

ORDINANCE NO. 14-03

AN ORDINANCE TO AMEND CHAPTER 9, ARTICLE 6, WHICH IS THE BUILDING CODE OF THE CITY OF SEWARD, NEBRASKA; TO REPEAL THE EXISTING CHAPTER 9, ARTICLE 6 OF THE SEWARD CITY CODE IN ITS ENTIRETY; TO PROVIDE FOR PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM; TO PROVIDE FOR A TIME WHEN THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF SEWARD, NEBRASKA:

Section 1. **Amendment.** Chapter 9, Article 6 of the City Code of the City of Seward, Nebraska, is hereby amended to read as follows:

§9-601 Building Regulations §9-602

Article 6. Building Code

§9-601 INTERNATIONAL BUILDING CODE and INTERNATIONAL RESIDENTIAL CODE; ADOPTED BY REFERENCE, EXCEPTIONS. To provide certain minimum standards, provisions, and requirements for safe and stable design, methods of construction, and uses of materials in buildings, and residential dwellings, hereafter erected, constructed, enlarged, altered, repaired, relocated, and converted, to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolitin of such structures; known as the International Building Code, and International Residential Code, recommended by the International Code Council, and printed in book or pamphlet form is hereby adopted and amendments thereto as may be made from time to time, as though printed in full herein, insofar as said code does not conflict with the Statutes of the State of Nebraska, and the City Ordinances. One (1) copy of the International Building Code and the International Residential Code shall be on file at the office of the Municipal Clerk and available for public inspection at any reasonable time. One (1) copy of any amendments to said International Building Code and International Residential Code shall also be filed with the Municipal Clerk. The provisions of the International Building Code and International Residential Code shall be controlling throughout the Municipality and throughout its zoning Jurisdiction. (Ref. 17-1001, 18-132, 19-902, 19-922 RS Neb.) (Amended by Ord. Nos. 1114, 1/17/78; 8-81, 4/7/81; 9-82, 5/4/82; 10-89, 5/2/89)(00-03; 03/18/03)

§9-602 INTERNATIONAL BUILDING CODE and INTERNATIONAL RESIDENTIAL CODE AMENDED SECTIONS

The following sections of the International Building Code are hereby revised:

Section 101: General

Section 101.1. Insert: City of Seward

Section 105 Permits

Section 105.2. Work exempt from permit

- Replace:
1. One story detached accessory structures used as playhouses and similar uses provided the floor area does not exceed 120 square feet (11.15 m sq).
 2. Retaining walls which are implemented for landscape purposes and are not over 4 feet (1219 mm) measured from the bottom of the footing to the top of the wall.
 3. Sidewalks, driveways and patio slabs.
 4. Painting, papering, carpet and similar finish work.
 5. Temporary motion picture, television and theater stage sets and scenery
 6. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, and are installed entirely above ground.
 7. Swings and other playground equipment accessory to one- and two-family dwellings.
 8. Window awnings supported by an exterior wall of Group R-3, as applicable in Section 101.2, and Group U occupancies.
 9. Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

Section 1612 Flood Loads

Section 1612.3. Establishment of flood hazard areas

Insert: City of Seward for Name of Jurisdiction and 9/30/1993 for date of issuance

Section 3409 Compliance Alternatives

Section 3409.2. Applicability Insert: 03/18/03 for effective date

The following sections of the International Residential Code are hereby revised:

Section R101 Title, Scope and Purpose

Section R101.1. Insert: City of Seward

Section R105 Permits

Section R105.2. Work Exempt from permits

- Replace:
1. One story detached accessory structures used as playhouses and similar uses provided the floor area does not exceed 120 square feet (11.15 m sq).
 1. Retaining walls which are implemented for landscape purposes and are not over 4 feet (1219 mm) measured from the bottom of the footing to the top of the wall.
 2. Sidewalks, driveways and patio slabs.
 3. Painting, papering, carpet and similar finish work.
 4. Prefabricated swimming pools accessory to a Group R-3 occupancy, as applicable in Section 101.2, and are installed entirely above ground.
 5. Swings and other playground equipment accessory to one- and two-family dwellings.
 6. Window awnings supported by an exterior wall.

Chapter 2 Definitions Add the following definition

: SLEEPING ROOM. Any room in the house that has a built in closet and typically could be used as a bedroom.

Section R301 Design Criteria

Table R301.2. Insert: Design Criteria into Table R301.2 as follows:

1. Roof snow for area load - 30 lb.
2. Wind speed for area - 90 mph at 3 second gust (20-25 sfl)
3. Seismic Design Category - Zone B

4. Weathering - Severe
5. Frost Line Depth - 36 Inches
6. Termite - Moderate to heavy
7. Decay - Slight to moderate
8. Winter Design Temp. - Apd IRP -2
9. Flood Hazards - 1993 City of Seward FEMA rate map.

Section R310 Emergency escape and rescue openings

Section R310.1. Replace: The first sentence, "Basements and every sleeping room shall have at least one operable emergency escape window or exterior door opening for emergency escape and rescue."

Section R310.1.4. Replace: The net clear opening dimensions for emergency escape and rescue openings shall be obtained by the normal operation of the window or door opening from the inside of the room, without the use of special keys or tools.

Section R314 Stairways

Section R314.2. Replace: The first sentence, "The maximum riser height shall be 8 inches (203 mm) and the minimum tread depth shall be 9 inches (229 mm)."

Chapter 4

Section R403 Footings

Section 403.1. Add: Exception: Buildings structures under 200 square feet in size may use slab-on-ground with turned-down thickened edge footings for foundations. All buildings or structures over 200 square feet in size shall require frost depth footings.

Chapter 11 Energy Efficiency
Section N1101 General

Section N1101.2 Amend:

Replace with: "Compliance with this chapter shall be demonstrated by meeting the requirements of the applicable sections and tables of this chapter. For the purposes of this chapter, permit applications received on or before December 31, 2004 shall be permitted to use the requirements for climate zone 9. The requirements for climate zone 13 shall apply to permit applications received after that date."

Section 2. **Repeal.** That the existing Chapter 9, Article 6, regarding the Building Code for the City of Seward, Nebraska and other Ordinances passed and approved prior to the passage, approval and publication of this Ordinance and in conflict with its provisions is hereby repealed.

Section 3. **Pamphlet form; publication; when operative.** This Ordinance shall be published in pamphlet form and shall be in full force and effect from and after its passage, approval and publication as provided by law and City Ordinance.

Passed and approved this _____ day of _____, 2003.

THE CITY OF SEWARD, NEBRASKA,

Roger E. Glawatz, Mayor

ATTEST:

Debra Schaefer
City Clerk-Treasurer