

**EDGERTON CITY COUNCIL  
WORK SESSION AGENDA  
CITY HALL  
404 EAST NELSON STREET  
March 23, 2023**

**Work Session will begin following adjournment  
of the regularly scheduled city council meeting.**

1. Call to Order

2. Roll Call

\_\_\_\_ Roberts \_\_\_\_ Longanecker \_\_\_\_ Lewis \_\_\_\_ Beem \_\_\_\_ Lebakken \_\_\_\_ Malloy

3. Discussion Related Capital Improvement Project to update the suite of International Building Codes (I-Codes) – focused on International Building Code (IBC)

4. Adjourn



March 23, 2023

TO: Mayor Roberts and City Council Members  
FROM: Zachary Moore, Development Services Director  
SUBJECT: Proposed Update to the 2018 International Building Code

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The City of Edgerton currently uses the 2006 suite of International Building Codes (I-Codes), which includes the International Building Code (IBC), International Residential Code (IRC), International Fire Code (IFC), and more. Since adoption of the 2006 suite of I-Codes, the suite has been updated 5 times, with the most recent being the 2021 IBC update. In the 2022-2026 Capital Improvement Plan (CIP) for the City, the update to the International Building Code that the City uses was proposed as an unfunded project, and with the 2023-2027 CIP, the proposal was funded and approved.

The majority of communities in Johnson County updated their I-Codes suite to the 2018 edition in 2019, and it has received generally positive feedback from the development community in the region. An update to the 2018 I-Code suite would make Edgerton's building regulations more consistent with those of nearby communities that are seeing a good amount of residential and non-residential growth.

With a potential update from the 2006 I-Codes suite to the 2018 I-Codes suite, many sections of Code have changed, which implement new requirements for developers in our City. To help assess the changes that would be made, the City has engaged with George Butler and Associates (GBA) to consult staff throughout the Code update process and identifying impacts to the community that an update to the 2018 Code would present. Attached is a spreadsheet identifying a large amount of the changes that are more in the IBC, and whether or not those changes would be more or less restrictive than the 2006 edition of the IBC, along with the corresponding Code citation for both the 2006 and 2018 IBC editions. Also attached is a list of proposed amendments to the 2018 IBC that were recommended by GBA, should the City decide to update to the 2018 IBC.

The IBC is one of several codes that are included in the 2018 I-Codes suite, and future work sessions will be held with City Council to assess the changes in each individual Code from its 2006 edition to its 2018 edition.

## Significant Changes between 2006 IBC and 2018 IBC – Applicable to City of Edgerton

2018 IBC Section	Magnitude of Change	Is 2018 IBC more or less restrictive?	2006 IBC Section (if applicable)
104.10.1	- Added requirements for code modification requests in flood hazard area above requirements for the same in non-flood areas.	More	N/A
106	- Added requirement to post live load (occupancy) on each floor of commercial/industrial buildings, when load exceeds 50 psf.	More	N/A
107.2.5	- Details must be provided with permit for weather-exposed balconies and walking surfaces are waterproofed.	More	N/A
110.3.6 110.3.7	- Added inspection requirement for weather-exposed balcony and walking surface waterproofing. - Added inspection requirements for smoke barriers and partitions in fire-resistance rated assemblies.	More	109
110.3.10.1	- Documentation of the elevation of lowest floor must be submitted to Building Official prior to final inspection, if located in a flood hazard area	More	N/A
303.1.3 and 303.1.4	- Added exceptions for rooms/spaces associated with educational or religious occupancies. <ul style="list-style-type: none"> <li>o <i>Rooms or spaces used for assembly purposes associated with educational uses are not different occupancies</i></li> <li>o <i>Accessory religious educational rooms and religious auditoriums with occupant loads less than 100 are not different occupancies from the religious institution.</i></li> </ul>	Less	303.1
305.2	- Added clarification for occupancy type for day cares based on number of children and location. <ul style="list-style-type: none"> <li>o <i>If within a religious institution, day care will have the same occupancy.</i></li> <li>o <i>If 5 or fewer children, the day care will have the same occupancy as main use.</i></li> <li>o <i>If 5 or fewer children in a dwelling unit, the building will be classified as R-3 or must comply with IRC.</i></li> </ul>	Less	305.2
Table 307.1(1)	- Maximum allowable quantity per control area of hazardous materials (MAQ) table updated. Added requirements for combustible dust. Removed requirements for consumer fireworks. <ul style="list-style-type: none"> <li>o Flammable gas maximum storage allowed changed from 30 gallons to 150 pounds.</li> <li>o Oxidizing gas maximum storage allowed changed from 15 gallons to 150 pounds.</li> <li>o Unstable reactive Class 2 allowance increased from 250 gas cubic feet, to 750.</li> </ul>	More	Table 307.1(1)
308.5.2	- Added clarification for occupancy type for day cares based on number of children and location. <ul style="list-style-type: none"> <li>o <i>If within a religious institution, day care will have the same occupancy.</i></li> <li>o <i>If 5 or fewer children, the day care will have the same occupancy as main use.</i></li> <li>o <i>If 5 or fewer children in a dwelling unit, the building will be classified as R-3 or must comply with IRC.</i></li> </ul>	Less	308.5
402 – Covered Mall and Open Mall Buildings	- Added several requirements for Mall buildings including <ul style="list-style-type: none"> <li>o Requirements for Open Mall buildings</li> <li>o Fire protection between anchor stores and the rest of the mall building</li> </ul>	More	402
403 – High Rise Buildings	- Added structural integrity requirements for exit stairways and elevator shafts for high-rise buildings - Additional stairway required for all non-R-2 building types	More	403

	- Added fire protection requirements for buildings over 420 ft. in height.		
404 - Atriums	<ul style="list-style-type: none"> <li>- Smoke control is required for atriums connecting two stories in Group I-1 and I-2 buildings</li> <li>- Added exception for atriums to not need a fire barrier where a smoke control system is not required</li> </ul>	More Less	404
406 – Motor Vehicle Related Occupancies	<ul style="list-style-type: none"> <li>- Added exceptions for fire barriers for separation from other occupied areas of a building</li> </ul>	Less	406
407 – Institutional Occupancies	<ul style="list-style-type: none"> <li>- Updated requirements for means of egress in institutional buildings, limiting occupancy within smoke barrier separated areas, nursing home cooking facilities, and</li> </ul>	More	407
419 – Live/Work Units	<ul style="list-style-type: none"> <li>- New Section regarding Live/Work Units.                             <ul style="list-style-type: none"> <li>o No greater than 3,000 square feet. Nonresidential area not permitted to be greater than 50% floor area. Nonresidential area limited to first or main floor of unit. No more than 5 nonresidential workers or employees permitted.</li> <li>o R-2 Occupancy</li> </ul> </li> </ul>	More	N/A
420 – Groups I-1, R-1, R-2, R-3, and R-4	<ul style="list-style-type: none"> <li>- New Section regarding residential type uses.                             <ul style="list-style-type: none"> <li>o Requirements for space per occupant, fire protection, cooking appliances permitted.</li> </ul> </li> </ul>	More	N/A
422 – Ambulatory Care Facilities	<ul style="list-style-type: none"> <li>- New Section regarding ambulatory care facilities                             <ul style="list-style-type: none"> <li>o Requirements for smoke compartments, means of egress, refuge areas, and fire protection</li> </ul> </li> </ul>	More	N/A
423 – Storm Shelters	<ul style="list-style-type: none"> <li>- New Section regarding storm shelters.                             <ul style="list-style-type: none"> <li>o Requirements for location and capacity.</li> </ul> </li> </ul>	More	N/A
424 – Children’s Play Structures	<ul style="list-style-type: none"> <li>- Section moved out of ‘Malls’ section to apply to more areas.                             <ul style="list-style-type: none"> <li>o Standards remain the same as from mall section including material requirements, separation from walls and structures, area limits and fire protection.</li> </ul> </li> </ul>	More	N/A
425 – Hyperbaric Facilities	<ul style="list-style-type: none"> <li>- New section stating that hyperbaric facilities must meet requirements of NFPA 99.</li> </ul>	More	N/A
427 – Medical Gas Systems	<ul style="list-style-type: none"> <li>- New section regarding the storage of medical gases                             <ul style="list-style-type: none"> <li>o Requirements for one-hour rooms (both interior and exterior) and medical gas cabinets</li> </ul> </li> </ul>	More	N/A
428 – Higher Education Laboratories	<ul style="list-style-type: none"> <li>- New section allowing higher education laboratories to exceed hazardous material storage allowance, without classifying as a Group H building.                             <ul style="list-style-type: none"> <li>o Requirements regarding separation, egress, standby/emergency power, quantity of materials allowed are included.</li> </ul> </li> </ul>	Less	N/A
503.1.4 – Occupied Roofs	<ul style="list-style-type: none"> <li>- Added allowable areas for occupied roofs</li> <li>- Limited elements or structures enclosing occupied roof areas to being no more than 4 feet above surface of occupied roof.</li> </ul>	Less More	N/A
504 – Building Height and Number of Stories	<ul style="list-style-type: none"> <li>- Updated allowable building height table.                             <ul style="list-style-type: none"> <li>o Reduced building heights for Type IIB and IIIB buildings for business, mercantile, and storage uses.</li> </ul> </li> </ul>	More	503
507 – Unlimited Area Buildings	<ul style="list-style-type: none"> <li>- Requirements for High-Hazard (Group H) buildings have been added and clarified.                             <ul style="list-style-type: none"> <li>o Includes location requirements for ‘Liquid use, dispensing and mixing rooms,’ ‘Liquid storage rooms,’ and ‘Spray paint booths.’</li> </ul> </li> <li>- Added requirements for unlimited mixed occupancy buildings within Group H-5.</li> </ul>	More  More	507

508.4 – Required Separation of Occupancies	<ul style="list-style-type: none"> <li>- Table 508.4 establishes required fire separation (in hours) between different occupancies.               <ul style="list-style-type: none"> <li>o Separation requirements increase for Institutional, Residential, Storage, and High Hazard Uses</li> </ul> </li> </ul>	More	Table 508.3.3
509 – Incidental Uses	<ul style="list-style-type: none"> <li>- Added fire separation and protection requirements for incidental uses in Institutional occupancy buildings, such as hospitals</li> <li>- Added fire separation and protection requirements for battery systems and electrical installations and transformers</li> </ul>	More More	508.3
510 – Special Provisions	<ul style="list-style-type: none"> <li>- Addition of requirements for Group R-1 buildings of Type IIA and IIIA construction</li> <li>- Addition of requirements for building types with parking garages above</li> </ul>	More	509
602 – Construction Classification	<ul style="list-style-type: none"> <li>- Requirements are added for Heavy Timber and structural composite lumber as materials in Type IV construction.</li> <li>- Roof ratings are not required when roofs are 20’ above the next lowest floor, except for Factory, High Hazard, Mercantile, and Storage uses.</li> </ul>	More Less	602
603 – Combustible Materials in Types I and II Construction	<ul style="list-style-type: none"> <li>- Fire retardant treated wood is now permitted in balconies, porches, decks, and exterior stairways not used as required exits on buildings three stories or less in height and in wall construction of freezers and coolers less than 1,000 square feet.</li> </ul>	Less	603
703 – Fire Resistance Ratings and Fire-Tests	<ul style="list-style-type: none"> <li>- Fire resistance rated glazing is permitted, where it wasn’t in 2006.</li> <li>- Fire walls/barriers must be labeled where there is an accessible concealed floor, floor-ceiling, or attic space.</li> </ul>	Less More	703
705 – Exterior Walls	<ul style="list-style-type: none"> <li>- Increased distance for exterior walls to be fire rated from 5 feet to 10 feet</li> <li>- Added requirements for projections and allowed distance from line used to determine fire separation distance.</li> </ul>	More More	704
706 – Fire Walls	<ul style="list-style-type: none"> <li>- Fire walls no longer required on lot lines dividing a building for ownership purposes where the height and area don’t exceed maximum requirements of the Code. Access easements and contractual agreements granting access to both sides of building must be provided to building official.</li> <li>- Fire walls in non-sprinklered buildings are allowed a greater size opening (from 120 square feet to 156 square feet).</li> <li>- Added fire wall requirements for buildings with sloped roofs.</li> </ul>	Less Less More	705
708 – Fire Partitions	<ul style="list-style-type: none"> <li>- Requirements for fireblocking and draftstopping added to all building types except – buildings equipped with automatic sprinkler systems, R-2 occupancies with fewer than 4 dwelling units, R-3 occupancies with fewer than 3 dwelling units (in floor assemblies)</li> </ul>	More	708
803 – Wall and Ceiling Finishes	<ul style="list-style-type: none"> <li>- Added requirements such a material Class and fire rating for the following building materials: high-density polyethylene (HDPE), polypropylene (PP), site-fabricated stretch systems, laminated products factory produced with a wood substrate, and facings or wood veneers intended to be applied on site over a wood substrate.</li> </ul>	More	803
806 – Decorative Materials and Trim	<ul style="list-style-type: none"> <li>- Entire Section re-written. Limits amount of combustible decorative materials such as curtains, draperies, fabric hangings, etc. Percentage allowed varies depending on occupancy type. Places limits on use of foam plastic, pyroxylin plastic, interior trim and interior floor-wall base.</li> </ul>	More	806
Chapter 9	<ul style="list-style-type: none"> <li>- Added the following Sections, and key regulations in <i>italics</i>:</li> </ul>	More	N/A

	<ul style="list-style-type: none"> <li>○ 902 – Fire Pump and Riser Room Size (<i>access, signage, temperature, lighting</i>)</li> <li>○ 913 – Fire Pumps (<i>protection against interruption of service, fire protection, protection of circuits supplying fire pumps, temperature, supervision</i>)</li> <li>○ 914 – Emergency Responder Safety Features (<i>Identification, access to shaftways</i>)</li> <li>○ 915 – Carbon Monoxide Detection (<i>locations, detection, alarms, systems, maintenance</i>)</li> <li>○ 916 – Gas Detection Systems (<i>permits, equipment, location, connections, power, activation, signage</i>)</li> <li>○ 917 – Mass Notification Systems (<i>colleges and universities</i>)</li> <li>○ 918 – Emergency Responder Radio Coverage (<i>must be provided in buildings</i>)</li> </ul>		
903 – Automatic Sprinkler Systems	<ul style="list-style-type: none"> <li>- Removed exception for Group A-3 and A-4 occupancies used exclusively as sports areas where main floor areas is same level as level of exit discharge.</li> <li>- Added requirement for sprinklers in spaces under grandstands or bleachers, furniture stores and mattress stores, S-1 occupancy commercial vehicle storage, assembly occupancies on roofs, ambulatory care facilities, air traffic control towers, live/work units, children’s play structures, buildings with lab suites, and attics used for living or storage.</li> <li>- Added exception for I-4 occupancy, day care uses</li> </ul>	More  More  Less	903
904 – Alternative Automatic Fire-extinguishing Systems	<ul style="list-style-type: none"> <li>- Added standards for water-mist extinguishing systems and fire protection standards for domestic cooking systems.</li> </ul>	More	904
906 – Portable Fire Extinguishers	<ul style="list-style-type: none"> <li>- Fire Extinguisher requirements from the International Fire Code are now included in the International Building Code</li> <li>- Fire extinguishers are not required in public spaces of R-2 occupancies if provided in individual units</li> </ul>	Same  More	906
907 – Fire Alarm and Detection Systems	<ul style="list-style-type: none"> <li>- Construction document requirements refer to NFPA 72.</li> <li>- Added requirement for fire alarms to be provided in Group B ambulatory care facilities</li> <li>- New requirements for smoke alarms in R-1 occupancies.</li> <li>- Added requirements for smoke alarms in R-2 occupancies specifically for college and universities (dorms) and visible alarm systems in all R-2 occupancies</li> <li>- New requirements for smoke alarms near cooking appliances, near bathrooms,</li> <li>- Requirement for high-rise buildings in I-1 or I-2 occupancies to have an alarm sound at a constantly attended location and occupant notification broadcast by emergency voice/alarm communication system and for multiple channel voice evacuation systems for buildings taller than 120 feet.</li> <li>- Added required locations for smoke detectors in airport traffic control towers.</li> <li>- Updated inspection and recordkeeping requirements for alarms</li> </ul>	Same More More More  More More  More More	907
1003 – General Means of Egress	<ul style="list-style-type: none"> <li>- Added exceptions for means of egress for 1) ramp headroom, 2) clear height of floor levels in pedestrian and vehicular traffic areas, and 3) areas above and below mezzanine floors</li> </ul>	Less	1003
1004 – Occupant Load	<ul style="list-style-type: none"> <li>- Occupancy calculations have been added for ‘Exhibit Gallery and Museum’, ‘Concentrated Business Use Areas’, ‘Mall Buildings, Covered and Open’.</li> <li>- Mercantile occupancy count updated – from 1 occupant per 30 gross square feet to 60 gross square feet.</li> </ul>	More  More	1004

	<ul style="list-style-type: none"> <li>- Business occupancy count updated – from 1 occupant per 100 gross square feet to 150 gross square feet</li> </ul>	More	
1005 – Means of Egress Sizing	<ul style="list-style-type: none"> <li>- Reduced width of egress calculation for buildings with an automatic sprinkler system.</li> <li>- Added restrictions on protrusions into the egress way.</li> </ul>	Less More	1005
1009 – Accessible Means of Egress	<ul style="list-style-type: none"> <li>- Two-way communication systems are no longer required for I-2 and I-3 occupancy buildings.</li> <li>- Relaxation of requirements for stairway width, areas of refuge, and fire separation where buildings have an automatic fire sprinkler system throughout.</li> </ul>	Less	1007
1010 – Doors, Gates, and Turnstiles	<ul style="list-style-type: none"> <li>- Added exceptions for power-operated doors, non-accessible bathroom doors, and non-accessible shower or sauna compartments.</li> <li>- Added new requirements for revolving doors regarding emergency stop switches, for security access turnstiles, and electrically locked egress doors.</li> <li>- Added new hardware requirements for locks and bolts on egress doors</li> <li>- Added requirements for door locking in schools</li> <li>- Updated the maximum RPM allowed for revolving doors</li> </ul>	Less  More  More More More	1008
1013 – Exit Signs	<ul style="list-style-type: none"> <li>- Addition of requirement for low-level exit signs in Group R-1 structures.</li> <li>- Added requirement for raised character and braille to be provided next to egress ways.</li> </ul>	More More	1011
1017 – Exit Access Travel Distance	<ul style="list-style-type: none"> <li>- Added requirement for Group F-1 and S-1 buildings to have a minimum height from finished floor to bottom of ceiling or roof slab to be 24 feet to be allowed increase in travel distance to 400 feet from 250 feet.</li> </ul>	More	1016
1024 – Exit Passageways	<ul style="list-style-type: none"> <li>- Added ventilation requirements for exit passageways.</li> </ul>	More	1021
1103 – Scoping Requirements	<ul style="list-style-type: none"> <li>- Increased the minimum square footage of a ‘work space’ from 150 square feet to 300 square feet, which is exempt from Accessibility requirements.</li> <li>- Exception provided for areas in places of religious worship to be exempt from accessibility requirements if less than 300 square feet and either 7 inches below or above main floor.</li> <li>- Exception to accessibility requirements provided for highway tollbooths and equipment spaces.</li> </ul>	Less  Less Less	1103
1104 – Accessible Route	<ul style="list-style-type: none"> <li>- Size of common use circulation paths that are not required to be accessible routes increased from 300 feet to 1,000 feet.</li> </ul>	Less	1104
1109 – Other Features and Facilities	<ul style="list-style-type: none"> <li>- A minimum of 5% (or at least 1) toilet stall must be accessible where provided. Requirement increased from just a minimum of 1 accessible stall provided where toilets are provided.</li> </ul>	More	1109
1110 – Recreational Facilities	<ul style="list-style-type: none"> <li>- New Section for accessibility to recreational facilities. Includes requirements for seating, sport activity areas located on an accessible route, bowling lanes, sports court areas, boxing/wrestling rings, raised refereeing/judging areas, animal containment areas, amusement rides, recreational boating/fishing facilities, play areas, pools, and more.</li> </ul>	More	N/A
1203 – Ventilation	<ul style="list-style-type: none"> <li>- Added requirement for mechanical ventilation in dwelling units where there are less than 5 air changes per hour.</li> <li>- Mesh covering required where openings for ventilation in attic spaces are greater than ¼-inch wide.</li> </ul>	More  More	1202
1209 – Toilet and Bathroom Requirements	<ul style="list-style-type: none"> <li>- Reduction in high for non-absorbent surface to be extended up a wall from 6” to 4”.</li> <li>- Added requirements for partitions between urinals and privacy for water closets.</li> </ul>	Less More	1210

1406 – Metal Composite Materials (MCM)	<ul style="list-style-type: none"> <li>- Added restrictions for use of Metal Composite Materials – cannot be used more than 75 feet in height above grade plane, nor for buildings classified as A-1, A-2, H, I-1, or I-2 occupancies.</li> </ul>	More	1407
1407 – Exterior Insulation and Finish Systems (EIFS)	<ul style="list-style-type: none"> <li>- Entire section added with EIFS regulations for performance characteristics, structural design, weather resistance, installation and drainage requirements.</li> </ul>	More	N/A
1408 – High-Pressure Decorative Exterior-Grade Compact Laminates (HPL)	<ul style="list-style-type: none"> <li>- Entire section added with HPL regulations including but not limited to structural design, durability, fire-resistance rating, surface-burning characteristics, weather-resistance, fire-separation, height limitations, labeling, and more.</li> </ul>	More	N/A
1409 – Plastic Composite Decking	<ul style="list-style-type: none"> <li>- Entire section added with plastic composite decking requirements for exterior deck boards, stair treads, handrails, and guards constructed of plastic composites.</li> </ul>	More	N/A
1502 – Roof Drainage	<ul style="list-style-type: none"> <li>- New requirements added for secondary (emergency overflow) drains or scuppers.</li> </ul>	More	1503
1507 – Requirements for Roof Coverings	<ul style="list-style-type: none"> <li>- New underlayment requirements added for asphalt shingles and photovoltaic systems, including use of ice barriers.</li> <li>- New requirements included for underlayment application in areas of high wind including underlayment lap size, thickness requirements and grid pattern size.</li> </ul>	More More	1507
1603 – Construction Documents, Structural Design	<ul style="list-style-type: none"> <li>- Added requirements for geotechnical information to be provided.</li> <li>- Added standards for special loads including machinery and equipment and photovoltaic panel systems.</li> <li>- Added requirement to show information for roof rain load data.</li> </ul>	More More More	1603
1604 – General Design Requirements, Structural Design	<ul style="list-style-type: none"> <li>- Deflection requirements added for exterior walls w/ plaster finishes and framing for supporting glass.</li> <li>- Added requirement that snow drift be accounted for in snow load calculation.</li> <li>- Added storm shelter requirement.</li> </ul>	More More More	1604
1607 – Live Loads, Structural Design	<ul style="list-style-type: none"> <li>- Added live load requirements for grab bars, shower seats, accessible benches, stage floors, elevators, machinery, and photovoltaic panels.</li> </ul>	More	1607
1609 – Wind Loads, Structural Design	<ul style="list-style-type: none"> <li>- Updated wind load map and updated new wind loading criteria to match ASCE 7-10.</li> <li>- Increased allowance in mean roof height from 33’ to 45’ and wind speed from 130 mph to 140 mph when designing for protection of openings.</li> </ul>	More Less	1609
1613 – Earthquake Loads, Structural Design	<ul style="list-style-type: none"> <li>- Seismic requirements were updated to match ASCE-7.</li> <li>- Seismic requirements for photovoltaic systems were added.</li> </ul>	More	1613
1704 – Special Inspections and Tests	<ul style="list-style-type: none"> <li>- Added requirement for special reports to be provided to the building official.</li> <li>- Updated required verification of inspections of soils and pile and pier foundations.</li> </ul>	More More	1704
1705 – Required Special Inspections and Tests	<ul style="list-style-type: none"> <li>- Requirements added for anchor bolts and truss bracing, firestopping, seismic systems, and wood trusses.</li> </ul>	More	1705
Chapter 18 – Soils and Foundations	<ul style="list-style-type: none"> <li>- Updated requirements to foundation design including, but not limited to: requirements for expansive soils, updated requirements for Seismic Categories D, E, and F, that reports be provided</li> </ul>	More	Chapter 18



	for low-strength material properties, requirements for excavations near footings or foundations, minimum widths of footings, thickness for concrete foundation walls, and grading requirements throughout the entire Chapter.		
1905 – Modifications to ACI 318	- Entire Chapter references ACI 318 for many construction requirements. This section specifies modifications to ACI 318, specifically related to concrete use in building construction.	More	1908
1906 – Structural Plain Concrete	- Allows a reduction in thickness of footings for R-3 occupancies and other occupancies of light-frame construction less than 2 stories tall to be reduced to 6 inches	Less	N/A
Chapter 21 – Masonry	- Updated references to other guidelines that Masonry construction must comply with, (i.e. TMS, ANSI, ASTM, ASI, ASCE) - Addition of Section 2109 – Empirical Design of Adobe Masonry - Addition of Section 2114 – Dry-Stack Masonry	Same	Chapter 21
2209 – Steel Storage Racks	- Added requirements for cantilevered steel storage racks made of cold-formed or hot-rolled steel. Must comply with RMI ANSI/MH 16.3 and/or ASCE 7.	More	2208
2302 – Wood, Design Requirements	- Added requirement for log structures to meet requirements of ICC 400.	More	2301
2303 – Wood, Minimum Standards and Quality	- Updated requirements for truss design drawings, and added requirements for truss quality assurance and that design, manufacture, and quality assurance must be in accordance with TPI-1.	More	2303
2304 – Wood, General Construction Requirements	- Added spacing and toenail requirements for different nail sizes - New composition requirements for fasteners in preservative-treated wood, fire-retardant wood foundations. - Made wide updates to the fastening schedule (type of connection/fastener/location) - New requirements added for Heavy Timber construction including columns, floor and roof framing. - New allowance for cross-laminated timber to be used on exterior walls - Construction standards added for cross-laminated timber floors, sawn or glued-laminated timber plank floors, roof decks, timber roofs, sawn or glued-laminated timber plank roofs	More More More More Less	2304
2308 – Conventional Light-Frame Construction	- Establishes the maximum floor-to-floor height as 11 feet 7 inches - Establishes maximum number of stories for light-frame construction based on Seismic Design Category. - Increased requirements for anchoring braced wall plates in Seismic Design Categories D and E. - Added Tables 2308.4.1.1(1)&(2), which set requirements for header and girder spans for exterior & interior bearing walls. Maximum span is determined based on snow load and what the header/girder supports.	More More More More	2308
2510 – Lathing and Furring for Cement Plaster	- Increased requirement for water-resistive barrier for stucco applications	More	2510
2611 – Light-Transmitting Plastic Interior Signs	- Added requirements for light-transmitting plastic interior signs including max area, separation, encasement.	More	N/A

2612 – Plastic Composites	<ul style="list-style-type: none"> <li>- Added requirements for plastic composite deck boards including labeling, flame spread, termite and decay resistance, construction requirements, and treads, handrails, and guards.</li> </ul>	More	N/A
2702 – Emergency and Standby Power Systems	<ul style="list-style-type: none"> <li>- Added fire protection requirements added for fuel lines supplying a generator inside a high-rise building.</li> <li>- Added secondary/emergency power requirements for when primary source of power is out for generators, exhaust systems, and gas detection systems</li> <li>- Added fire-rating requirement of one-hour for critical circuits.</li> </ul>	More More More	2702
2902 – Minimum Plumbing Facilities	<ul style="list-style-type: none"> <li>- Added minimum plumbing facility (restrooms &amp; sinks) rates for casino gaming areas and custodial care facilities.</li> <li>- Decreased restroom requirement for employees in reformatories.</li> <li>- Eliminated need for separate facilities between sexes in business occupancies in which the maximum occupant load is 25 or fewer.</li> <li>- Added requirements for location of toilet facilities, door locking, directional signage for restrooms, and drinking fountain locations</li> </ul>	More Less Less More	2902
Chapter 30 – Elevators and Conveying Systems	<ul style="list-style-type: none"> <li>- Requirements added for ‘Occupant Evacuation Elevators’ (Number of, water protection, doorways, protection of wiring or cables)(Sec. 3008) and ‘Fire Service Access Elevators’ (water protection, lighting, lobbies, doorways)(Sec. 3007).</li> </ul>	More	Chapter 30
3001 – Elevators and Conveying Systems, General	<ul style="list-style-type: none"> <li>- Added requirements for emergency two-way communication systems to be included that is fully accessible by the deaf, hard of hearing, and speech impaired.</li> </ul>	More	3001
3002 – Hoistway Enclosures	<ul style="list-style-type: none"> <li>- Added prohibition that plumbing and mechanical systems cannot be located in an elevator hoistway.</li> </ul>	More	3002
Chapter 31 – Special Construction	<ul style="list-style-type: none"> <li>- Added specific sections for construction of solar energy systems, greenhouses, relocatable buildings</li> </ul>	More	N/A
3108 – Telecommunication and Broadcast Towers	<ul style="list-style-type: none"> <li>- Removed material and load requirements from Code, but added reference to climbing and working facilities complying with TIA-222.</li> </ul>	Less	3108
Chapter 33 – Safeguards During Construction	<ul style="list-style-type: none"> <li>- Added Sections regarding Water Supply for Fire Protection (3313) and Fire Watch During Construction (3314)</li> </ul>	More	N/A
International Existing Building Code	<ul style="list-style-type: none"> <li>- Replaces Chapter 34 from the 2006 IBC</li> </ul>		N/A

# International Building Code – 2018 Edition

## City of Edgerton

### Proposed Code Amendments

The International Fire Code, 2018 Edition, including Appendices A, B, C, E, F, G, I, and J, published by the International Code Council, Inc., are hereby adopted by reference.

Section 101.1 shall be amended to read as follows:

**101.1 Title.** These regulations shall be known as the Building Code of the City of Edgerton, Kansas, hereinafter referred to as “this code.”

Section 103.2 shall be amended to read as follows:

**103.2 Appointment.** The Building Official shall be appointed by the City Administrator.

Section 105.2 (Section titled “Electrical: Repairs and Maintenance”) shall be amended to read as follows:

**105.2 Work exempt from permit.** Minor repair work, including the replacement of a single lamp or receptacle, or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Section 105.3 shall be altered to include the following addition:

8. Include potable water verification. A permit shall not be issued until evidence is presented to the Building Code Official certifying the availability of satisfactory potable water. Applicants within areas under the jurisdiction of the City or a duly constituted water district shall submit a connection permit or notice of intent to supply water service from the applicable water utility provider. Applicants from areas that are not within an area under the jurisdiction of the City or a duly constituted water district shall submit evidence that the proposed water supply meets the required standards for health and safety.
9. A permit for construction shall not be issued until evidence is presented to the Building Official verifying the availability of satisfactory hydrant locations. Applicants for areas under the jurisdiction of the City or a duly constituted water district shall submit a statement from the applicable water utility provider verifying that the proposed fire protection system conforms to Article 10, Section 5, paragraph Q. of this Code.
10. Include a sanitary sewer connection permit. No building permit for any structure or building to be located within the City in which sanitary sewage will, or may, originate shall be issued until and unless the applicant, or his or her agent, has previously applied for and received from the City, a sanitary sewer construction and connection permit as required by the rules and regulations of the City of Edgerton.
11. Include an entrance permit application from the City.
12. Include proof of a valid Johnson County contractor’s license.  
Exceptions:
  1. The owner of a single-family dwelling shall be allowed to secure a permit to construct, alter, or repair said home provided the following conditions are met:

- A. The homeowner currently occupies the dwelling or will occupy the residence once the construction has been completed.
  - B. The homeowner undertakes the work themselves.
2. The Building Official may waive the provisions of this section where it can be established that no license exists for the installation, alteration, or repair of a certain type of work requiring a permit, or due to other unique circumstances.

Section 105.5 shall be amended to read as follows:

**105.5 Expiration.** Every permit issued by the Building Code Official under the provisions of this Code shall expire by limitation and become null and void if:

1. The building or work authorized by such permit is not commenced within 180 days from the date of such permit, or
2. The building or work authorized by such permit has not progressed to the point of the next required inspection within 180 days of either the issuance of the permit, or from the date of the last inspection.

Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work; and provided further that the untimely progress has not exceeded one year. In order to renew action on a permit that has expired for a period exceeding one year, the permittee shall pay a new full permit fee. The Building Code Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section 109.2 shall be altered to include the following addition:

**109.2 Schedule of permit fees.** The fee for building permits for non-residential buildings and construction shall be as set forth in Table 1-A. The fee for building permits for residential buildings and construction shall be as set forth in Table 1-B. When permit fees are required, a plan review fee shall be paid at the time of submitting the submittal documents for plan review. Said plan review fee shall be sixty-five percent (65%) of the building permit fee as shown in Table 1-A for non-residential buildings and construction and Table 1-B for all residential buildings and construction. The plan review fees specified in this subsection are separate fees from the permit fees specified in Section 108 and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 06.3.4.2, an additional plan review fee shall be charged at the rate shown in Table 1-A for non-residential buildings and construction and Table 1-B for residential buildings and construction.

Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the Building Code Official. The Building Code Official may extend the time for action by the applicant for a period not exceeding 180 days on written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application shall be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

[Copy Tables from Current Code of Regulations for Buildings and Construction 2010 with modifications for updated permit fees. Include after hours, wasted-trip, and work commencing without a permit fees., Possibly including language for third-party review costs to be passed onto the permit applicant]

Section 111.3 shall be altered to include the following addition:

**111.3 Temporary occupancy.** A 60-day temporary certificate may be issued for interior items and a 90-day temporary certificate may be issued for exterior items upon written request, subject to the approval of the Building Code Official. An additional 30 days may be granted by the Building Code Official upon written request and for a fee of \$100.00. Contemporaneously with the issuance of a Temporary Certificate of Occupancy, the Building Code Official shall provide a list of deficiencies, if any, that require correction to any building or portion thereof. The failure of the permit holder to correct the deficiencies, to the satisfaction of the Building Code Official, prior to the expiration of the Temporary Certificate of Occupancy, shall be a public offense, designated as a Class A violation under Article 20 of this Code.

Section 114.3 shall be amended to read as follows:

**114.3 Prosecution of violation.** "Any person failing to comply with a notice of violation or order shall be deemed guilty of a Class A violation, and the violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the Building Code Official shall request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto."

Section 114.4 shall be altered to include the following addition:

**114.4 Violation penalties.** Violation of any provision of this Code shall be a public offense, punishable upon conviction as provided in Article 20 of the City of Edgerton Code of Regulations for Buildings and Construction, 2010 Edition. Each separate day or any portion thereof, during which any violation of this Code occurs or continues, shall also be deemed to constitute a separate offense, and shall be punishable as provided in Article 20 designated above."

Section 423.5 shall be added and shall read as follows:

**423.5 Storm protection area required.** All Group R-1, R-2, R-3, R-4, I-1 and I-2 occupancies of any occupant load shall have a storm protection area constructed in accordance with ICC 500 or shall have a basement. Sub-surface areas located beneath concrete stoops with or without doors are considered equivalent to a basement. Such areas shall be provided with ventilation in accordance with applicable code requirements.

Section 903.3.7 shall be amended to read as follows:

**903.3.7 Fire department connections.** The location of fire department connections shall be approved by the Building Code Official with the advice of the Johnson County Fire District No. 1. A fire department connection for each standpipe system or water-based fire-extinguishing system shall be located not more than 300 feet from the nearest fire hydrant connection to an approved water supply.

*[Coordinate all changes to Chapter 9 with amendments to be implemented for the IFC]*

Section 1612.3 shall be amended to read as follows:

**1612.3. Establishment of flood hazard areas.** To establish flood hazard areas, the Governing Body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled 'The Flood Insurance Study for Johnson County, Kansas and Incorporated Areas,' dated August 3, 2009, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

Section 2902.3.7 shall be added and shall read as follows:

**2902.3.7 Temporary toilet facilities during construction.** Temporary toilet facilities to be used during construction shall be approved by the *Building Official*. A written plan for number of fixtures, location of fixtures to be placed, and type of temporary facilities shall be provided.

Section 3103.1.1 shall be amended to read as follows:

**3103.1.1 Permit required.** "Temporary structures that cover an area in excess of 900 square feet, including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of ten or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the Building Code Official."

Section 3307.1 shall be altered to include the following addition:

**3307.1 Protection required.** All construction sites shall be maintained in a good, clean, and safe condition, including, but not limited to, the following minimum requirements;

1. Construction materials shall be stored, maintained and secured so as to prevent safety risk or danger. Accumulated construction debris shall be hauled away and disposed of at an approved land fill. Dumpsters shall be emptied or removed when full and may be used only for construction debris. Construction materials shall not be stored in a public right-of-way.
2. All mud, dirt, or debris deposited on any street, crosswalk, sidewalk, or other public property as a result of excavation, construction, or demolition shall be immediately broom cleaned to the extent possible and disposed of in an acceptable manner.
3. It shall be unlawful to intentionally place, deposit, or otherwise dispose of construction debris in any public or private sewer or in any public right-of-way.
4. Airborne particles shall be controlled at the property at all times during work by means of a water truck and/or spraying equipment, or other water sources capable of spraying and thoroughly saturating all portions of the structure and surrounding property affected by the work. Spraying shall be undertaken at all times necessary to thoroughly control the creation and migration of airborne particles, including, without limitation, dust, from the subject property.
5. No person shall operate or cause to be operated any radio, media player, telecommunications device or other such object at such a volume or in any other manner that would cause a nuisance or disturbance to any person.

6. Every contractor shall be responsible for all actions of their employees, agents, and subcontractors under this subsection, and shall be responsible for all violations of the provisions of this subsection committed by such employees, agents, or subcontractors.

Section 3409.2 shall be amended to read as follows:

**3409.2 Applicability.** Structures existing prior to March 20, 1986, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3402 through 3406.

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