

ORDINANCE NO. _____.

AN ORDINANCE AMENDING THE GRAND FORKS CITY CODE RELATING TO ADOPTION OF THE INTERNATIONAL BUILDING CODE; AMENDING SECTIONS 19-0101 AND 19-0121 RELATING TO ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND FORKS, NORTH DAKOTA, THAT:

SECTION I. AMENDING CLAUSE

Section 19-0101 of the Grand Forks City Code is hereby amended and replaced in its entirety by the following:

ARTICLE 1. BUILDING CODE AND RESIDENTIAL CODE

19-0101. International Building Code adopted by reference; amended

The International Building Code, 2015 edition, Chapters 1 through 26 and 30 through 35, promulgated, approved and published by the International Code Council shall be and the same is hereby adopted, as hereinafter amended, and incorporated herein by reference. A printed copy of such International Building Code shall be filed in the office of the City Engineer including all additions and amendments to said Code made affecting local conditions in the City of Grand Forks, the same as though the Code and additions thereto were herein set forth in full and the said regulations are hereby adopted for use and application in the City.

The following amendments to the International Building Code, 2015 edition, hereinabove adopted, are hereby made and incorporated in such International Building Code as follows:

- (1) 101.1. Change “[NAME OF JURISDICTION]” to “City of Grand Forks.”
- (2) 101.4. Delete entire section and replace with the following: “Each of the respective trade codes, International Residential Code, International Mechanical Code, International Fuel Gas Code, International Fire Code, International Energy Conservation Code, North Dakota State Plumbing Code and Wiring Standards of North Dakota shall be referenced as they are amended in other sections of the Grand Forks City Code.”
- (3) 102.6. Delete the words “the International Property Maintenance Code” in the fifth line.
- (4) 102.6.2 Delete the words “the International Property Maintenance Code” in the fifth line.
- (5) 103 Change the words “DEPARTMENT OF BUILDING SAFETY” in the title to “ENFORCEMENT AGENCY.” Add the following under the new section heading: “In the remainder of this book any reference to Department of Building Safety shall be considered the Building Inspections Division of the Engineering Department.”

- (6) 103.1. Change “Department of Building Safety” to “The Building Inspections Division of the Engineering Department.”
- (7) 103.3. Delete the last sentence.
- (8) 104.2.1 Delete entire section.
- (9) 104.8 Delete the last two sentences and replace with the following: “Any suit instituted against an officer, Board of Appeals Member, or employee because of an act or omission performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be afforded all the immunities and defenses provided by other applicable local, state or federal laws. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or the city be held as assuming any such liability by reason of the inspection authorized by this code or any permits or certificates issued under this code.”

- (10) 104.10.1. Delete entire section.
- (11) 105.1.1. Delete entire section.
- (12) 105.1.2. Delete entire section.
- (13) 105.2. Item #7. Delete the words “cabinets, counter tops.” Delete from “Electrical: Repairs and maintenance:” to the end of the section.
- (14) 105.2.1. Delete entire section.
- (15) 105.2.2. Delete entire section.
- (16) 105.2.3. Delete entire section.
- (17) 106.1. Delete entire section.
- (18) 106.2. Delete entire section.
- (19) 107.1. Change the fourth line to read: “The construction documents shall be prepared by a registered design professional.” Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Plan submittal requirements shall include information as per plan submittal form or anything deemed required by the building official.

(20) 107.2.5.1 Delete entire section.

(21) 107.3.1. Delete entire section.

(22) 107.3.2. Delete entire section.

(23) 108.3. Delete entire section.

(24) 109.2. Add the following after the last sentence: “The City Council shall establish by resolution fees for building permits.

(A) Demolition Permits

The City Council shall establish by resolution fees for demolition permits. Obtaining a permit is based on the type of demolition work, a cash deposit shall be required as follows: The applicant for a permit to demolish any building or structure, other than under contract by the City or its agencies, shall be required to file with the City Finance Department a cash deposit for the sum of one thousand dollars (\$1,000) or additional monies at the discretion of the building official, in addition to the water and sewer deposit and conditioned that, if the applicant be granted such a permit, the applicant will:

1. Conform to all requirements relating thereto which are established by the City;
2. Leave the premises in a safe and sanitary condition;
3. Repair or replace to the satisfaction of the City Engineer any and all damages to any pavement, sidewalk, crosswalk, hydrant, street, alley or other property done or caused by the applicant, the applicant’s servants or the applicant’s employees;
4. Indemnify the City against any and all liability for damages, costs or expenses arising or which may arise in favor of any person by reason of any negligence on the applicant’s part or on the part of the representative or employees in connection with such demolition or the use of any public street or ground for that purpose; and
5. All excavations shall be guarded and refilled in the manner provided by ordinance.

(B) If at any time within one year after the issuance of said permit, the applicant has not complied with all of the above conditions in a satisfactory manner, notice in writing, stating the condition or conditions claimed not to be satisfactorily performed, shall be recovered from the deposit of the applicant.

EXCEPTION: An exception to the requirement of one thousand dollar (\$1,000) deposit may be made by the Building Official for minor demolition work.”

(25) 109.4. Add the following after the last sentence: “A penalty fee shall be paid if work is commenced without first obtaining a permit and the following apply: a) the project is valued at \$5,000 or more, or b) any project in which a formal complaint has been made to

Municipal Court. This penalty fee shall be equal to the fee of the building permit. Both the penalty and regular permit fee must be paid before work is restarted.”

(26) 110.3.3.Delete entire section.

(27) 110.3.10.1.Delete entire section.

(28) 111.2. Change “department of building safety” to “City of Grand Forks.” Change “the following:” to “all pertinent information deemed appropriate.” Delete Items #1 through #12.

(29) 112. Delete entire section.

(30) 113.1. Delete entire section and replace with the following: “In order to determine suitability of alternative materials and methods of construction and to provide for reasonable interpretations of this code, there shall be and is hereby created a Board of Appeals consisting of six (6) individuals, who are qualified by experience and training to pass judgment upon matters pertaining to building construction. The Building Official shall be a non-voting, ex-officio member and shall act as Secretary to the Board. The Board of Appeals shall be appointed by the City Council and shall hold meetings as required. The Board may adopt reasonable rules and regulations for conducting activities and investigations. The Board shall render all decisions and findings in writing with a copy provided to the appellant.”

(31) 113.2. Delete entire section and replace with the following: “Responsibilities. The Board of Appeals shall have the following responsibilities:

(A) To review, on appeal by the applicant, all requests for exception under this Code which have been reviewed and denied by the Building Official;

(B) To grant exceptions to the requirements of the International Building Code for the repair, rehabilitation or change of occupancy of existing buildings where the planned repairs, rehabilitation or change of occupancy would not otherwise comply with the provisions of the Code. No exception shall be authorized hereunder unless the Board of Appeals finds the following conditions existing:

1. The building was constructed more than twenty-five (25) years before the adoption of the present Code.
2. The Board finds, upon completion of the proposed repair, rehabilitation or change of occupancy will not diminish the safety and welfare of the occupants.

(C) To monitor and evaluate on an ongoing basis, the effectiveness and application of the provisions of Codes and any rules, regulations, or procedures promulgated thereunder to determine their impact on the rehabilitation of existing buildings. Pursuant to this responsibility, the Board of Appeals shall gather information, conduct studies, and

make appropriate reports and recommendations related to the application of these provisions, the decisions of the appellate body, and the experience of other jurisdictions.

(D) To adopt guidelines to be used by the Building Official in determining compliance with this chapter.

(E) To recommend to the City Council changes to this code.”

- (32) 113.3 Delete entire section.
- (33) 201.3. Change “International Fuel Gas Code, International Fire Code, International Mechanical Code or International Plumbing Code” to “other referenced Codes adopted by the jurisdiction.”
- (34) 308.3.3 Change “six” to “thirteen” in both the title and section text.
- (35) 308.3.4 Change “five” to “twelve” in both the title and section text.
- (36) 308.4.1. Change “five” to “twelve” in both the title and section text.
- (37) 406.3.1. Change “1,000 square feet (93 m²)” to “3,000 square feet (279 m²)”
- (38) 406.3.4. 1. Change “1/2 inch (12.7mm)” to “5/8 inch (15.875 mm).” And delete the last sentence “Doors shall be self-closing and self-latching”.
- (39) 801.5. Delete entire section.
- (40) 903.2.4 Delete #4.
- (41) 903.2.7 Delete #4.
- (42) 903.2.9 Delete #5.
- (43) 1006.2. Add the following after the last sentence: “EXCEPTION: Basements used exclusively for service of the building may have access to only one exit. For the purpose of this exception, storage rooms of greater than 300 square feet (27.87 m²) laundry rooms, maintenance and similar uses shall not be considered as providing service of the building.”
- (44) 1011.5.2 Change the following:
 - Exception #3. Change “7.75 inches (197 mm)” to “8.0 inches (203.3 mm).” Change “10 inches (254 mm)” to “9 inches (229 mm).”
 - Exception # 4. Delete entire sentence and replace with the following: See Chapter 34 Existing Structures for the Replacement of Stairways.

Add the following after Exceptions # 6: In private stairways serving an occupant load of less than ten (10) and stairways to unoccupied roofs, maximum riser height shall be 8 inch (203.3 mm) and the minimum tread depth shall be 9 inch (229 mm).”

- (45) 1011.12. Change ‘four” to “three.”
- (46) 1013.2 Delete this section in its entirety.
- (47) 1015.3 At the end of Exception 1. delete the words “or adjacent fixed seating.”
- (48) 1015.8. Change on the third line “36 inches” to “24 inches”
- (49) 1030.2. Delete the Exception.
- (50) 1101.3 Add section in its entirety.

“1101.3 State of North Dakota Accessibility Requirements. After July 31, 2013, a newly designed and constructed building in excess of seven thousand five hundred square feet (696.77 square meters) which is classified within the state building code as assembly, business, educational, institutional, or mercantile occupancy and required by the state building code to be accessible must include at the primary exterior public entrance an automatic door or power-assisted manual door that complies with the requirements of the Americans with Disabilities Act of 1990, revised 2010. If a multiple unit building does not have a primary exterior public entrance, an individual unit within that building is not required to include an automatic door or power-assisted manual door unless that individual unit is in excess of seven thousand five hundred square feet (696.77 square meters).”

- (51) 1104.4 Revise as follows: Exception #1 is amended to read as follows:
 - “At least one accessible route shall connect each accessible level, including mezzanines, in multilevel facilities.
 - Exceptions:
 - 1. An accessible route is not required to stories, basements, and mezzanines that have an area of not more than 3,000 square feet, are located above or below accessible levels and are below the third story. This exception shall not apply to:
 - 1.1 multiple tenant facilities...”
- (52) 1106. Delete entire section.
- (53) 1107.7.5 Delete entire section.
- (54) 1203.1. Delete entire second paragraph.

- (55) 1203.4.2 Delete #5 .
- (56) 1207. Delete entire section.
- (57) Chapter 13.1.1. Delete and replace with “Buildings shall be designed and constructed in accordance with the 2015 International Energy Conservation Code as amended herein.”
- (58) C101.1. Change “[NAME OF JURISDICTION]” to “City of Grand Forks.”
- (59) C107. Delete entire section.
- (60) C108. Delete entire section.
- (61) C109. Delete entire section.
- (62) C201.3 Delete the words “International Plumbing Code”.
- (63) C301. Delete entire section. Replace with “The City of Grand Forks and its jurisdiction is in climate zone 7.”
- (64) Table C402.1.3 “Change the wall frame wall R-value for Climate 7& 8 to R-19.”
- (65) C403.2.4. Delete entire section.
- (66) C405 Delete entire section.
- (67) R101.1 Change “(NAME OF JURISDICTION)” to “City of Grand Forks.”
- (68) R102.1.1 Delete the last sentence of this paragraph.
- (69) R103.3.1 Delete entire section.
- (70) R107 Delete entire section.
- (71) R108 Delete entire section.
- (72) R109 Delete entire section.
- (73) R201.3 Delete “International Plumbing Code”
- (74) R301 Delete entire section and replace with “The City of Grand Forks and its jurisdiction shall be considered to be in Climate Zone 7.”
- (75) R303.1.1.1 Delete entire section and replace with the following:

“The thickness of blown in or sprayed roof/ceiling insulations (fiber-glass or cellulose) shall be marked as required by manufacturer’s instructions or can be marked on the trusses at similar locations and type.”

- (76) Table R402.1.2 “Change the wall frame wall R-value for Climate 7 & 8 to R-19.”
- (77) R403.1.1. Delete entire section.
- (78) R403.3.2. Delete “Joints and seams shall comply with section M1601.4.1 of the International Residential Code.” Add the following to the exception:
The code official shall have the authority to waive all testing requirements provided ducts are visual inspected prior to concealment.”
- (79) R403.3.3 Delete entire section
- (80) R403.3.4 Delete entire section
- (81) R403.3.5 Delete entire section
- (82) R403.6. Delete entire section.
- (83) R404.1. Delete entire section.
- (84) R501.4. Delete entire section
- (85) R505. Delete entire section
- (86) 1403.6. Delete entire section.
- (87) 1403.7. Delete entire section.
- (88) 1601.1 Modify this section to add the following: “It shall not be the responsibility of the building official to determine engineering requirements of this code. Exclusive of the conventional light-frame wood construction provisions referenced in Section 2308, the method to resist loads as referenced in this chapter is the responsibility of a structural engineer or other qualified design professional.”
- (89) 1603.1. Delete exception #5 in its entirety.
- (90) 1603.1.7. Delete entire section.
- (91) 1608.2. Delete entire section and replace with the following: “Ground snow loads. For this jurisdiction the minimum design ground snow load of 60 lbs./sq. ft. shall be used and the minimum sloped-roof snow load of 35-lbs./sq. ft. on a 4/12 or more pitch of roof shall be used.

Note: This minimum is for sloped roofs and further reductions can not be made on it. Flat roofs shall use a minimum of 42 lbs./sq.ft for a design roof snow load. This design roof snow load is only a minimum and additional loads must be calculated in the overall design.”

- (92) 1609.1. Add the following after the last sentence of the first paragraph: “Ultimate Design Wind speed used by the jurisdiction shall be at least 115 mph and exposure shall be C.”
- (93) 1612. Delete entire section.
- (94) 1613.1. Add the following after the last sentence of the first paragraph: “The seismic design category used by this jurisdiction shall be a category A.”
- (95) 1804.5. Delete entire section.
- (96) 1805.1.2.1 Delete entire section.
- (97) 1809.5 Add method #4 as follows:
 - “4. Free-standing buildings used as Group U occupancies for the storage of private or pleasure-type motor vehicles constructed in accordance with Sections 406.3.1 and 406.3.2.”
- (98) 1809.7. Delete Table No. 1809.7. Add the following after the last paragraph:
 - (A) “The minimum depth of foundation shall be five feet (5’) below finished grade excepting a detached building of Group U occupancy when it is not part of the principal building or if it is further than eight feet (8’) from the principal building.
 - (B) Foundations. All foundations shall comply with the following requirements:
 - 1. Concrete used in foundations shall have a compressive strength at twenty-eight (28) days, of at least three thousand pounds per square inch (3,000 psi), except in buildings without basements two thousand five hundred pounds per square (2,500 psi) concrete may be used.
 - 2. Poured concrete basement foundation walls shall be reinforced, as follows:
 - 3. Poured concrete, six inches (6”) thick, is approved for supporting one-story wood frame structures in Group U Occupancy, having no excavation over one foot (1’) below the outside finished grade.
 - 4. All other poured concrete walls must be at least eight inches (8”) thick.
 - (C) Foundation walls of concrete block or masonry units. When foundation walls are built of concrete blocks or hollow masonry units, the following minimum requirements shall apply:

1. Six inch (6") thickness for masonry walls supporting one-story wood frame structures in Group U Occupancy with no excavation over one foot (1') below the outside finished grade.
2. Eight inch (8") thickness for masonry unit walls which extend not more than four feet (4') below outside finished grade.
3. Ten inch (10") thickness for masonry unit walls which extend not more than seven feet (7') below outside finished grade.
4. Twelve inch (12") thickness for masonry unit walls which extend more than seven feet (7') below the outside finished grade.
5. The masonry units shall be reinforced with solid grout at each cell with one #4 rebar every six feet (6') on center vertically and at all corners from top of footing to top of wall.

(D) Foundation wall of insulated concrete forms (ICF) shall comply with the following:

1. Horizontal reinforcing – a minimum of one horizontal bar in every second course (32" O.C. maximum) and one bar at the top and bottom of the foundation wall for attachment of vertical reinforcing bars.
2. Vertical reinforcing – a minimum of one vertical bar shall be placed in each interior and exterior corner and one vertical bar shall be within 6 inches of each side of an opening in the foundation wall.
3. Six (6) inch (nominal) basement walls – vertical reinforcement

Max Wall Height	Backfill Height	60 PCF Soil		
8 ft	4 ft	#3 @ 32"	#4 @ 48" O.C.	
	5 ft	#3 @ 16"	#4 @ 40" O.C.	#5 @ 48"
	6 ft	#3 @ 8"	#4 @ 24" O.C.	#5 @ 40"
	7 ft		#4 @ 16" O.C.	#5 @ 24"

4. Eight (8) inch (nominal) basement walls – vertical reinforcement

Max Wall Height	Backfill Height	60 PCF Soil		
8 ft	7 ft	#3 @ 8"	#4 @ 24" O.C.	#5 @ 40"
	8 ft		#4 @ 16" O.C.	#5 @ 24"
9 ft	7 ft		#4 @ 16" O.C.	#5 @ 32"
	8 ft		#4 @ 16" O.C.	#5 @ 24"
10 ft	7 ft		#4 @ 16" O.C.	#5 @ 32"
	8 ft		#4 @ 12" O.C.	#5 @ 24"
	9 ft		#4 @ 8" O.C.	#5 @ 16"

(E) Footings. All footings shall comply with the following requirements:

1. Bearings. All footings shall bear on undisturbed soil and be designed to distribute sufficiently the superimposed load to the particular type of soil upon which they bear.
2. Forms for footings. Where soil conditions prevent sharp cut trenches for footings side forms shall be used.
3. Strength of footings. The minimum strength and dimensions of footings shall be as follows: Concrete used shall have a compressive strength at twenty-eight (28) days, of at least three thousand pounds per square inch (3,000 psi), with a minimum of two (2) one-half inch (1/2") reinforcing rods.
4. All residential footings shall extend into natural undisturbed ground below the frost line. All footings shall have a minimum thickness of ten (10") inches and extend a minimum of six (6") inches beyond each side of the required foundation wall.
5. All footing reinforcements shall have a minimum lap of twelve inches longitudinally (12") and be tied together.
6. Alternate footing designs shall be submitted to the Building Official for approval.

Note: Reinforcing: Where footings cross sewer trenches or similar disturbed soil conditions, extra reinforcement shall be required.

(F) Modifications of the above requirements may be made if such modifications are fully detailed and noted on drawings and are approved by the Building Official."

- (99) Chapter 34 Delete what is stated and replace with "Add the entire Chapter 34 of the 2012 IBC, International Building Code as amended herein."

- (100) 3401.3. Delete the words “International Plumbing Code, International Property Maintenance Code, International Private Sewage Disposal Code.
- (101) 3403.2. Delete entire section.
- (102) 3404.2. Delete entire section.
- (103) 3405.5. Delete entire section.
- (104) Add Section 3408.5: Sprinkler System.
“An approved automatic sprinkler system shall be provided in basements or stories exceeding three thousand (3,000) square feet in area and not having a minimum of twenty (20) square feet (1.86 m²) of opening entirely above the adjoining ground level in each fifty (50) lineal feet (15,240) or fraction thereof of exterior wall on at least one side of the building. Openings shall have a minimum clear dimension of thirty (30) inches (762 mm).”
- (105) Add Section 3408.6: Standpipes.
“EXCEPTIONS: Dormitories or resident halls having existing Class II standpipe hose stations and having approved portable fire extinguishers in place and having an approved automatic fire alarm system that is supervised by an approved central, proprietary or remote service, may remove the fire hoses and sign the cabinet valve/outlet for “Fire Department Use Only.”
- (106) Add Section 3408.7: Smoke Detectors.
“Every dwelling unit and every guestroom in a hotel, apartment, or lodging house for sleeping purposes shall be provided with smoke detectors installed in accordance with this code on each level including the basement. For purposes of this section, group homes and congregate housing shall be considered hotel or lodging houses.”
- (107) 3409.2. Delete entire section
- (108) 3410. Delete entire section.
- (109) 3411. Delete entire section.
- (110) 3412. Delete entire section.

SECTION II. AMENDING CLAUSE

Section 19-0121 of the Grand Forks City Code is hereby amended and replaced in its entirety by the following:

19-0121. International Residential Code adopted by reference; amended

The International Residential Code, 2015 edition, Chapters 1 through 11 and 44 promulgated, approved and published by the International Code Council shall be and the same is hereby adopted, as hereinafter amended, and incorporated herein by reference. A printed copy of such International Residential Code shall be filed in the office of the City Engineer including all additions and amendments to said Code made affecting local conditions in the City of Grand Forks, the same as though the Code and additions thereto were herein set forth in full and the said regulations are hereby adopted for use and application in the City.

The following amendments to the International Residential Code, 2015 edition, hereinabove adopted, are hereby made and incorporated in such International Residential Code as follows:

- (1) R101.1. Change “[NAME OF JURISDICTION]” to “City of Grand Forks.”
- (2) R102.7. Delete the words “the International Property Maintenance Code.”
- (3) R103. Change “Department of Building Safety” to “Enforcement Agency.” Add the following sentence under the new section heading: “In the remainder of this book any reference to Department of Building Safety shall be considered the Building Inspections Division of the Engineering Department.”
- (4) R103.1. Change “department of building safety” to “Building Inspections Division of the Engineering Department.”
- (5) 104.8 Delete the last two sentences and replace with the following: “Any suit instituted against an officer, Board of Appeals Member or employee because of an act or omission performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be afforded all the immunities and defenses provided by other applicable local, state or federal laws. The building official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or the city be held as assuming any such liability by reason of the inspection authorized by this code or any permits or certificates issued under this code.”

- (6) R104.10.1. Delete entire section.

- (7) R105.2.
 - (A) In Item #1 change 200 to “120.”
 - (B) In Item #6 delete the words “cabinets, counter tops.”
 - (C) Delete Item #10.
 - (D) Delete from “Electrical: Repairs and maintenance:” to the end of the section.
- (8) R105.2.2. Delete entire section.
- (9) R105.2.3. Delete entire section.
- (10) R105.3.1.1. Delete entire section.
- (11) R106.1. Add the following at the end of the first paragraph: “Plan submittal requirements shall include information as per plan review form or such reasonable requirements as determined by the building official.”
- (12) R106.1.4. Delete entire section.
- (13) R106.3.1. Delete entire section.
- (14) R106.3.2. Delete entire section.
- (15) R107.3. Delete entire section.
- (16) R108.2. Add the following after the last sentence: “The City Council shall establish by resolution fees for building permits.
 - (A) Demolition Permits

The City Council shall establish by resolution fees for demolition permits. All demolition permit fees are set by resolution by City Council. Obtaining a permit is based on the type of demolition work, a cash deposit shall be required as follows: The applicant for a permit to demolish any building or structure, other than under contract by the City or its agencies, shall be required to file with the City Finance Department a cash deposit for the sum of one thousand dollars (\$1,000) or additional monies at the discretion of the building official, in addition to the water and sewer deposit and conditioned that, if the applicant be granted such a permit, the applicant will:

 1. Conform to all requirements relating thereto which are established by the City;
 2. Leave the premises in a safe and sanitary condition;

3. Repair or replace to the satisfaction of the City Engineer any and all damages to any pavement, sidewalk, crosswalk, hydrant, street, alley or other property done or caused by the applicant, the applicant's servants or the applicant's employees;
 4. Indemnify the City against any and all liability for damages, costs or expenses arising or which may arise in favor of any person by reason of any negligence on the applicant's part or on the part of the representative or employees in connection with such demolition or the use of any public street or ground for that purpose; and
 5. All excavations shall be guarded and refilled in the manner provided by ordinance.
- (B) If at any time within one year after the issuance of said permit, the applicant has not complied with all of the above conditions in a satisfactory manner, notice in writing, stating the condition or conditions claimed not to be satisfactorily performed, shall be recovered from the deposit of the applicant.

EXCEPTIONS:

#1 An exception to the requirement of one thousand dollar (\$1,000) deposit may be made by the Building Official for minor demolition work.

#2 When placing a mobile/manufactured home on a lot in a mobile home court, a building permit must be obtained and a fee the fee shall be set by resolution by the City Council.”

- (17) R108.6: Work commencing before permit issuance. “Add the following:
A penalty fee shall be paid if work is commenced without first obtaining a permit and the following apply: a) the project is valued at \$5,000 or more, or b) any project in which a formal complaint has been made to Municipal Court. This penalty fee shall be equal to the fee of the building permit. Both the penalty and regular permit fee must be paid before work is restarted.”
- (18) R109.1.3. Delete entire section.
- (19) R109.1.6.1. Delete entire section.
- (20) R110.3. Change “department of building safety” to “City of Grand Forks.” Change “the following:” to “all pertinent information deemed appropriate.” Delete Items #1 through #9.
- (21) R111. Delete entire section.
- (22) R112.1 Delete entire section and replace with the following: “In order to determine suitability of alternative materials and methods of construction and to provide for

reasonable interpretations of this Code, there shall be and is hereby created a Board of Appeals consisting of six (6) individuals, who are qualified by experience and training to pass judgment upon matters pertaining to building construction. The Building Official shall be a non-voting, ex-officio member and shall act as Secretary to the Board. The Board of Appeals shall be appointed by the City Council and shall hold meetings as required. The Board may adopt reasonable rules and regulations for conducting activities and investigations. The Board shall render all decisions and findings in writing with a copy provided to the appellant.”

- (23) R112.2. Delete entire section and replace with the following: “Responsibilities. The Board of Appeals shall have the following responsibilities:
- (A) To review, on appeal by the applicant, all requests for exception under this Code which have been reviewed and denied by the Building Official;
 - (B) To grant exceptions to the requirements of the International Residential Code for the repair, rehabilitation, or change of occupancy of existing buildings where the planned repairs, rehabilitation or change of occupancy would not otherwise comply with the provisions of the Code. No exception shall be authorized hereunder unless the Board of Appeals finds the following conditions existing:
 - 1. The building was constructed more than twenty-five (25) years before the adoption of the present Code.
 - 2. The Board finds, upon completion of the proposed repair, rehabilitation or change of occupancy will not diminish the safety and welfare of the occupants.
 - (C) To monitor and evaluate on an ongoing basis, the effectiveness and application of the provisions of Codes and any rules, regulations, or procedures promulgated thereunder to determine their impact on the rehabilitation of existing buildings. Pursuant to this responsibility, the Board of Appeals shall gather information, conduct studies, and make appropriate reports and recommendations related to the application of these provisions, the decisions of the appellate body, and the experience of other jurisdictions.
 - (D) To adopt guidelines to be used by the Building Official in determining compliance with this chapter.
 - (E) To recommend to the City Council changes to this Code.”
- (24) R112.3. Delete entire section.
- (25) R112.4. Delete entire section.
- (26) R202 Definitions:

- (A) Definition for “Accessory Structure” delete in its entirety and replace with – “A Structure having not over one-story in height, having a building height of not over fifteen feet, and the use of which is for vehicle storage, storage, and U type uses and which is located on the same lot as a dwelling.”
- (B) Definition for “Attic, Habitable” add the following to the end of the definition: “and are not allowed in a detached accessory building.”
- (C) Definition for “Mechanical Systems” delete in its entirety and replace with –“A system specifically addressed and regulated by the International Mechanical and Fuel Gas codes and composed of components, devices, appliances and equipment.”
- (D) Definition for “Plumbing” delete in its entirety and replace with – “For the purpose of this code, plumbing refers to the those installations, repairs, maintenance and alterations regulated by the North Dakota State Plumbing code.”

(27) R301.2.1. Add the following after the last sentence: “Wind speed used by the jurisdiction shall be 115 mph and exposure shall be C.”

(28) R301.2.2.1. Add the following after the last sentence: “The seismic design category used by this jurisdiction shall be a category A.”

(29) R301.2.3. Add the following after the last sentence: “This jurisdiction shall use minimum 35 lbs. per square foot for a design roof snow load.

Note: This minimum is for sloped roofs and further reductions can not be made on it. Flat roofs shall use a minimum of 42 lbs./sq.ft for a design roof snow load. This design roof snow load is only a minimum and additional loads must be calculated in the overall design.”

(30) R301.2.4. Delete entire section.

(31) R301.2.4.1. Delete entire section.

(32) Table R302.1. Change the third and fourth columns as follows:

“Reference to section R317.3 is changed to Section R302.4 and the entries in column four are as follows:

- <3 feet
- > 3 feet
- 2 feet
- 3 feet
- < 3 feet
- 3 feet
- 5 feet
- < 5 feet
- 5 feet

** Add footnote behind (walls 1) – A common 2-hour fire-resistance-rated wall is permitted for two or more family dwellings where the common wall is on the property line provided such walls

do not contain plumbing or mechanical equipment, ducts or vents in the cavity or the common wall. Electrical installations shall be installed in accordance with the NEC. Penetrations of electrical outlet boxes shall be in accordance with section 302.4.”

- (33) R302.2. In the paragraph 1. change “1-hour” to “2-hour”.
- (34) R302.2.2 In the paragraph 3. change “1-hour” to “2-hour”.
- (35) R302.3. Change “1-hour” to “2-hour”, and in the exceptions change “½ hour” to “1-hour”, “NFPA 13” to “R13”, and “½ inch” to “5/8 inch”.
- (36) R302.5.1. In the last sentence delete the following: “equipped with a self-closing device.”
- (37) R302.6. Add the following to the end of the Table 302.6: “The garage shall be separated from the dwelling unit and its attic area by a minimum 5/8 inch (15.875 mm) gypsum board applied to the garage side.”
- (38) R303.4. Delete entire section.
- (39) R305.1. Add the following: “Exception 4. Habitable rooms in basements of buildings for which building permits for the original construction have been issued prior to January 1, 1976 shall have a ceiling height of not less than six feet and eleven inches (6’11”). Hallways, corridors, bathrooms, storage, laundry and toilet rooms shall have a ceiling height of not less than six feet and six inches (6’6”) measured to the lowest projection from the ceiling.”
- (40) R307. Delete entire section.
- (41) R309.3. Delete entire section.
- (42) R309.5. Delete entire section.
- (43) R310.1. Add the following after the last sentence: “In existing buildings, a replacement window shall be the manufacturer’s largest standard size window that will fit within the existing frame or existing rough opening without making it less conforming.”
- (44) R310.2.1. Delete Exception.
- (45) R311.7.5.1. Change “7 3/4 inches (196 mm)” to “8.0 inches (203.2 mm) and minimum of 4.0 inches (101.6 mm).”
- (46) R311.7.5.2. Change “10 inches (254 mm)” to “9 inches (229 mm)” in both the first and fourth sentences.

- (47) R311.7.5.2.1. Change “10 inches (254 mm)” to “9 inches (229 mm)” in both the first and fourth sentences.
- (48) R311.7.8. Change from “with four or more risers” to “that measure 30 inches (762 mm) or more in height.”
- (49) R313. Delete entire section.
- (50) R314.2.2 Delete entire section and replace with the following:
- i. “When an addition is built, an unfinished area is finished or one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.
 - ii. Exceptions: Where it is structural infeasible to require hardwired smoke detectors, as determined by the code official, an alternate method may be approved.”
- (51) R322. Delete entire section.
- (52) R401.1 Delete “as established by Table R301.2(1) shall meet the provisions of Section R322” and replace with “shall meet the provisions of the jurisdiction’s flood-proofing code and any other applicable requirements of the jurisdiction.”
- (53) R403.1. Delete Table R403.1 and replace with the following:
- (A) “The minimum depth of foundation shall be five feet (5’) below finished grade excepting a detached building of Group U occupancy when it is not part of the principal building or if it is further than eight feet (8’) from the principal building.”
 - (B) Foundations. All foundations shall comply with the following requirements:
 - 1. Concrete used in foundations shall have a compressive strength at twenty-eight (28) days, of at least three thousand pounds per square inch (3,000 psi), except in buildings without basements two thousand five hundred pounds per square (2,500 psi) concrete may be used.
 - 2. Poured concrete basement foundation walls shall be reinforced, in accordance with the Building Official’s specifications.
 - 3. Poured concrete, six inches (6”) thick, is approved for supporting one-story wood frame structures in Group U Occupancy, having no excavation over one foot (1’) below the outside finished grade.
 - 4. All other poured concrete walls must be at least eight inches (8”) thick.

5. The foundation walls be reinforced horizontally with minimum of ½” steel rebar in at least five places in a eight foot (8’) high wall and in at least three places in a four foot (4’) high wall.
- (C) Foundation walls of concrete block or masonry units. When foundation walls are built of concrete blocks or hollow masonry units, the following minimum requirements shall apply:
1. Six inch (6”) thickness; for masonry walls supporting one-story wood frame structures in Group U Occupancy with no excavation over one foot (1’) below the outside finished grade.
 2. Eight inch (8”) thickness; for masonry unit walls which extend not more than four feet (4’) below outside finished grade.
 3. Ten inch (10”) thickness; for masonry unit walls which extend not more than seven feet (7’) below outside finished grade.
 4. Twelve inch (12”) thickness; for masonry unit walls which extend more than seven feet (7’) below the outside finished grade.
 5. The masonry units shall be reinforced vertically and horizontally, in accordance with the Building Officials specifications.
 6. All block foundation walls shall be constructed with the top course bond beam that is continuously horizontally tied with two ½” bars.
- (D) Replace table R-404.1.2(5) & (6) with the “Foundation wall of insulated concrete forms (ICF) shall comply with the following:
1. Horizontal reinforcing – a minimum of one horizontal bar in every second course (32” O.C. maximum) and one bar at the top and bottom of the foundation wall for attachment of vertical reinforcing bars.
 2. Vertical reinforcing – a minimum of one vertical bar shall be placed in each interior and exterior corner and one vertical bar shall be within 6 inches of each side of an opening in the foundation wall.
 3. Six (6) inch basement walls – vertical reinforcement

Max Wall Height	Backfill Height	60 PCF Soil		
		8 ft	4 ft	#3 @ 32"
	5 ft	#3 @ 16"	#4 @ 40" O.C.	#5 @ 48"
	6 ft	#3 @ 8"	#4 @ 24"	#5 @ 40"
	7 ft		#4 @ 16"	#5 @ 24"

4. Eight (8) inch basement walls – vertical reinforcement

Max Wall Height	Backfill Height	60 PCF Soil		
8 ft	7 ft	#3 @ 8"	#4 @ 24" O.C.	#5 @ 40"
	8 ft		#4 @ 16" O.C.	#5 @ 24"
9 ft	7 ft		#4 @ 16" O.C.	#5 @ 32"
	8 ft		#4 @ 16" O.C.	#5 @ 24"
10 ft	7 ft		#4 @ 16"	#5 @ 32"
	8 ft		#4 @ 12"	#5 @ 24"
	9 ft		#4 @ 8"	#5 @ 16"

(E) Footings. All footings shall comply with the following requirements:

7. Bearings. All footings shall bear on undisturbed soil and be designed to distribute sufficiently the superimposed load to the particular type of soil upon which they bear.
8. Forms for footings. Where soil conditions prevent sharp cut trenches for footings side forms shall be used.
9. Strength of footings. The minimum strength and dimensions of footings shall be as follows: Concrete used shall have a compressive strength at twenty-eight (28) days, of at least three thousand pounds per square inch (3,000 psi), with a minimum of two (2) one-half inch (1/2 ") reinforcing rods.
10. All residential footings shall extend into natural undisturbed ground below the frost line. All footings shall have a minimum thickness of ten (10") inches and extend a minimum of six (6") inches beyond each side of the required foundation wall.
11. All footing reinforcements shall have a minimum lap of twelve inches (12") and be tied together.
12. Alternate footing designs shall be submitted to the Building Official for approval.

NOTE: Where footings cross sewer trenches or similar disturbed soil conditions, extra reinforcement shall be required.

(F) Modifications of the above requirements may be made if such modifications are fully detailed and noted on drawings and are approved by the Building Official.

- (G) Pier and post foundation. A wood post or concrete pier foundation may be used for up to a maximum of 200 square feet of floor area for 3-season porches, enclosed decks, entryways or similar rooms. The wood posts or concrete piers shall be spaced a maximum of six feet on center, extend five feet below grade and the concrete piers shall be a minimum of 8 inches in diameter.”
- (54) R403.1.4.1 Frost Protection. Delete exception #1 & #2.
- (55) R405.2.3 Change the “24 inches in diameter or 20 inches square” to “18 inches in diameter or 16 inches square.”
- (56) R408.7. Delete entire section.
- (57) R502.12. Delete entire section.
- (58) Chapter 11. Add “Buildings shall be designed and constructed in accordance with the 2015 International Energy Conservation Code for residences in the 2015 IRC or as in the 2015 IECC as amended herein.
- (59) Table N1101.7 Delete entire table / section and replace with “The City of Grand Forks and its jurisdiction shall be considered to be in Climate Zone 7.”
- (60) N1103.1.1.1 Delete entire section and replace with the following:
 “The thickness of blown in or sprayed roof/ceiling insulations (fiber-glass or cellulose) shall be marked as required by manufacturer’s instructions or can be marked on the trusses at similar locations and type.”
- (61) Table N1102.1.2 “Change the wall frame wall R-value for Climate 7 & 8 to R-19.”
- (62) N1103.1.1. Delete entire section.
- (63) N1103.3.2. Delete “Joints and seams shall comply with section M1601.4.1 of the International Residential Code.” Add the following to the exception:
 The code official shall have the authority to waive all testing requirements provided ducts are visual inspected prior to concealment.”
- (64) N1103.3.3 Delete entire section???? Mechanical
- (65) N1103.3.4 Delete entire section
- (66) N1103.3.5 Delete entire section
- (67) N1103.6. Delete entire section.
- (68) N1104.1. Delete entire section.

(69) N105. Delete entire section

SECTION V. EFFECTIVE DATE

This ordinance shall be in full force and effect following its passage and approval as provided by law on January 1, 2017.

MICHAEL R. BROWN, Mayor

ATTEST:

Maureen Storstad, Director
Finance & Administrative Services

Introduction and first hearing: 11/21/2016

Public Hearing: 12/05/2016

Second reading and final passage:

Approved:

Published: Not required