; Lintels.**

Section R703.7.3 of the International Residential Code is hereby deleted. (Ord. 20256 §116; October 19, 2015).

**20.10.590 Section R703.7.4 Amended; Anchorage.**

Section R703.7.4 of the International Residential Code is amended to read as follows:

**R703.7.4** Anchors, supports and ties shall be noncombustible and corrosion resistant. When the terms “corrosion resistant” or “noncorrosive” are used in this section, they shall mean having a corrosion resistance equal to or greater than a hot-dipped galvanized coating of 1.5 ounces of zinc per square foot of surface area. When an element is required to be corrosive resistant or non-corrosive, all of its parts, such as screws, nails, wire, dowels, bolts, nuts, washers, shims, anchors, ties and attachments, shall be corrosion resistant. (Ord. 20256 §117; October 19, 2015).

**20.10.595 Section R703.7.4.2 Deleted; Air Space.**

Section R703.4.2 of the International Residential Code is hereby deleted. (Ord. 20256 §118; October 19, 2015).

**20.10.600 Figure R703.7 Deleted; Masonry Veneer Wall Details.**

Figure R703.7 of the International Residential Code is hereby deleted. (Ord. 20256 §119; October 19, 2015).

**20.10.605 Section R703.7.5 Amended; Flashing.**

Section R703.7.5 of the International Residential Code is amended to read as follows:

**R703.7.5 Flashing.** Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab and at other points of support, including structural floors, shelf angles and lintels when masonry veneers are designed in accordance with Section R703.7. See Section R703.8 for additional requirements.

**Exception:** The requirements of R703.7.5 may be deleted if a poured concrete foundation is used with a minimum 8-inch brickledge drop and all exterior window and door openings are caulked with sealant. (Ord. 20256 §120; October 19, 2015).

**20.10.610 Section R703.7.6 Amended; Weepholes.**

Section R703.7.6 of the International Residential Code is amended to read as follows:

**R703.7.6 Weepholes.** Weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches on center. Weepholes shall not be less than 3 /16 inch in diameter. Weepholes shall be located immediately above the flashing.

**Exception:** The requirements of R703.7.6 may be deleted if a poured concrete foundation is used with a minimum 8-inch brickledge drop and all exterior window and door openings are flashed per 703.8 amended. (Ord. 20256 §121; October 19, 2015).

**20.10.615 Section R703.8 Amended; Flashing.**

Section R703.8 of the International Residential Code is amended to read as follows:

**R703.8 Flashing.** Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components. The flashing shall extend to the surface of the exterior wall finish and shall be installed to prevent water from reentering the exterior wall envelope. Approved corrosion-resistant flashings shall be installed at all of the following locations:

1. At top of all exterior window and door openings in such a manner as to be leakproof.
2. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings.
3. Under and at the ends of masonry, copings and sills.
4. Continuously above all projecting wood or composite trim.
5. Where exterior porches, decks or stairs attach to a wall or floor assembly of wood-frame construction.
6. At wall and roof intersections.
7. At built-in gutters.

**Exceptions:**

1. The requirements of subparagraph 3 above may be deleted if a poured concrete foundation is used with a minimum 8-inch brickledge drop.
2. The requirements of subparagraph 3 above may be deleted where soffits serve as protection for the upper course of brick veneer. (Ord. 20256 §122; October 19, 2015).

**20.10.620 Section R703.9.2.1 Amended; Water-Resistive Barrier.**

Section R703.9.2.1 of the International Residential Code is amended to read as follows:

**R703.9.2.1** The water-resistive barrier shall comply with Section R703.2 or ASTM E 2570. No. 15 asphalt shall not be permitted as a water-resistive barrier. (Ord. 20256 §123; October 19, 2015).

**20.10.625 Section R703.9.2.2 Amended; Installation.**

Section R703.9.2.2 of the International Residential Code is amended to read as follows:

**R703.9.2.2 Installation:** The water-resistive barrier shall be applied between the drainage system and the wall sheathing as per 703.6.3. (Ord. 20256 §124; October 19, 2015).

**20.10.630 Section R703.12.1 Amended; Adhered Masonry Veneer; Clearances.**

Section R703.12.1 of the International Residential Code is hereby amended to read as follows:

**R703.12.1 Clearances.**

1. The minimum clearance from the adhered masonry to a concrete stoop is 1/2 inch.
2. The minimum clearance from the rain screen flashing at the bottom of adhered masonry to a sidewalk or driveway is 1/2 inch. A 1 1/2 inch thick expansion joint is required between the foundation and the sidewalk or driveway. The stone veneer on the bottom 6 inches shall not project beyond the edge of the sidewalk or driveway.
3. The minimum clearance from the rain screen flashing at the bottom of the adhered masonry to grade shall be 1 1/2 inch.
4. The adhered masonry at the top of the rain screen shall provide a minimum of 1/4 inch opening to the soffit to vent the rain screen. (Ord. 20256 §125; October 19, 2015).

**20.10.635 Section R703.12.3 Added; Adhered Masonry Veneer; Water-Resistive Barrier.**

Section R703.12.3 is added to the International Residential Code to read as follows:

**R703.12.1 Water-resistive barrier.** A water-resistive vapor-permeable barrier complying with ASTM E2556 for Type II water-resistive barrier shall be installed as required in Section R703.2 with an approved rain screen (drainage system) that has either a minimum depth of 1/8 inch or has an average minimum drainage efficiency of 90 percent when tested in accordance with ASTM E 2273. The WRB shall be installed between the rain screen and the wall sheathing. Flashing shall be installed in accordance with Section R703.8. No. 15 asphalt shall not be permitted as a water-resistant barrier. (Ord. 20256 §126; October 19, 2015).

**20.10.640 Section R802.3 Amended; Framing Details.**

Section R802.3 of the International Residential Code is amended to read as follows:

**R802.3 Framing details.** Rafters shall be framed to ridge board or to each other with a gusset plate as a tie. Ridge board shall be at least 1-inch nominal thickness and not less in depth than the cut end of the rafter. At all valleys and hips there shall be a valley or hip rafter not less than 2-inch nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than three units vertical in 12 units horizontal (25-percent slope), structural members that support rafters and ceiling joists, such as ridge beams, hips and valleys, shall be designed as beams.

A roof that is over framed on a lower roof shall bear on a ledger board. The ledger board shall be a minimum of 2x6 inches and shall be located on the inside of the heel cut. On existing roofs the roof covering shall be removed to allow the ledger board to bear on the roof sheathing and rafters. The framed roof shall comply with R802.11. (Ord. 20256 §127; October 19, 2015).

**20.10.645 Section R802.11.1 Amended; Roof Tie-Down; Uplift Resistance.**

Section R802.11.1 of the International Residential Code is amended to read as follows:

**R802.11.1 Uplift resistance.** Roof assemblies shall have uplift resistance in accordance with Sections R802.11.1.2 and R802.11.1.3.

Where the uplift force does not exceed 200 pounds, rafters spaced not more than 24 inches on center shall be permitted to be attached to their supporting wall assemblies in accordance with Table R602.3(1).

Where the basic wind speed does not exceed 90 mph, the wind exposure category is B, the roof pitch is 5:12 or greater, and the roof space in 32 feet or less, rafters spaced not more than 24 inches on center shall be permitted to be attached to their supporting wall assemblies in accordance with Table R602.3(1). (Ord. 20256 §128; October 19, 2015).

**20.10.650 Section R802.11.1.2 Amended; Roof Tie-Down; Truss Uplift Resistance.**

Section R802.11.1.2 of the International Residential Code is amended to read as follows:

**R802.11.1.2 Truss uplift resistance.** Trusses shall be attached to supporting wall assemblies by metal strap connections capable of resisting uplift forces as specified on the truss design drawings. Uplift forces shall be permitted to be determined as specified by Table R802.11, if applicable, or as determined by accepted engineering practice. (Ord. 20256 §129; October 19, 2015).

**20.10.655 Section R806.5 Amended; Unvented Attic and Unvented Enclosed Rafter Assemblies.**

Section R806.5 of the International Residential Code is amended to read as follows:

**R806.5 Unvented attic and unvented enclosed rafter assemblies.** Unvented attic assemblies (spaces between the ceiling joists of the top story and the roof rafters) and unvented enclosed rafter assemblies (spaces between ceiling joists that are applied directly to the underside of roof

framing members/rafters and the structural roof sheathing at the top of the roof framing members/rafters) shall be permitted if all the following conditions are met:

1. The unvented attic space is completely contained within the building thermal envelope.
2. No interior Class I vapor retarders or Kraft face batt insulation are installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed rafter assembly.
3. Where wood shingles or shakes are used, a minimum 1/4-inch vented air space separates the shingles or shakes and the roofing underlayment above the structural sheathing.
4. In Climate Zones 5, 6, 7 and 8, any air-impermeable insulation shall be a Class II vapor retarder, excluding Kraft face batt insulation, or shall have a Class III vapor retarder coating or covering in direct contact with the underside of the insulation.
5. Either Items 5.1, 5.2 or 5.3 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.
  - 5.1. Air-impermeable insulation only. Insulation shall be applied in direct contact with the underside of the structural roof sheathing.
  - 5.2. Air-permeable insulation only. In addition to the air-permeable insulation installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing as specified in Table R806.5 for condensation control.
    - 5.2.1 Allow for a solidly filled cavity with insulation with a breathable vapor barrier on the ceiling side with a minimum R-value per current code for a roof.
  - 5.3. Air-impermeable and air-permeable insulation. The air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing as specified in Table R806.5 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.
  - 5.4. Where preformed insulation board is used as the air-impermeable insulation layer, it shall be sealed at the perimeter of each individual sheet interior surface to form a continuous layer.

**TABLE R806.5 INSULATION FOR CONDENSATION CONTROL**

CLIMATE ZONE	MINIMUM RIGID BOARD ON AIR- IMPERMEABLE INSULATION R-VALUE <sup>a</sup>
5	R-20

<sup>a</sup> Contributes to but does not supersede the requirements in Section N1103.2.1 (Ord. 20256 §130; October 19, 2015).

**20.10.660 Section R905.2.7.1 Amended; Ice Barrier.**

Section R905.2.7.1 of the International Residential Code is amended to read as follows:

**R905.2.7.1 Ice barrier; conditioned floor area.** 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 or other method approved by the Building Official, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to at least 36 inches.

**Exceptions:**

1. The ice barrier may be omitted when a raised heel truss or other framing method provides space for a minimum of R-38 attic insulation along the exterior wall.

2. The ice barrier may be omitted for attached garages and detached accessory structures that contain no conditioned floor area. (Ord. 20256 §131; October 19, 2015).

**20.10.665 Section R907.3 Amended; Reroofing; Recovering Versus Replacement.**

Section R907.3 of the International Residential Code is amended to read as follows:

**R907.3 Recovering versus replacement.** New roof coverings shall not be installed without first removing existing roof coverings 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 wood shake, slate, clay, cement or asbestos-cement tile.

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

**Exception:** The application of new protective coating over existing spray polyurethane foam roofing systems shall be permitted without tear-off of existing roof covering. (Ord. 20256 §132; October 19, 2015).

**20.10.670 Section R1003.11 Deleted; Masonry Chimneys; Flue Lining (Material).**

Section R1003.11 of the International Residential Code is hereby deleted. (Ord. 20256 §133; October 19, 2015).

**20.10.675 Section R1003.11.2 Deleted; Flue Linings for Specific Appliances.**

Section R1003.11.2 of the International Residential Code is hereby deleted. (Ord. 20256 §134; October 19, 2015).

**20.10.680 Section R1003.11.3 Deleted; Gas Appliances.**

Section R1003.11.3 of the International Residential Code is hereby deleted. (Ord. 20256 §135; October 19, 2015).

**20.10.685 Section R1003.11.4 Amended; Pellet Fuel-Burning Appliances.**

Section R1003.11.4 of the International Residential Code is amended to read as follows:

**R1003.11.4 Pellet fuel-burning appliances.** Flue lining and vent systems for use in masonry chimneys with pellet fuel-burning appliances shall be limited to the following:

1. Flue lining systems complying with Section R1003.11.1.

2. Pellet vents listed for installation within masonry chimneys. (See Section R1003.11.6 for marking.) (Ord. 20256 §136; October 19, 2015).

**20.10.690 Section R1003.11.5 Deleted. Oil-fired Appliances.**

Section R1003.11.5 of the International Residential Code is hereby deleted. (Ord. 20256 §137; October 19, 2015).

**20.10.695 Section R1003.14 Deleted; Flue Area (Appliance).**

Section R1003.14 of the International Residential Code is hereby deleted. (Ord. 20256 §138; October 19, 2015).

**20.10.700 Section R1004.4 Deleted; Unvented Gas Log Heaters.**

Section R1004.4 of the International Residential Code is hereby deleted. (Ord. 20256 §139; October 19, 2015).

**20.10.705 Energy Conservation.**

For purposes of compliance with the State Building Code and the Nebraska Energy Code, Chapter 11 of the 2009 International Residential Code has been adopted at Section 20.10.010 of this code. The requirements of the Nebraska Energy Code, Neb. Rev. Stat. § 81-1611 through 81-1626, shall apply to all new single and two-family dwellings or portions thereof which are heated and/or mechanically cooled. (Ord. 20256 §140; October 19, 2015).

**20.10.710 Chapters 12 through 43 of the International Residential Code Deleted.**

Chapters 12 through 43 of the International Residential Code are hereby deleted. (Ord. 20256 §141; October 19, 2015).

[FIGURES REFERRED TO WITHIN THIS CHAPTER FOLLOW]

## Building & Safety Department

### Reroofing

The City of Lincoln & Lancaster County has adopted and inforce all sections of the 2012 International Residential Code (IRC) and the 2012 International Building Code (IBC). Reroofing must comply with Chapter 9 of the IRC, Chapter 15 of the IBC, the respective adopted amendments and the manufacturer recommendations and installation instructions.

A **Building Permit** is required if:

1. There is rot damage to the roof sheathing and or rafters.
2. 7/16" plywood or OSB sheathing is used to cover existing 1" boards that were spaced to accommodate wood shingles.

**Shingling a roof that has solid sheathing** does not require a Building Permit, but all code requirements and the manufacturer recommendations and installation instructions apply. If the existing roof has 2 or *More* layers of any type of roof covering all of the layers must be removed.

**Ice barrier** is required for all heated spaces. The self-adhering sheet shall extend <sup>↓</sup> up from the lowest edge of the roof to a minimum of 24" inside the exterior wall line\*. The ice barrier can be omitted when a raised heel truss provides space for a minimum of R-38 attic insulation along the exterior wall.

**Flashing:** valley flashing must be minimum 24" wide. Multiple sections require a minimum end lap of 4". Step flashing (4" X 4") is required on sloped roof where shingles abut a wall.

Drip edge flashing is required on all eaves and gables.

Flashing against a vertical front wall shall be per manufacturer's installation instructions.

Chimney flashing (also referred to as a cricket or saddle) is required on chimneys that are 30" or wider. Damaged, deteriorated, rusted or non-code conforming flashing shall be replaced.

**Roll roofing:** mineral-rolled roofing is permitted on slopes of 1" in 12" or greater. A one piece membrane is required for sloped roofs less than 1" in 12". The minimum slope for a roof is ¼" in 12" to allow for drainage.

**Roof venting:**

Mel Goddard  
Chief Building Inspector



FIGURE R302.2 (1)

TYPICAL PARTY WALL SECTION  
TWO 1 HOUR WALLS

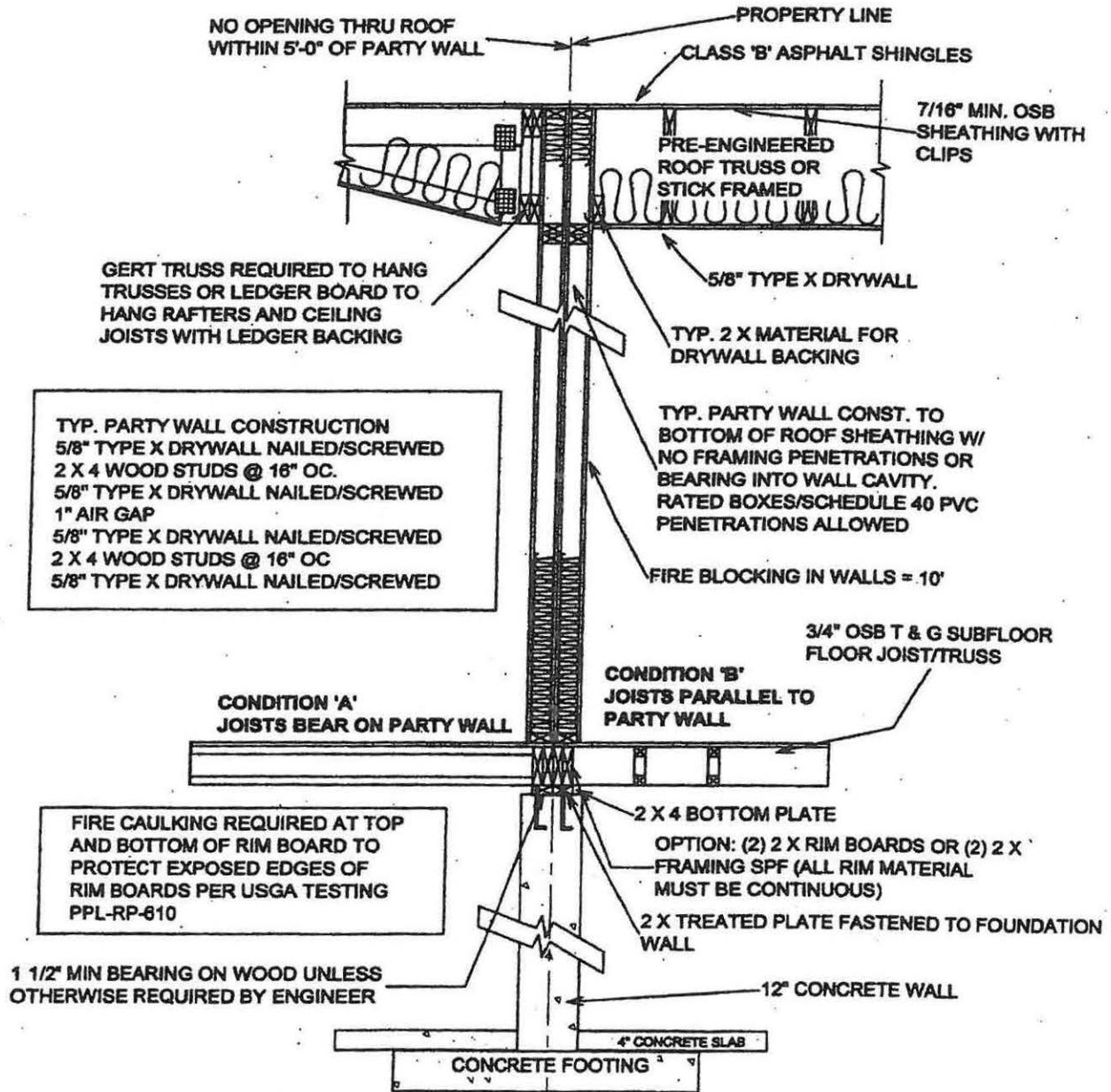


FIGURE R302.2 (2)

## TYPICAL PARTY WALL SECTION 2 HOUR NON BEARING WALL WITH PARALLEL BEARING WALLS

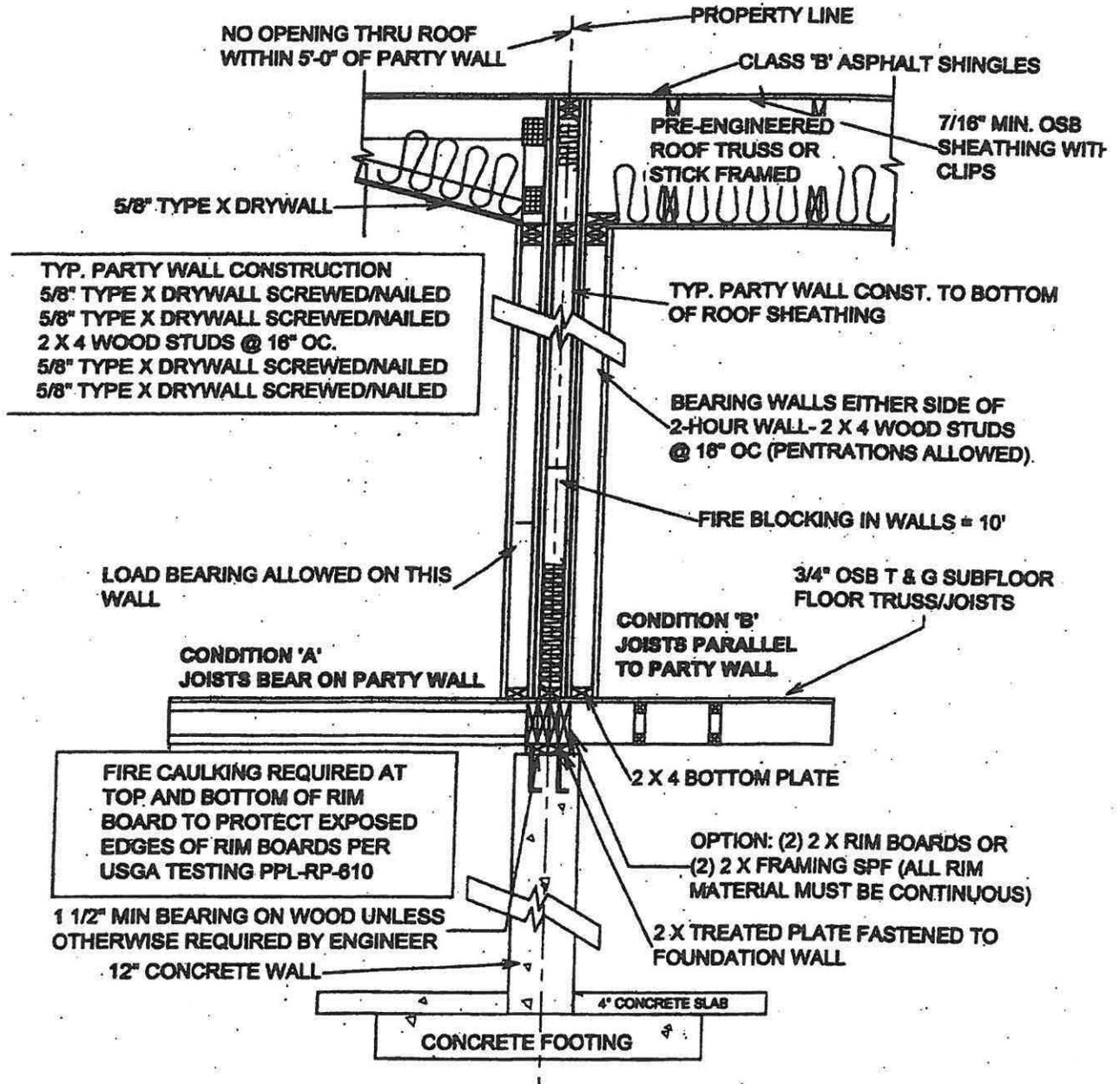


FIGURE R302.2 (3)

### TYPICAL PARTY WALL SECTION ONE 2 HOUR SHAFT WALL

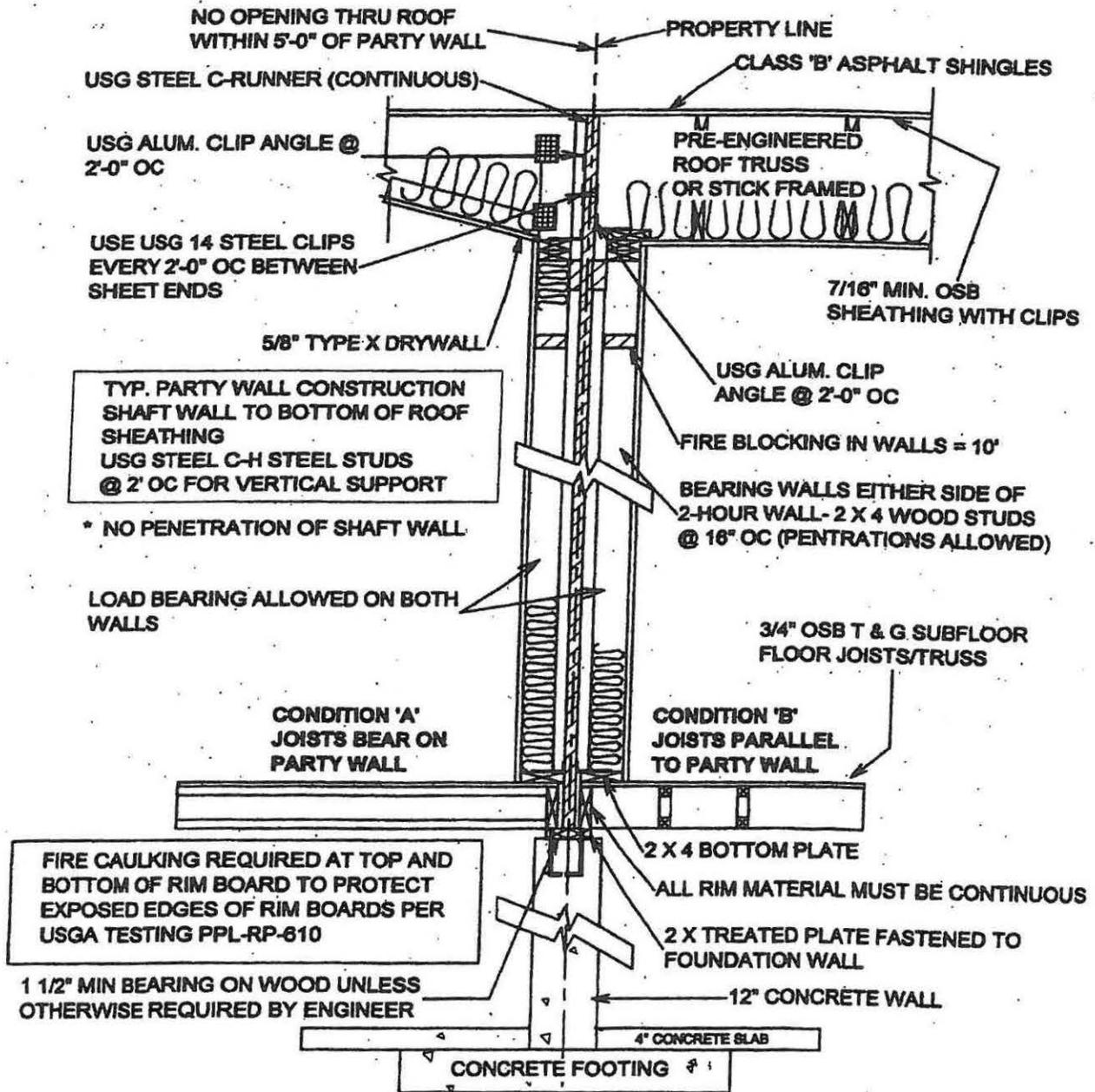
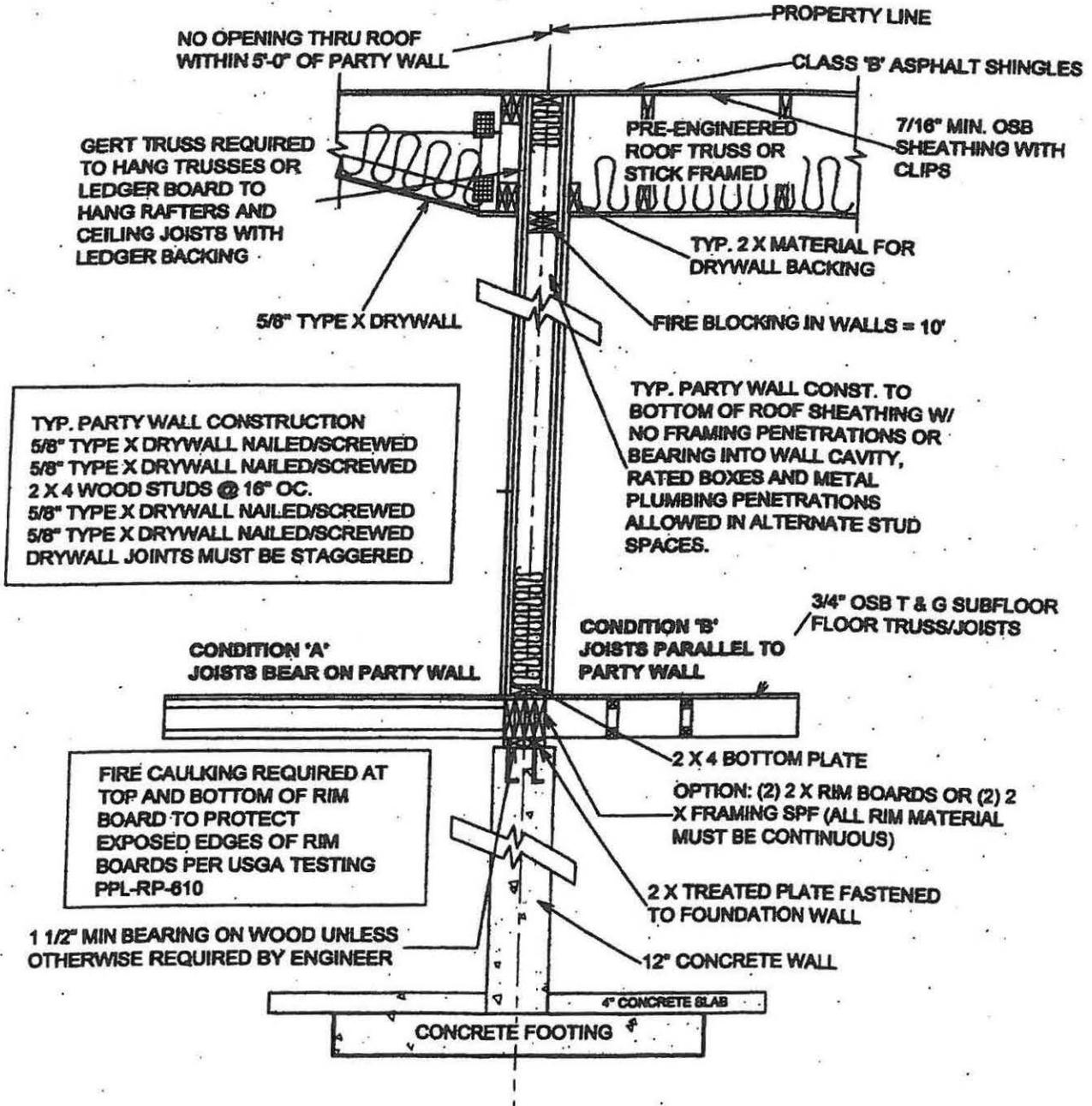
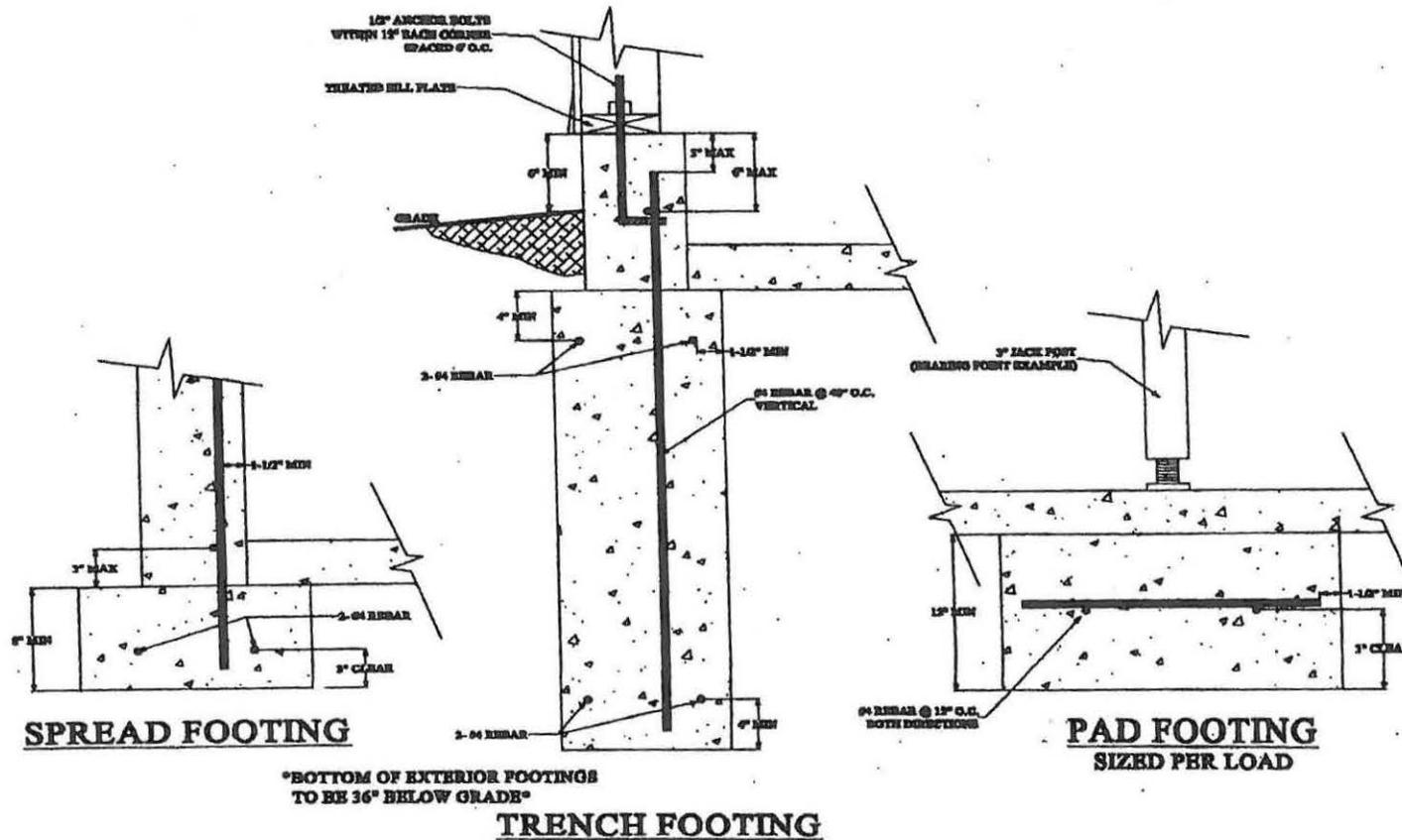


FIGURE R302.2 (4)

### TYPICAL PARTY WALL SECTION SINGLE 2 HOUR WALL



**\*FIGURE 403.1(1)  
MINIMUM FOOTING REINFORCEMENT**



**STEEL REINFORCEMENT MUST BE IN PLACE BEFORE POURING CONCRETE**

**\*FIGURE R403.1(1)  
MONOLITHIC SLAB**

- \*SINGLE STORY ONLY
- \*500 SQ. FT. MAX
- \*20' MIN. DIMENSION
- \*1-ROW BLOCK MAX
- \*12" MAX FILL

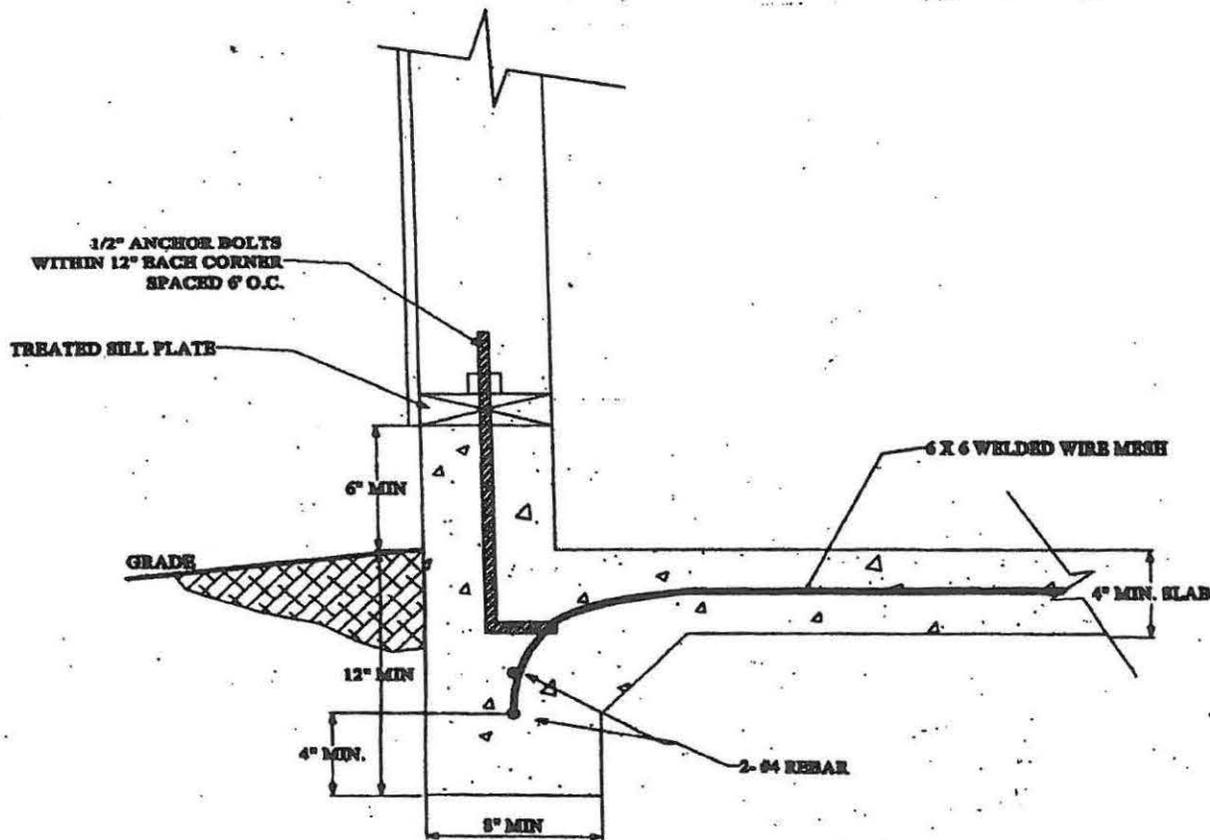


FIGURE R404.1.1 (3)

### PERMANENT MASONRY FOUNDATION BASEMENT WALL SECTION

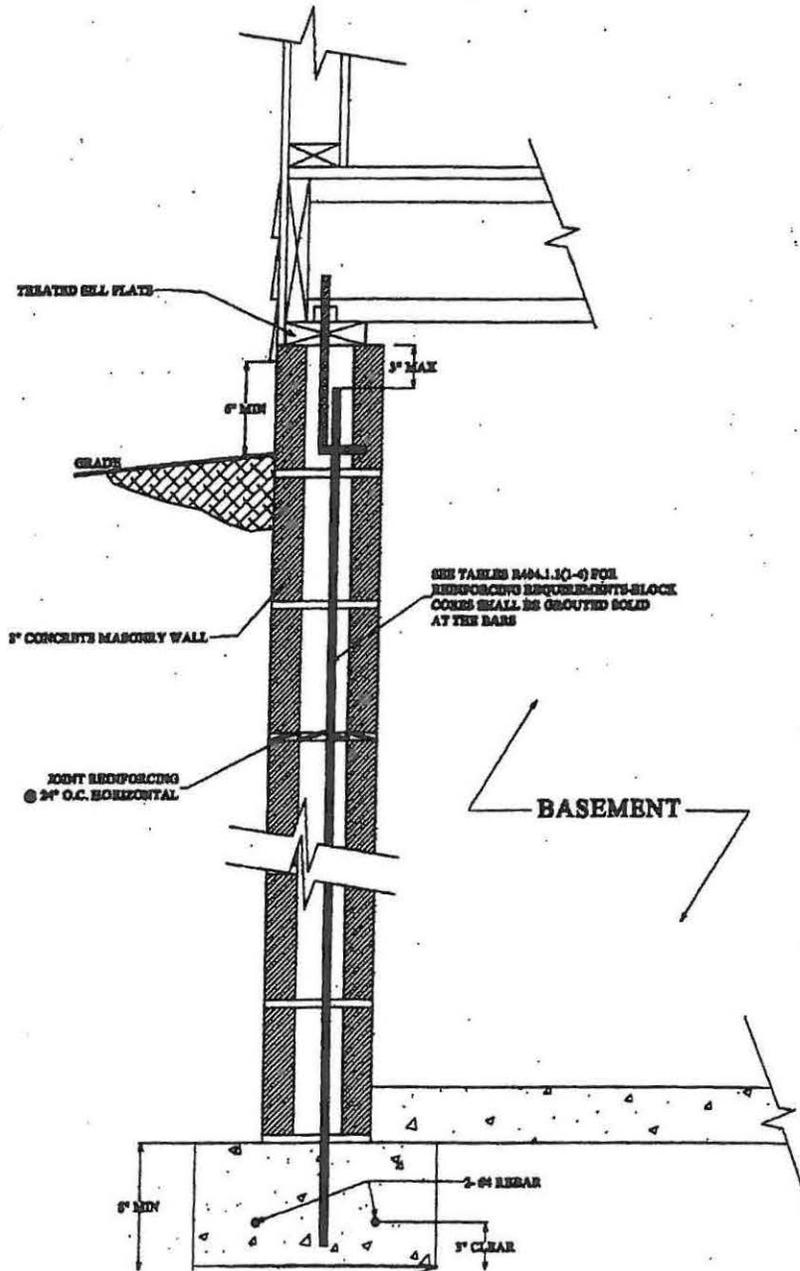
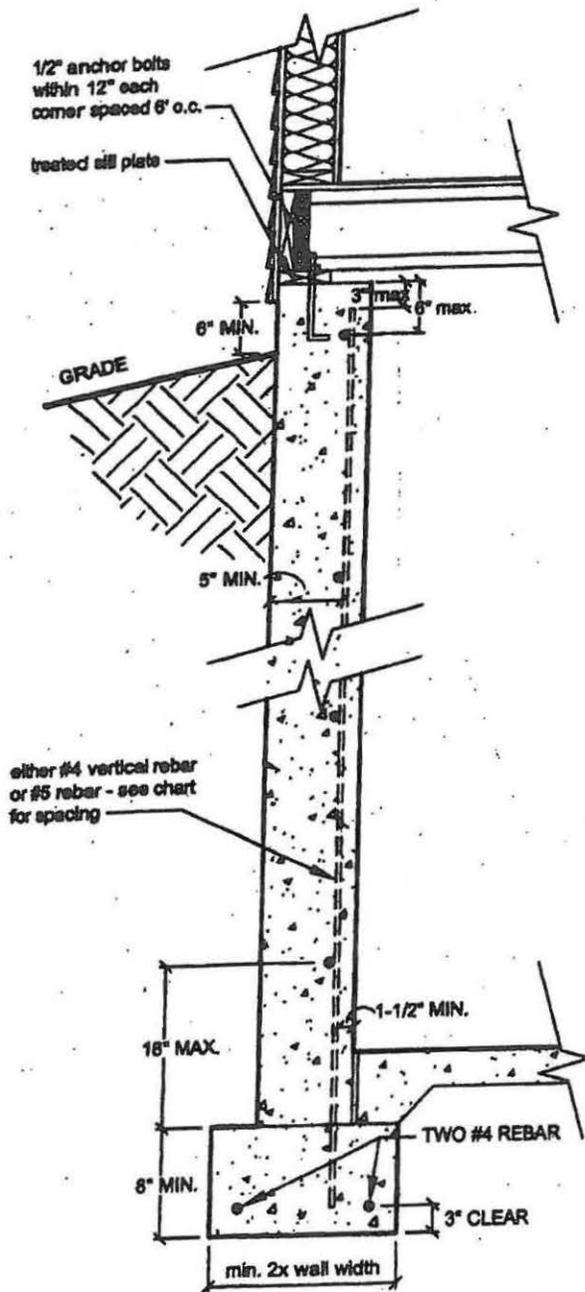


FIGURE R404.1.2.2 (1)

### BASEMENT WALL SECTION



10" Concrete Foundation		
Wall Height	Vertical Spacing	
	#4 rebar	#5 rebar
4' *	18" o.c.	24" o.c.
8'	24" o.c.	40" o.c.
9'	20" o.c.	30" o.c.
10'	16" o.c.	24" o.c.

8" Concrete Foundation		
Wall Height	Vertical Spacing	
	#4 rebar	#5 rebar
4' *	18" o.c.	24" o.c.
8'	24" o.c.	30" o.c.
9'	16" o.c.	24" o.c.
10'	12" o.c.	18" o.c.

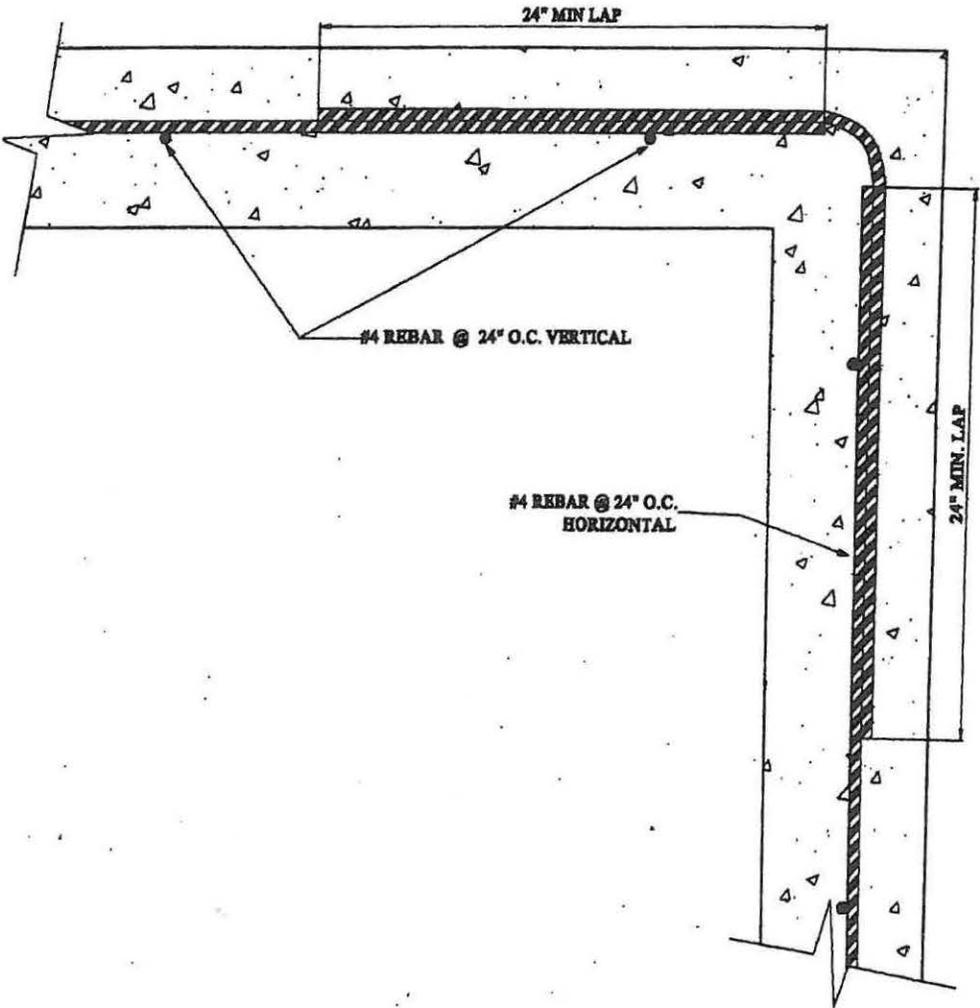
horizontal spacing #4 rebar 24" o.c. with bottom rebar 18" or less from top of footing and top rebar between 3" and 6" from top of foundation wall.

\* 2' deadman required at 12' o.c. entire length of wall

May 5th 2011

FIGURE R404.1.2.2 (2)

MIN. CONCRETE FOUNDATION  
WALL CORNER DETAIL  
(RESIDENTIAL POURED WALL)



**FIGURE R404.1.2.2.1**

**DEADMAN / 4 FOOT CONCRETE WALL 20 FT O.C.**

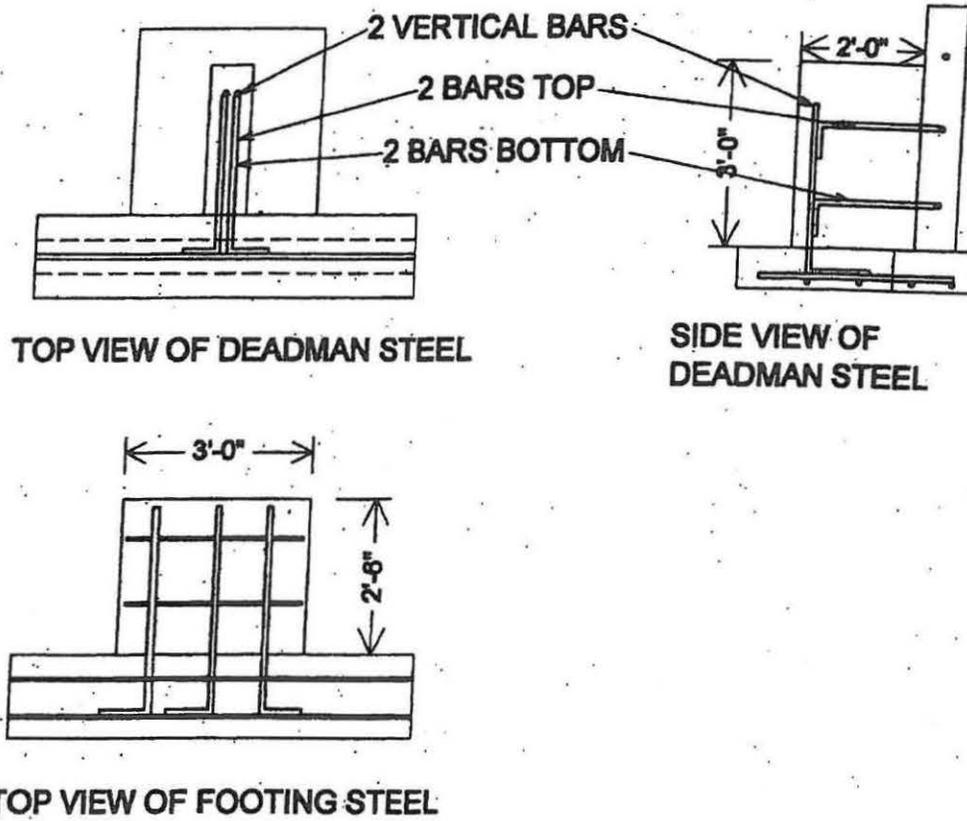


FIGURE R404.1.5.2

## GARAGE DOOR STEM WALL FOR BRACED WALL PANEL

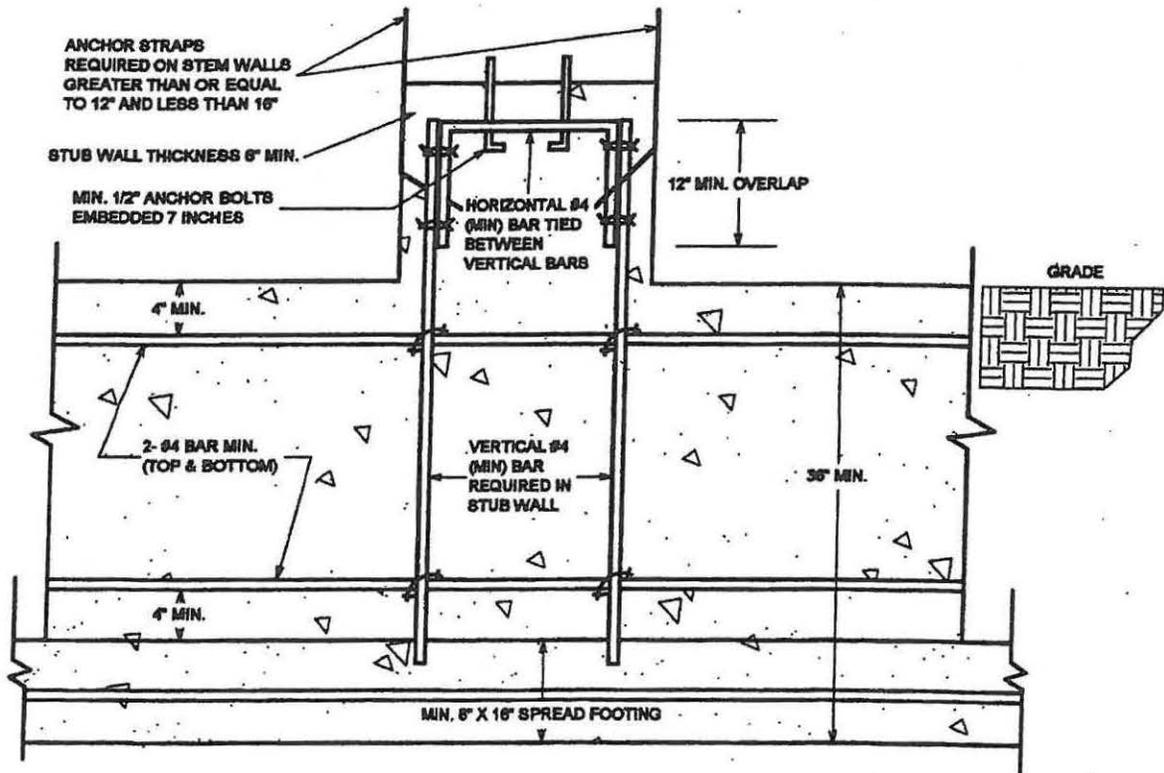
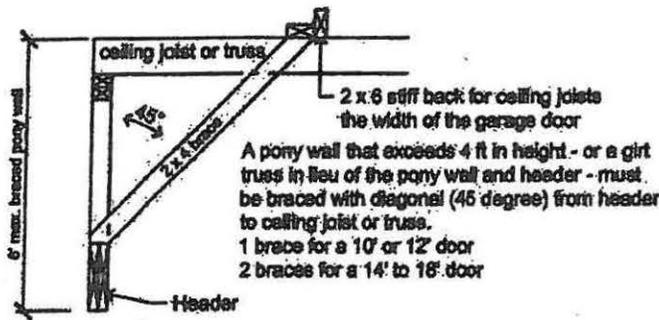


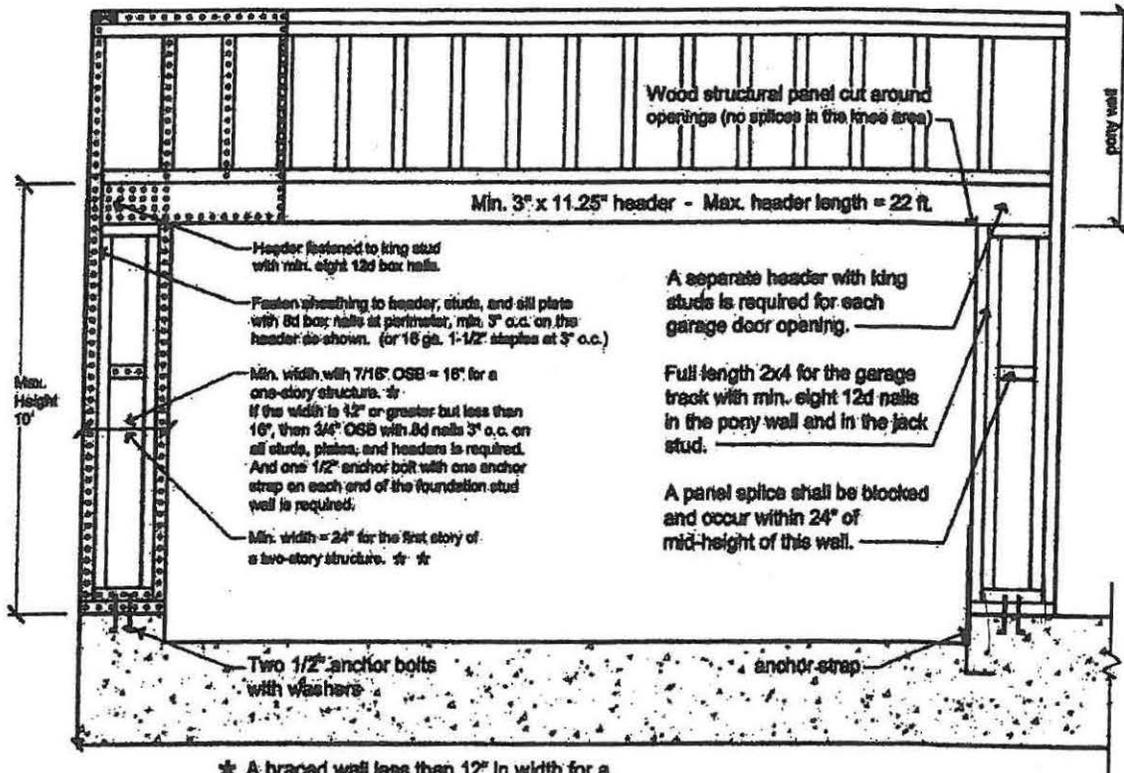
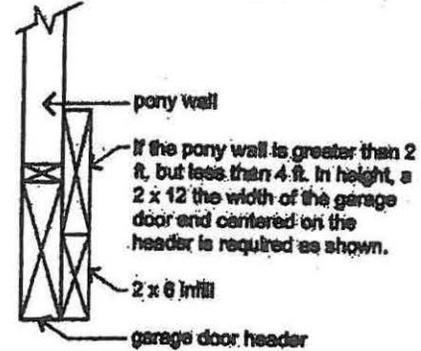
Figure 602.10.3.5

ALTERNATE BRACED WALL PANEL AT GARAGE DOOR OPENINGS

pony wall that exceeds 4ft in height

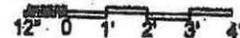


pony wall that is less than 4ft in height



- \* A braced wall less than 12" in width for a one-story structure
- or -
- \* \* A braced wall less than 24" width for a 2 story structure must be designed by a licensed structural engineer.

March 1, 2013



**FIGURE R602.10.4**

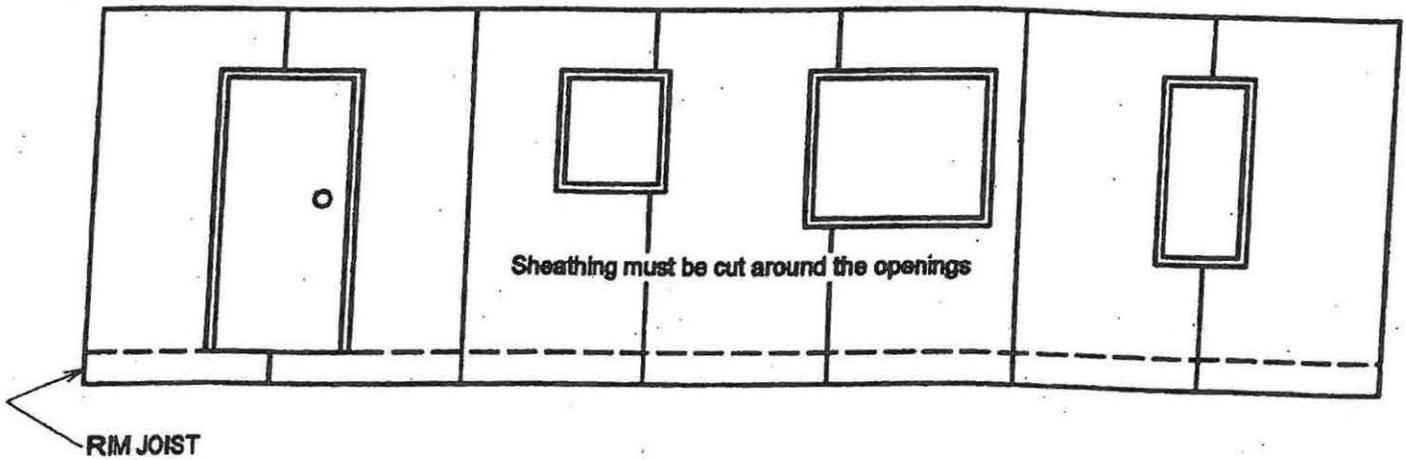
**BRACED WALLS USING CONTINUOUS OSB SHEATHING**

All Panels are a part of the braced wall and contribute to the total strength of the wall.

Minimum sheathing thickness is 7/16" OSB.

Nailing - 8d-6" perimeter and around openings and 12" in the field, or 1 3/4 16 ga staples 4" perimeter and around openings and 8" in the field.

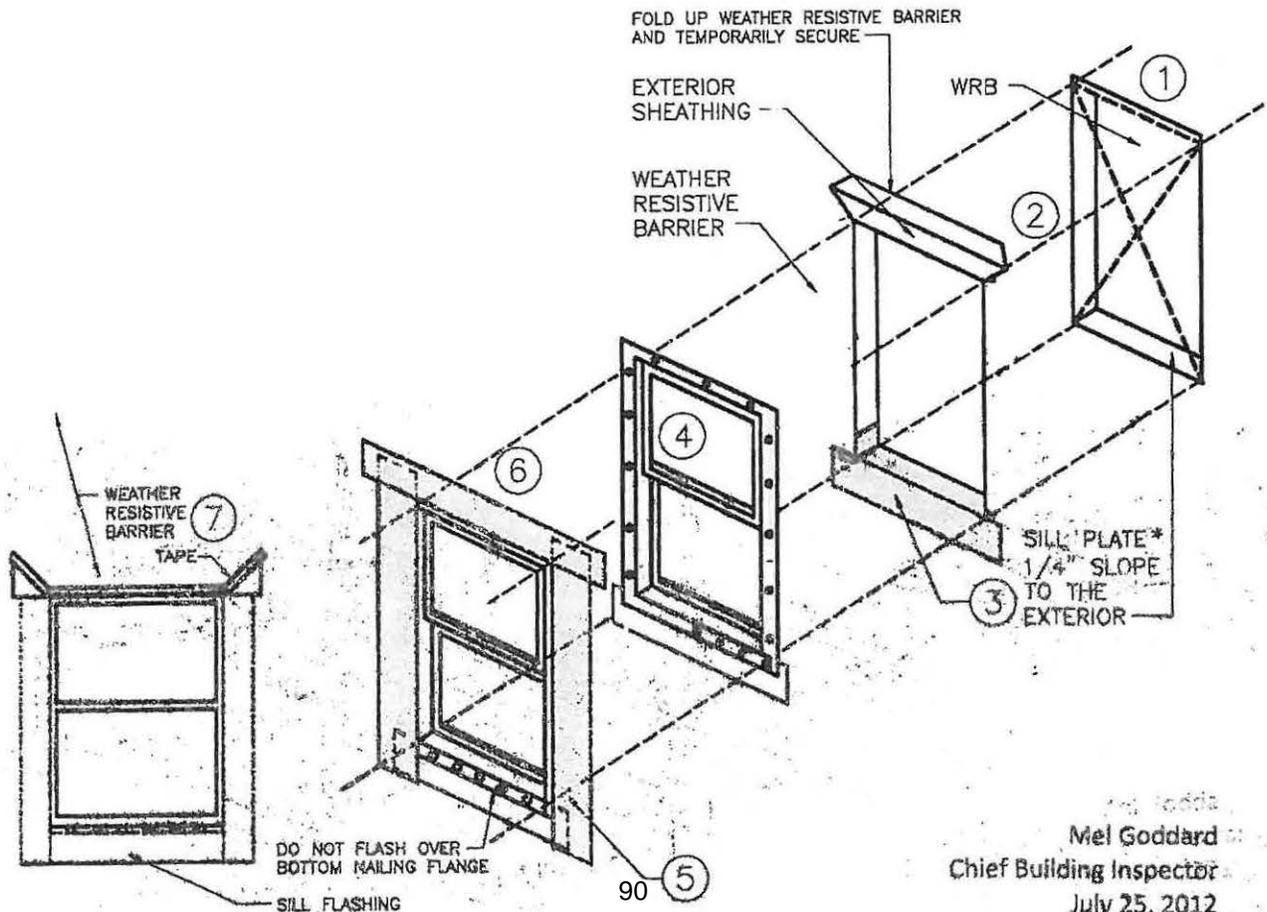
Sheathing can be vertical or horizontal with no blocking.



Wall sheathing extends to bottom of sill plate or 1" metal strap 4' O.C. minimum.

**ADHERED WINDOW FLASHING**

1. Apply the Water-Resistive Barrier (WRB) horizontally with the upper layer lapped over the lower layer a minimum of 2 inches. Cut an "X" in the WRB at the wall opening. Wrap the WRB and staple over the trimmer studs and sill plate. Trim the WRB at the top of the opening, even with the bottom of the header.
2. Cut, fold up and temporarily secure the WRB above the header to allow for installation of the window & flashing.
3. The bottom sill plate shall have a 1/4 inch slope to the exterior \*(Slope not required if the window is installed per #8). Install sill flashing over the sill plate using adhered flashing or other approved method. Flashing shall extend beyond the rough opening and up the trimmer studs as shown. **Do not apply sealant to the bottom flange.** The sloped sill & pan flashing will allow any water that does get inside the wall to drain to the outside past the unflashed bottom nail flange.
4. Install window. Plumb, level, shim, and secure the window using the nail flanges.
5. Install vertical flashing over the nailing flange. Extend flashing beyond the top of the rough opening and to the bottom of the pan flashing as shown. Do not install flashing over the bottom nailing flange.
6. Install head flashing over nailing flange and over the wall sheathing. The head flashing must extend beyond the outer edge of the vertical flashing as shown.
7. Extend WRB over the head flashing and tape the ends.
8. Fill the space between the framing and the window using non-expanding insulation foam in layers per the manufacturer's recommendation or other approved method.



Mel Goddard  
Chief Building Inspector  
July 25, 2012