

Chapter 16

INTERNATIONAL RESIDENTIAL CODE

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

Sec. 16-1. Adoption of Code.

Parts I-VI, and IX, and Appendix Chapters A, B, C, D, E, F, G, H, J, M, and Q of the International Residential Code, 2018 Edition, published by the International Code Council are hereby adopted as the official building code of the City for one (1) and two (2) family dwellings, townhouses and twinhomes, as defined by this Code, and shall apply to the erection, construction, enlargement, alteration, repair, moving, removal conversion, demolition, occupancy, equipment, use, height, area and maintenance of one (1) and two (2) family dwellings, townhouses and twinhomes, in the City.

The Clerk shall keep one (1) certified copy of the current adopted edition of the International Residential Code on file.
(Ord. 2002-22, 12/02/2002; 2005-01, 01/18/2005; 2007-18, 12/17/2007; 2010-25, 12/20/2010; 2014-20, 12/01/2014; 2020-16, 12/07/2020)

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

The following amendments to the adopted portions of the 2018 Edition of the International Residential Code are hereby made:

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

Creation of Enforcement Agency

Section R103.1. There is hereby established in this jurisdiction a code enforcement agency which shall be under the administrative and operational control of the Building Official. The Building Official

shall develop such rules, regulations and standards as are necessary for the efficient administration of this Chapter.

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

Appendix M shall be amended at Section AM103.1.3.1 by deletion in the first sentence of the words "...and be at least six feet (6') (1,529 mm) tall..."; and by deletion in the second sentence of the words "...to be installed at a minimum of five feet (5') (1,528 mm) above the ground".

Appendix R of the International Residential Code, 2012 Edition, titled "Tiny Homes", shall be added.

Section AR104.1.1 shall be amended to say "... Lofts shall have a floor area of not less than thirty-five (35) square feet (3.25 m), and a maximum of two hundred (200) square feet."

Section AR104.1.3 shall be amended by the deletion of the exception: "Under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than sixteen inches (16") (406 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft."

(Ord. 2002-22, 12/02/2002; 2004-24, 05/03/2004; 2005-01, 01/18/2005; 2007-18, 12/17/2007; 2010-25, 12/20/2010; 2014-20, 12/01/2014; 2017-17, 12/18/2017; 2019-05, 06/03/2019; 2020-16, 12/07/2020)

Sec. 16-3. City Not Liable.

Adoption by the City of the International Residential Code, 2018 Edition, shall not relieve the owner or contractor of any responsibility or liability for compliance with said Code, nor shall the City assume such liability through the issuance of any permit or certificate of inspection or by reason of inspection.

(Ord. 2005-01, 01/18/2005; 2007-18, 12/17/2007; 2010-25, 12/20/2010; 2014-20, 12/01/2014; 2020-16, 12/07/2020)