

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION AMENDING THE SARPY COUNTY BUILDING CODE THROUGH THE ADOPTION OF THE FOLLOWING REVISED CODES: THE INTERNATIONAL BUILDING CODE, 2012 EDITION; THE INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION; THE INTERNATIONAL PLUMBING CODE, 2012 EDITION; THE INTERNATIONAL MECHANICAL CODE, 2012 EDITION; THE INTERNATIONAL FUEL GAS CODE, 2012 EDITION; THE INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION; WITH AMENDMENTS.

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103, the powers of the County as a body are exercised by the County Board of Commissioners; and,

WHEREAS, Neb. Rev. Stat. § 23-172 authorizes the County Board of Commissioners to adopt such codes relating to building, repair, maintenance or use of various structures, the same to have the force and effect of law; and,

WHEREAS, the County currently operates under the 2006 International Codes, as amended, and the codes have since been revised; and

WHEREAS, the Sarpy County Planning and Building Department staff has recommended that the Board amend the current version of the Building codes by adoption of the following revised codes:

1. The International Building Code, 2012 Edition;
2. the International Residential Code, 2012 Edition;
3. the International Plumbing Code, 2012 Edition;
4. the International Mechanical Code, 2012 Edition;
5. the International Fuel Gas Code, 2012 Edition; and
6. the International Energy Conservation Code, 2009 Edition
7. Amendments as set forth in Exhibits A and B, attached hereto and incorporated herein.

WHEREAS, the County Board of Commissioner, in the best interest of the general welfare of the citizens of the county, desires to adopt the revised Codes for the entire unincorporated area of Sarpy County; and,

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS that the Building Code is hereby amended by the adoption of the followings revised Codes, including the Amendments thereto, for the entire unincorporated area of Sarpy County:

International Building Code, 2012 Edition as published by the International Code Council and amended by Exhibit A;

International Residential Code, 2012 Edition as published by the International Code Council and Amended by Exhibit B;

International Plumbing Code, 2012 Edition as published by the International Code Council;

International Mechanical Code, 2012 Edition as published by the International Code Council;

International Fuel Gas Code, 2012 Edition as published by the International Code Council;

International Energy Conservation Code, 2009 Edition, as published by the International Code Council.

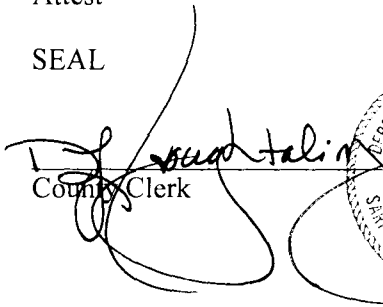
BE IT FURTHER RESOLVED that this Resolution, and the Codes as amended hereto, shall become effective at January 1, 2017; and all prior resolutions adopting former versions of building codes, and amendments thereto, are repealed.

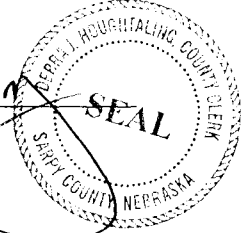
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on this 20th day of December 2016

Attest

SEAL


Sarpy County Board Chairman


County Clerk



Sarpy County Board of Commissioners
 Exhibit "A"
 Planning Department Report
 County Board Meeting Date: December 20, 2016

Subject	Type	By
Adoption of the certain codes from 2012 International Code Collection with Amendments as the Building Code of Sarpy County Nebraska.	Resolution	Donna Lynam, CFM Assistant Director Planning & Building Dept.

➤ **Background and Analysis:**

Sarpy County currently enforces the following codes: International Building Code, 2006 Edition; International Residential Code, 2006 Edition; International Plumbing Code, 2006 Edition; International Mechanical Code, 2006 Edition; International Fuel Gas Code, 2006 Edition; and the International Energy Conservation Code, 2009 Edition; as published by the International Code Council and amended by Resolution 2007-0264, approved on October 2, 2007.

The International Code Council (ICC) publishes the International Codes in three year cycles with the latest in 2015. It has been typical for the jurisdictions in the Omaha Metropolitan Area to adopt every other code cycles. The State of Nebraska recently adopted the 2012 International Building Code (IBC) and 2012 International Residential Code (IRC) as the State Building Code.

Sarpy County was audited in 2015 on the Building Code Effectiveness Grading Schedule (BCEGS) which assesses the building codes in effect in a particular community and how the community enforces it building codes. Sarpy County was rated low due to being more than two code cycles behind. The adoption of the 2012 Codes will assist us in increasing our rating during the next audit.

➤ **Staff Recommendation:**

Staff recommends approval of the adoption of the International Building Code, 2012 Edition; International Residential Code, 2012 Edition; International Plumbing Code, 2012 Edition; International Mechanical Code, 2012 Edition; International Fuel Gas Code, 2012 Edition; and the International Energy Conservation Code, 2009 Edition; as published by the International Code Council and amended.

EXHIBIT A

AMENDMENTS TO THE 2012 INTERNATIONAL BUILDING CODE (IBC)

Portions of standard codes and additional requirements, rules and regulations specified below are hereby adopted as the Building Code of Sarpy County, Nebraska for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures within the jurisdiction of Sarpy County and providing for the issuance of permits and collection of fees therefor. Provisions of the standard codes and additional requirements, rules and regulations adopted herein shall be applied, interpreted and construed together and consistently to the extent possible. Unless otherwise indicated by context or otherwise, references to any table, section or subsection shall mean the corresponding provision of the relevant standard code.

Section 105.2 Work Exempt from a permit.

<i>Change</i>	Item #1 Change 120 to 79 square feet.
<i>Delete</i>	Item #2 Fences not over 6 feet tall.
<i>Delete</i>	Item #6 Delete entirely sidewalks & driveways

Section 903 Automatic Sprinkler Systems

<i>Add</i>	903.2.1.6 Any Group "A" Occupancies with Alcoholic Beverages. An automatic sprinkler system shall be installed throughout the building with any Group "A" exceeding 1000 square feet and where there is liquor, wine, or beer license issued and /or where the occupants consume alcoholic beverages.
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Section 1503 Weather Protection

<i>Add</i>	1503.7 Rain Water. Rain water shall be discharged at least three (3) feet away from the building foundation in a direction parallel to the adjoining property line when the discharge point is within twenty (20) feet of the adjoining property line. Exception: Structures with no sub-grade.
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Section 16 Structural Design

<i>Add</i>	1601.2 Criteria. The climate and geographical design criteria for building construction in Sarpy County Nebraska shall be: 1- Ground/snow load 30 lbs psf. 2- Wind speed 90 MPH for a 3 second gust with exposure "C", 3- Seismic Design Category "B". 4- Weathering probability for concrete "B". 5- Frost line depth 42 inches. 6- Termites, Moderate to heavy. 7- Decay, slight to moderate. 8- Winter design temperature, minus 5 degrees.
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Section 18 Excavation, Grading and Fill

<i>Add</i>	1804.4 Collapsible Soils. Portion of the Omaha Metro area are underlain by low unit weight soils that can collapse when saturated. Additional studies shall be made to evaluate the presence and extent of the collapsible soils and to assess the effects of any collapsible soils identified at the site on the performance of the structure
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Section 23 Trusses

<i>Add</i>	2303.4.1.2.1 Markings. Each truss shall be legibly branded, marked, or otherwise have permanently affixed thereto the following information located within 2 feet of the center of the span on the face of the bottom chord; 1- Identify the company manufacturing the truss. 2- The design load. 3- The spacing of the truss.
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Section 407 Columns

<i>Add</i>	407.3.1 Vertical support requirements for decks and porches. Vertical supports for decks and porches shall be wood posts of not less than six inches by six inches in dimension. Underlying footings shall meet the foundation specifications of adopted IBC provisions
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EXHIBIT B

AMENDMENTS TO THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)

Portions of standard codes and additional requirements, rules and regulations specified below are hereby adopted as the Building Code of Sarpy County, Nebraska for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures within the jurisdiction of Sarpy County and providing for the issuance of permits and collection of fees therefor. Provisions of the standard codes and additional requirements, rules and regulations adopted herein shall be applied, interpreted and construed together and consistently to the extent possible. Unless otherwise indicated by context or otherwise, references to any table, section or subsection shall mean the corresponding provision of the relevant standard code.

R105.2 Work Exempt from a permit.

- Change* Item #1 Change from 200 square feet to 79 square feet.
- Delete* Item #2 Fences not over 6 feet.
- Delete* Item #5 Entirely sidewalks & driveways

Table R301.5.

- Change* Change sleeping rooms live load to 40 psf.

R311.7.2 Headroom.

- Add* Add the following as a second paragraph: The building Official shall have the authority to waive the requirements of this section where pre-existing conditions will not allow the requirements to be met.

R311.7.8.2 Continuity.

- Change* Add exception 3 to read: Handrails for stairways shall be permitted to have no more than a 4" break (102mm) due to wall offsets and other ornamental features.

R313.1 Automatic fire sprinkler systems.

- Change* An automatic residential fire sprinkler system is not required to be installed in townhouses.

R313.1.1 Design and installation.

- Add* When a non-required residential fire sprinkler is intended to be installed in a townhouse the system shall be designed in accordance with NFPA 13, NFPA13D, or NFPA13R.

R313.2 One and two family dwellings automatic fire systems.

- Change* An automatic residential fire sprinkler system is not required to be installed in one and two family dwellings.

R313.2.1 Design and installations.

- Add* When a non-required residential fire sprinkler is intended to be installed in a dwelling the system shall be designed in accordance with NFPA 13, NFPA 13D, or NFPA 13R.

R317.1 Location Required.

- Change* Change location #2 to read as follows: All wood framing members, sills, or plates that rest on concrete or masonry exterior walls.

R502.6.2 Joist framing.

- Change* Change to read as follows: Joists framing into the side of a wood girder shall be supported by approved framing anchors.

Section 903.4 Roof Drainage

Change **1503.7 Rain Water.** When roof sloped to drain over the edge, scuppers or gutters and down spouts adequately sized, pitched and supported, shall be installed to conduct rain water to ground level. Rain water shall be discharged at least three (3) feet away from the building foundation in a direction parallel to adjoining property line.
Exception: Structures with no sub-grade.

Table R905.2.8.2 Valley Lining Material.

Change In the gage column, for Galvanized steel, delete the number 26, and replace it with 28.

R905.3.8 Flashing

Change Change first sentence to read as follows: At the juncture of roof vertical surfaces, flashing and counter flashing shall be provided in accordance with this chapter and the manufacturer's installation instructions and, where of metal, shall not be less than 0.018 inches (0.4mm) (No. 28 galvanized sheet gage) corrosion-resistant metal.

R905.7.6 Valley Flashing

Change Change to read as follows: Roof flashing shall be not less than No. 28 gage (0.018 inches) (0.4mm) corrosion resistant sheet metal.

R905.8.8 Valley Flashing

Change Change to read as follows: Roof flashing shall not be less than No. 28 gage (0.018 inches) (0.4mm) corrosion resistant sheet metal and shall extend at least 11 inches (279mm) from the centerline.

R907.3 Re-covering versus replacement.

Add Add to condition number 4: For asphalt shingles, when the building is located in an area subject to moderate or severe hail exposure according to Figure R903.5

N1102.1.2 Compliance.

Add Add the following exception after the section to read:
Exception: Single family dwellings, two family dwellings and townhomes with a window to wall ratio greater than 15% must conform to the State of Nebraska Energy Code.