

Chapter 1

INTERNATIONAL BUILDING CODE

- Sec. 1-1: Adoption of International Building Code
- Sec. 1-2: Amendments to International Building Code
- Sec. 1-3: Adoption of Appendix Chapter 33 of the 1997 Uniform Building Code – Excavation and Grading
- Sec. 1-4: Amendments to Appendix Chapter 33 of the 1997 Uniform Building Code
- Sec. 1-5: Adoption of Manufactured Home Installation Standard

Sec. 1-1. Adoption of International Building Code.

The International Building Code, 2018 Edition, published by the International Code Council is hereby adopted as the official building code of the City, and shall apply to the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings and structures in the City.

The Clerk shall keep one (1) certified copy of the current adopted editions of the International Building Codes on file.

(Ord. 97-31, 9/27/97; 99-29, 8/16/99; 2001-17, 09/17/2001; 2002-22; 12/02/02; 2005-01, 01/18/2005; 2007-18, 12/17/2007; 2010-25, 12/20/2010; 2014-01, 01/21/2014; 2017-17, 12/18/2017; 2020-16, 12/07/2020)

Sec. 1-2. Amendments to International Building Code.

The following amendments to the adopted sections of the International Building Code, 2018 Edition, are hereby made:

Section 103.3 shall be amended as follows:

The last sentence of this section is hereby deleted.

Section 107.1 shall be amended as follows:

Section 107.1 Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional, if it is found that the nature of the work applied for is such that it does not affect structural components, life, and fire safety requirements, or accessibility requirements, and that review of construction documents is not necessary to obtain compliance with this Code.

Section 111 All references to the Building Official in this section shall be amended to the ‘authority having jurisdiction’.

Section 901.8 shall be amended as follows:

Section 901.8 Pump and Riser Room Size. Fire pump and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working room around the stationary equipment. Clearances around the equipment to elements of permanent construction, including other installed equipment and appliances shall have a minimum of thirty inches (30”) of clearance to allow inspection, service, repair, or replacement without removing such elements of permanent construction or disabling the function of a required fire resistance rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with a door(s) and unobstructed passageway large enough to allow removal of the largest piece of equipment.

Section 903.2.8 shall be amended to read as follows:

Exception: An automatic fire sprinkler is not required in Group R containing two (2) units or less.

Section 915.1 shall be amended as follows:

Section 915.1 Carbon Monoxide Alarms. New and existing group I or R occupancies located in a building containing a fuel-burning appliance or a

building which has an attached garage, where a permit is required for additions, remodels, and/or gas mechanical work, shall be equipped with single station carbon monoxide alarms.

Section 1019.2.1 Exit Access in an Ambulatory Care Facility with a ramp, the ramp landing at the egress door will be eighty inches (80”) wide by sixty four inches (64”) long, to allow for stretcher access to and from the building.

Exception: Alternate means to gain access to the facility with a stretcher, shall be approved by the authority having jurisdiction.

Section 1502.5 Roof Drainage shall read as follows:

Design and installation of roof drainage systems shall comply with the Idaho State Plumbing Code, 2015 Edition.

Roof drainage shall terminate on the same property as the building or be connected with tight joint pipe to an approved storm collection system, or other approved drainage system.

Section 1602.2 shall be added to include the following definition:

Balcony, exterior: An exterior floor projecting from and supported by a structure without additional independent supports.

Table 1607.1 shall be amended as follows:

• • •

5. Balconies (exterior) and decks^h

Unsupported balconies shall have a minimum live load of one hundred pounds (100 lbs.) per foot².

• • •

Section 1607.13 shall have added:

All roofs shall be designed to carry a minimum of forty (40) pounds per square foot (psf), unit live load, plus all required unit dead load. Potential accumulation of snow at valleys, parapets, roof structures and offsets in roofs of uneven configuration shall be considered.

Section 3002.4 shall be amended as follows:

Section 3002.4 Where elevators are provided in buildings three (3) or more stories above, or three (3) or more stories below, grade plane, not fewer than one (1) elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher twenty four inches by eighty four inches (24” x 84”) with not less than five inch (5”) radius corners, in the horizontal, open position, and shall be identified by the international symbol for emergency medical services. The symbol shall not be less than three inches (3”) in height and shall be placed inside on both sides of the hoist way door frame.

Section 3002.4.1 shall be amended as follows:

Section 3002.4.1 In health care facilities, two (2) stories or more with an elevator, at least one (1) elevator will meet the criteria of 3002.4

(Ord. 2002-22, 12/02/02; 2005-01, 01/15/2005; 2007-18, 12/17/2007; 2010-25, 12/20/2010; 2014-01, 01/21/2014; 2017-14, 12/18/2017; 2017-17, 12/18/2017; 2020-16, 12/07/2020)

Sec. 1-3. Adoption of Appendix Chapter 33 of the 1997 Uniform Building Code – Excavation and Grading.

Appendix Chapter 33 of the 1997 Uniform Building Code is hereby adopted to control excavation, grading, earthwork construction including fills and embankments; to establish the administrative procedure for issuance of related permits; and to provide for approval of plans and inspection of grading construction.

(Ord. 2002-22, 12/02/02)

Sec. 1-4. Amendments to Appendix Chapter 33 of the 1997 Uniform Building Code.

The following language shall be added to Appendix Chapter 33 of the 1997 Uniform Building Code, as adopted herein:

3306.2.10 When the total area planned for disturbance is less than ten thousand square feet (10,000).

Section 3309.10 is added to Appendix Chapter 33 of the 1997 Uniform Building Code as adopted herein as follows:

3309.10: ADMINISTRATIVE AUTHORITY. The Community Development Department shall have authority on projects that require approval by the Community Development Department prior to site disturbance and excavation, such as single-family and multiple-family dwellings, commercial and industrial buildings or parking areas. The City Engineer shall have authority on projects that require approval by the Engineering Department prior to site disturbance and excavation, such as subdivisions, platted developments, commercial projects, and any projects which impact the City's public right-of-way.

3316.3.0 Provisions of this Section are in addition to other portions of the Uniform Building Code, as adopted, and are in addition to all applicable federal and state regulations pertaining to erosion and sediment control and to storm-water pollution prevention during site grading, excavation, or other activities that may accelerate soil erosion.

3316.3.1: DEFINITIONS: For the purpose of this Chapter, the following terms are defined:

- A. ACCELERATED EROSION: Erosion induced by human activity, which exceeds natural (geologic) erosion rates.
- B. EROSION: The wearing away of the ground surface as a result of the movement of wind, water, or ice.
- C. EROSION AND SEDIMENT CONTROL (ESC) PLAN: The document and plan of action approved by the City and prepared in accordance with the Moscow Erosion and Sediment Control Handbook, pursuant to which erosion and sediment control must be implemented

and executed by the permit holder, responsible party, and/or the permit holder's contractor(s), subcontractor(s), agents and representatives.

- D. EROSION CONTROL PRACTICE: An activity, device, structure, or land treatment reasonably designed to minimize erosion potentially by protecting in-place soil from being dislodged and mobilized.
- E. EROSION RISK CATEGORY: The classification of an area of land subject to this Chapter pursuant to Section 3316.3.4. The Erosion Risk Category determines the appropriate erosion and sediment control action to be taken at the site.
- F. GRADING: Any excavating or filling, or combination thereof.
- G. MOSCOW EROSION AND SEDIMENT CONTROL HANDBOOK: Guidelines, suggested practices, and techniques which are related to erosion and sediment control adopted and modified from time to time by Resolution of the Council.
- H. NORMAL AND ACCEPTED FARMING PRACTICE: An overall management strategy and practice for farming that complies with widely accepted standards for conservation /stewardship of agricultural land.
- I. RESPONSIBLE PARTY: Any person, individual, group of individuals, association, firm, partnership, corporation, governmental agency, municipality, or contractor(s) granted a Grading Permit by the City. As the grading permit holder, the responsible party shall ensure compliance with this Chapter.
- J. ROUTINE MAINTENANCE OR ALTERATIONS: Practices conducted on a regular, periodic basis to maintain the integrity of transportation routes, rights-of-way, easements, public works, and the like.
- K. SEDIMENT: Soil particles transported by water or wind or a combination of both which is often

- subsequently deposited on the ground surface or in low-energy surface-water systems.
- L. **SEDIMENT CONTROL PRACTICE:** An activity, device, structure, or land treatment reasonably designed to inhibit the transport of sediment by inducing conditions to trap, settle, or otherwise remove sediment from the transporting media.
- M. **SIGNIFICANT QUANTITIES OF SEDIMENT:** Amounts of sediment that exceed thirty cubic feet (30) (0.85m³) or cover a ground surface area of at least six hundred square feet (600) (56m²) when deposited.
- N. **SITE:** Any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.
- O. **SITE DISTURBANCE:** The act of destroying and/or removing vegetation and/or breaking the ground surface so as to expose bare soil and potentially induce accelerated erosion.
- P. **SLOPE (GRADIENT):** The mathematical ratio of horizontal distance to vertical distance, expressed as a percentage.
- Q. **SOIL:** Naturally occurring, superficial deposits overlying bedrock.
- R. **SPECIAL CONDITIONS:** As used in the assignment of an Erosion Risk Category, special conditions means those factors which increase the likelihood that sediments will not remain on site during soil disturbance.
- S. **STORM DRAIN INLETS:** Inlets or grates located along City streets and easements that receive surface water runoff and pass it into the public storm water drainage system.
- T. **STORM-WATER RUNOFF:** Water that flows along the ground surface in direct response to rain and/or snowmelt events.
- U. **SURFACE WATERS:** Ponds, lakes, streams (perennial and intermittent), as well as wetlands that support vegetation typically adapted for life in persistently wet soil conditions.
- V. **TRACKING OF SEDIMENT:** The process whereby the tires, wheels, or tracks of vehicles or construction equipment carry sediment to and then deposit it onto properties or public roadways adjacent to the construction site.
- 3316.3.2: **EROSION AND SEDIMENT CONTROL REQUIRED.**
- A. **SITE PRACTICES:** Grading, excavation, or other activities that accelerate soil erosion shall include industry-standard practices and shall be conducted in such a manner as to minimize soil erosion and contain sediment on the site. These site practices shall be implemented and maintained during site disturbance activities until the final-graded soils are vegetated or treated with long-term surface protection. Erosion and sediment control practices shall be at the discretion of the responsible party for the site, but shall not allow significant quantities of sediment to be delivered off-site.
- B. **TRACKING AND DUMPING:**
1. If any person tracks, dumps, drops, or otherwise permits to be deposited, any soil, mud, rock (except within the public right-of-way when crushed aggregate is to be used for routine maintenance or alterations of public works), or other such debris onto adjacent property, surface waters, public right-of-ways, or into any part of the public surface water (storm water) drainage system, then such deposits shall be removed by the end of the work day or immediately if a safety hazard results or if there is a reasonable likelihood of causing irreparable harm to the site or to adjacent property. If washing is used to remove the material, then generally accepted sediment control practices shall be utilized to limit the amount of sediment being flushed or carried into natural surface waters or the public

storm water drainage system.

2. The temporary storage of soil or rock materials not otherwise addressed by the applicable grading permit for the associated construction activities is permitted for a period of time not to exceed forty-eight (48) hours immediately following the time the City gives notice requiring removal of such materials to the responsible party, unless such temporary storage constitutes a reasonable likelihood of causing irreparable harm to the site or adjacent property or a loss of such materials into natural surface water or the public storm water drainage system. Where there is a reasonable likelihood that such materials cannot be stored temporarily without causing such harm or loss, such temporary storage is not permitted and the City shall order the immediate removal of the materials upon notice to the responsible party. Failure to remove temporary earth materials pursuant to this subsection is a violation of this Chapter.

C. **DUST CONTROL:** All disturbed sites with exposed soil surfaces or soil stockpiles shall implement practices designed to minimize wind erosion and dust.

3316.3.3: **PERMIT EXEMPTIONS:** A grading permit that addresses erosion and sediment control is not required for the following activities (however, all persons are subject to the requirements of Section 3316.3.2):

1. Routine maintenance or alterations of:
 - a) Railroads within the established railroad right-of-way;
 - b) State roadways within the State-owned right-of-way;
 - c) City streets or utilities within the public right-of-way when work is done by the City.

2. Work conducted by employees of the U.S. Government or the State of Idaho for the explicit purposes of that

entity.

3. Landscaping or gardening by the property owner, provided that the work provides benefits for the owner's personal use and not for sale.

4. Work related directly to vegetable and flower gardens, orchards, lawns, or similar projects.

5. Activities that constitute normal and accepted farming practices.

3316.3.4: **EROSION RISK CATEGORIES**

A. **Factors to be Considered.**

Assignment of an Erosion Risk Category to the site shall be based upon information provided in the permit application and obtained by the City. Factors which shall be considered in determining the appropriate Erosion Risk Category:

1. The total site area to be disturbed during grading and construction exceeds eighteen thousand square feet (18,000) (1,670 sq.m).
2. The steepest portion of the site that constitutes at least twenty five percent (25%) of the proposed area of disturbance exceeds a gradient of twenty percent (20%) (5:1, horizontal to vertical).
3. The effects of site disturbance will persist into the time period from November 15 through April 15.
4. Steep slopes adjacent to the site.
5. Significant run-on water from upslope areas.
6. Significant stockpiles of soil to be stored on site.
7. Other special conditions deemed critical by City officials.

B. **Categories.**

1. **LOW-RISK SITE** (A site with less than four (4) of the above Factors, ESC Plan not required.): Low-risk sites do not require a written ESC Plan, but measures shall be taken by the responsible party to contain any eroded sediment on site.

2. **HIGH-RISK SITE** (A site with four (4) or more of the above Factors,

ESC Plan required.): High-risk sites require a written ESC Plan prepared in accordance with the Moscow Erosion and Sediment Control Handbook or other methods approved pursuant to 3309.10 of this Chapter.

3316.3.5: SITE INSPECTION AND MAINTENANCE OF CONTROLS.

- A. The written ESC Plan shall address the issues of inspection and maintenance of installed controls at the site. The responsible party shall conduct field inspections and shall perform any maintenance work needed to preserve the integrity of erosion and sediment controls. Field inspections shall occur at bi-weekly intervals and immediately after any significant surface-water runoff event which induces potential for erosion and sedimentation.
- B. The responsible party shall follow acceptable procedures for the handling and storage of hazardous materials on the site to prevent contamination of sediment and storm water runoff leaving the site. Such procedures shall be described in the written ESC Plan.

3316.3.6: SECURITY POSTED.

For any site with a proposed disturbed area that exceeds forty thousand (40,000) square feet (3,730 sq.m), no grading, excavation, or other site disturbance activity shall commence without the responsible party first submitting to the City proof of deposit of security to provide funds for rehabilitating the disturbed area. A performance bond, irrevocable letter of credit, cash escrow, or other security acceptable to the City, and naming the City as the protected party, shall be required from the responsible party until such security is released by the City. The amount of the security shall be no less than three percent (3%) of the estimated total cost of grading and excavation.

3316.3.7: FAILURE TO COMPLY WITH ESC PLAN. Failure to comply with the conditions of the permit may result in issuance of stop work orders; non-issuance of building permits; holding of certificates of occupancy for residential, commercial, and industrial sites or similar action by the City until compliance is reached.

3317.9: MODIFICATIONS TO ESC PLAN. Any proposed changes or modifications to the ESC Plan shall be submitted in writing to the City for approval.

3318.2: COMPLETION OF WORK.

- A. Upon completion of all grading work specified in the grading permit, the permit holder shall notify the City that conditions of the permit have been met and that the site is ready for final inspection. Final approval shall not be given until all work specified in the permit has been completed to the satisfaction of the City.
- B. In cases where a site has received final approval and then is sold in a semi-developed condition to a subsequent purchaser, the subsequent purchaser shall assume responsibility for the site as the responsible party. If the subsequent purchaser intends to conduct grading or other soil disturbing activity on the site other than that contained within the original permit for the site, then application must be made for a new permit which encompasses the additional activity on the site, unless otherwise exempted. Appropriate security under Section 3316.3.6 must be submitted for approval by the responsible party, unless otherwise exempted. Regardless of ownership or condition of a site, practices shall be implemented to prevent the delivery of significant quantities of sediment off-site.

(Ord. 2002-22, 12/02/02; 2010-25, 12/20/2010)

Sec. 1-5. Adoption of Manufactured Home Installation Standard.

- A. The Idaho Manufactured Home Installation Standard, 2018 Edition, published by the Idaho Division of Building Safety, is hereby adopted as the official manufactured installation standard of the City of Moscow, Idaho, and shall apply to the erection, construction, enlargement, and alteration of manufactured homes in the City.
- B. The City Clerk shall keep one (1) copy of the current adopted edition of the Idaho Manufactured Home Installation Standard on file.

(Ord. 2000-24, 10/2/2000; 2002-22, 12/02/02; 2010-25, 12/20/2010; 2020-16, 12/07/2020)