

CITY OF GRETNA, NEBRASKA

ORDINANCE NO. 2086

AN ORDINANCE TO AMEND AND ADOPT THE INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 EDITION; TO ADOPT THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2009 EDITION COMMERCIAL PROVISIONS ONLY; TO ADOPT THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018 EDITION RESIDENTIAL PROVISIONS ONLY; TO ADOPT THE INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC) 2018 EDITION; TO AMEND SECTION 9-401 OF ARTICLE 4 OF CHAPTER 9 OF THE CITY OF GRETNA MUNICIPAL CODE; TO REPEAL ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE A TIME WHICH THIS ORDINANCE SHALL TAKE EFFECT.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GRETNA, SARPY COUNTY, NEBRASKA.

Section 1. Section 9-401 of Article 4 of Chapter 9 of the Municipal Code of the City of Gretna regarding building and mechanic codes adopted by reference, is amended as follows:

SECTION 9-401: BUILDING AND MECHANICAL CODES; ADOPTED BY REFERENCE

To provide certain minimum standards, provisions, and requirements for safe and stable design, methods of construction, and uses of materials in buildings hereafter erected, constructed, enlarged, altered, repaired, relocated and converted, the International Building Code (IBC) 2012 edition (as currently amended and adopted), the International Fuel Gas Code (IFGC) 2012 edition (as currently amended and adopted), the International Mechanical Code (IMC) 2012 edition (as currently amended and adopted), the International Existing Building Code (IEBC) 2012 edition (as currently amended and adopted), the International Residential Code (IRC) 2018 edition (as currently amended and adopted), the International Energy Conservation Code (IECC) 2009 edition commercial provisions only (as currently amended and adopted), the International Energy Conservation Code (IECC) 2018 edition residential provisions only (as currently amended and adopted), the Design for Code Acceptance 6 (DCA 6) 2015 edition (as currently amended and adopted), the International Swimming Pool and Spa Code (ISPSC) 2018 edition (as currently amended and adopted), and the Accessible and Useable Buildings and Facilities ICC/ANSI 117.1-2009 (as currently amended and adopted), and their amendments, published by the International Code Council and printed in book or pamphlet form, are hereby incorporated by reference in addition to all amended editions as though printed in full herein insofar as said codes do not conflict with state statutes. One copy of the building code and the mechanical code are on file at the office of the City Building Inspector and one copy of each code is also on file at the office of the City Clerk. Such codes are available for public inspection during office hours. The provisions of these codes shall be controlling throughout the City and throughout its zoning jurisdiction. (Neb. Rev. Stat. §17-1001, 18-132, 19-902, 19-922) (Am. by Ord. Nos. 358, 4/5/88; 469, 10/5/93; 571, 10/1/99; 842, 4/20/04; 862, 11/2/04; 929, 6/17/08; 1053, 12/2/14; 1056, 1/20/15; 2044, 5/21/19; 2085, 5/18/21)

Section 2. The 2018 International Residential Code is hereby adopted as amended, altered, modified and changed in the following respects:

R101.1 Amended; Title.

These provisions shall be known as the International Residential Code for One- and Two-Family, Dwellings of the City of Gretna, Sarpy County, Nebraska, and shall be cited as such and will be referred to herein as “this code”.

R101.2 Amended; Scope.

The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stores above grade plane in height within the extra territorial jurisdictional of the City of Gretna.

R105.2 Amended; Work Exempt From Permit.

Permits shall not be required for the following.

1. Swings, playhouses, and other playground equipment accessory to a one- or two-family dwelling.
2. Landscaping features to include terrace/retaining walls that are not over 4 feet in height measured from grade to the top of the wall, unless supporting a surcharge, trellises and other similar structures.
3. Replacement of paved slab-on-grade surfaces for sidewalks, driveways, and patios provided no increase in square footage is added and there is no change in grading creating additional storm drainage to adjacent properties.
4. One-story detached accessory structures, provided that the floor area does not exceed 80 square feet.
5. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
6. Prefabricated, temporary, soft-sided swimming pools that are less than 24 inches in depth.

Exemption from the permit requirements of this code shall not be deemed to grant authorization of any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

R106.2.1 Added; Surveyor’s Certificate.

A Surveyor’s Certificated shall be submitted with a site plan for all new dwelling, dwelling additions, accessory structure and detached garage permit applications.

R109.5 Added; Jobsite Address Identification.

All additions, alterations, or repairs for which a permit is required by this code shall be provided with a construction address identification sign. Said identification sign shall be of metal, wood, plastic, or other approved rigid material with permanent identification numbers and letters thereon indicating the legally assigned street or other type of

address assigned by the building official. Said sign shall have numbers and letters of such size and shall be so placed upon the construction site as to be readily visible and identifiable from the public street. Said sign shall be maintained for the duration of the construction work.

R202 Amended; Definitions.

Other than the following, all definitions are adopted as printed in the 2018 IRC.

KITCHEN. A facility for cooking, storing, and preparing food. A kitchen shall include a stove, refrigerator, functional sink, and a minimum of 4 lineal feet of counter space.

SLEEPING ROOM. Any room in the house that is greater than 70 square feet, has built in closet space or having direct access to a bathroom and typically could be used as a bedroom.

Table R301.2(1) Amended; Climatic and Geographic Design Criteria.

Add the following information to Table R301.2(1):

GROUND SNOW LOAD ^o	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f
	SPEED ^d (MPH)	TOPOGRAPHIC EFFECTS ^k	SPECIAL WIND REGION ^l	WINDBORNE DEBRIS ZONE ^m	
25	115	NO	NO	NO	A

SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARDS ^k	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
WEATHERING ^a	FROST LINE DEPTH ^b	TERMITE ^c					
SEVERE	42	M-H	-3	YES	1971	2000	51.2

Table R301.2(1) Deleted; Manual J Design Criteria

Table R301.2(1), Manual J Design Criteria of the 2018 IRC is hereby deleted.

Table R301.5 Amended; Minimum Uniformly Distributed Live Loads (in pounds per square foot).

Other than the following, all others are adopted as printed in the 2018 IRC.

USE	LIVE LOAD
Balconies (exterior) and decks	50
Sleeping Rooms	40

R302.1 Amended; Exception 2, Exterior Walls.

An accessory building, detached garage, storage and tool sheds located less than 6 feet from the dwelling unit including decks greater than 30 inches above grade, shall be

protected with no less than 5/8" type X gypsum board applied to the interior side of the walls and ceiling. The door shall be no less than a solid core or steel door no less than 1 and 3/8" in thickness.

R302.1 Deleted; Exception 3, Exterior Walls.

Section R302.1, Exception 3 of the 2018 IRC is hereby deleted.

Table R302.6 Amended; Dwelling-Garage Separation.

Other than the following, all others are adopted as printed in the 2018 IRC.

Garages located less than 3 feet from a dwelling unit on the same lot shall be amended to read; Garages located less than 6 feet from a dwelling unit on the same lot.

Not less than 1/2"-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area shall be amended to read; No less than 5/8-inch gypsum board or equivalent applied to the interior side of exterior walls that are within area.

R302.13 Amended; Fire Protection of Floors.

Amend R302.13, Exception 3.1 to read: The aggregate area of unprotected portions does not exceed 144 square feet per story.

R305. Added, Exception 4; Minimum height.

The Building Official shall have the authority to waive the minimum height requirements of this section where pre-existing conditions will not allow for requirements to be met.

R309.5 Deleted; Fire Sprinklers.

Section R309.1 of the 2018 IRC is hereby deleted.

R311.3.2 Amended, Exception; Floor Elevations for Other Exterior Doors.

A top landing is not required where a stairway of four or fewer rises are located on the exterior side of the door, provided that the door does not swing over the stairs.

R311.7.8.4 Added, Exception 3; Continuity.

Handrails for stairways shall be permitted to have no more than a 4 inch break due to all offsets and other ornamental features.

R313 Amended, Automatic Fire Sprinkler Systems.

Section R314 of the 2018 IRC and all subsections thereof, to include other sections of this code as it pertains to fires sprinklers are hereby adopted as optional with code regulations being provided for installation only. A third party inspection shall be required at time of final inspection.

R317.1.4 Amended; Wood Columns.

Wood columns shall be approved wood of natural decay resistance or approved pressure-preservative-treated wood. Posts, poles and columns supporting permanent structures shall bear upon a concrete footing and shall not be imbedded in the concrete or in the ground unless approved for such use.

R317.1.4 Deleted, Exception 3; Wood Columns.

Section R317.1.4 Exception 3 of the 2018 IRC is hereby deleted.

R317.3.2 Deleted; Fasteners for Wood Foundation.

Section R317.3.2 Fasteners for wood foundations of the 2018 IRC is hereby deleted.

R320 Deleted; Accessibility.

Section R320 Accessibility of the 2018 IC is hereby deleted.

R402.1 Deleted; Wood Foundations.

Section R402.1 Wood foundations in the 2018 IRC and all subsections thereof are hereby deleted.

R403.1 Amended; General.

All exterior walls shall be supported on continuous concrete footing or other approved engineer designed structural system that will be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the characteristics of the soil. Footings shall be on undisturbed, unfrozen and natural soils or engineered fill. Footing trenches shall be compacted, free of debris and contain a minimum of 2 #4 rebar reinforcement ran continuously with grade beams having 3 #4 rebar reinforcement ran continuously.

Figure R403.1(1) Deleted; Plain Concrete Footing with Masonry and Concrete Stem Walls in SDC A, B and C.

Figure R403.1(1) Plain Concrete Footing with Masonry and Concrete Stem Walls in SDC A, B and C in the 2018 IRC is hereby deleted.

Figure R403.1(2) Deleted; Permanent Wood Foundation Basement Wall Section.

Figure R403.1(2) Permanent Wood Foundation Basement wall section in the 2018 IRC is hereby deleted.

Figure R403.1(3) Deleted; Permanent Wood Foundation Crawl Space Section.

Figure R403.1(3) Permanent Wood Foundation Crawl space section in the 2018 IRC is hereby deleted.

R403.1.4.1 Amended Exception 1 and 2; Frost Protection.

1. Protection of a freestanding accessory structure with an area of 200 square feet or less, of light framed construction, does not require foundation. However, positive ground connections shall be required.

2. Protection of a freestanding accessory structure with an area of 750 or less, of light framed construction, with an eave height of 10 feet or less shall be permitted to be on a monolithic slab.

R403.1.4.1 Deleted Exception 3; Frost Protection.

R403.1.4.1 Exception 3 of the 2018 IRC is hereby deleted.

R403.1.6 Added; Foundation Anchorage.

A minimum of a 2 inch x 2 inch bearing plate washer shall be used at every foundation anchor bolt with bolt passing fully through both sill and wall plates.

R403.4.1 Deleted; Crushed Stone Footings.

Section R403.4.1 Crushed Stone Footing in the 2018 IRC is hereby deleted.

Table R403.4.1 Deleted; Minimum Depth of Crushed Stone Footings.

Table R403.4.1 Minimum Depth of Crushed Stone Footings in the 2018 IRC is hereby deleted.

Section R404.2 Deleted; Wood Foundation Walls.

Section R404.2 Wood foundation walls of the 2018 IRC is hereby deleted.

Section R405.3 Deleted; Wood Foundations.

Section R405.3 Wood foundations of the 2018 IRC is hereby deleted.

Section R502.7.1 Amended; Bridging.

Joists exceeding a nominal 2 inches by 10 inches shall be supported laterally by solid blocking, diagonal bridging of wood or metal, or a continuous 1 inch by 3 inch strip nailed across the bottom of the joists perpendicular to joist at intervals not exceeding 8 feet.

Exception: trusses, structural composite lumber, structural glued-laminated members and I-joist shall be supported laterally as required by manufacture's recommendations.

Section 507 Deleted; Exterior Decks

Section 507 Exterior Decks of the 2018 IRC is hereby deleted.

Section 802.11.1 Deleted; Uplift Resistance.

Section 802.11.1 Uplift Resistance of the 2018 IRC is hereby deleted.

Section 802.11.1.1 Amended; Truss Uplift Resistance.

Trusses shall be attached to supporting wall assemblies by connections capable of resisting uplift forces specified on the truss design drawings. Load and wind uplift calculations, as prepared and sealed by a structural engineer, shall be provided at the time of framing inspection.

Section 802.11.1.2 Amended; Rafter Uplift Resistance.

Individual rafters shall be attached to supporting wall assemblies by connections capable of resisting uplift forces of 500 pounds per square foot or as designed by a structural engineer with calculations being provided at the time of framing inspection.

Chapter 11 Deleted; Energy Efficiency

Chapter 11 Energy Efficiency of the 2018 IRC is hereby deleted.

M1501.2 Added; Recirculation of Air.

Add to the end of existing paragraph: Bathrooms, water closet compartments, and other similar rooms shall be permitted to be vented through exterior soffit provided that a purpose designed soffit vent is used.

M1502.4.1 Added; Material and Size.

Add to the end of existing paragraph: All concealed dryer vent piping shall be solid pipe, no flexible pipe is permitted.

M1601.1.1 Amended; Above-Ground Duct Systems.

Paragraph 5 of M1601.1.1 is hereby deleted.

M1601.4.1 Amended; Joints, Seams and Connections.

Longitudinal and transverse joints, seams and connections in metallic and nonmetallic ducts shall be constructed as specified in SMACNA HHAC Duct Construction Standards-Metal and Flexible and NAIMA Fibrous Glass Duct Construction Standards. Joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with mastic (adhesive). Mastic used to seal fibrous glass ductwork shall be listed and labeled in accordance with UL 181A and shall be marked "181 A-M" for mastic.

Mastics used to seal metallic and flexible air ducts and flexible air connectors shall comply with UL 181 B and shall be marked "181 BM" for mastic. Duct connections to flanges of air distribution systems equipment shall be sealed and mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181 B and shall be marked 181 B-C. Crimp joints for round metallic ducts shall have a contact lap of not less than 1 inch and shall be mechanically fastened by means of not less than three sheet-metal screws or rivets equally spaced around the joint.

G2420.5 (409.5.2) Amended; Appliance Shutoff Valve.

Each appliance shall be provided with two shutoff valves, one located at the manifold and one located at the appliance being served in accordance with Section G2420.5.1 or G2420.5.2.

G2420.5.1 (409.5.1) Amended; Located within the Same Room.

The shutoff valve shall be located in the same room as the appliance. The shutoff valve shall be within 6 feet of the appliance, and shall be installed upstream of the union, connector or quick disconnect device it serves. Such shutoff valves shall be provided

with access. Shutoff valves serving movable appliances such as cooking appliances and clothes dryers, shall be considered to be provided with access where installed behind such appliances. Appliance shutoff valves located in the firebox of a fireplace shall be installed in accordance with the appliance manufacturer's instructions. The second shutoff valve shall be located at the main house manifold and shall be provided with ready access and be located no more than 6 feet – 8 inches above finished floor and be permanently and legibly labeled.

G2420.5.2 (409.5.2) Amended; Vented Decorative Appliances and Room Heaters.

Shutoff valves for vented decorative appliances room heaters and decorative appliances for installation in vented fireplaces shall be permitted to be installed in an area remote from the appliances where such valves are provided with ready access. Such valves shall be permanently identified and shall serve no other appliance. The piping from the shutoff valve to within 6 feet of the appliance shall be designed sized and installed in accordance with Sections G2412 through G2419. The second shutoff valve shall be located at the main house manifold and shall be provided with ready access and be located no more than 6 feet – 8 inches above finished floor and be permanently and legibly labeled.

G2420.5.3 (409.5.3) Deleted; Located at Manifold.

G2420.5.3 (409.5.3) Located at manifold of the 2018 IRC is hereby deleted.

G2420.6 (409.7) Amended; Located at Manifold.

All valves located at the gas manifold shall be permanently and clearly identified as to which appliance said valve services. All gas manifolds shall have ready access provided and shall be located no higher than 6 feet 8 inches from the finished floor. The piping from the manifold to within 6 feet of the appliance shall be designed, sized and installed in accordance with Sections G2412 and G2419.

P2906.9.1.4 Amended; PVC Plastic Pipe.

A purple primer that conforms to ASTM F656 shall be applied to PVC solvent-cement joints. Solvent cement for PVC pipe conforming to ASTM D2564 shall be applied to all joints.

P3003.9.2 Amended; Solvent Cementing.

A purple primer that conforms to ASTM F656 shall be applied to PVC solvent-cement joints. Solvent cement for PVC pipe conforming to ASTM D2564 shall be applied to all joints. Solvent-cement joints shall be installed above or below ground.

P3103.2 Amended; Frost Closure.

Vent extension through the roof or wall shall not be less than 3 inches in diameter to prevent frost closure. Any increase in size of the vent shall be made not greater than 6 inches outside the thermal envelope of the house.

P3114.3 Amended; Where Permitted.

Individual vents, branch vents, circuit vents and stack vents shall be permitted to terminate with a connection to an air admittance valve only in existing buildings and shall be subject to Building Office approval.

Chapters 34 through 43 Deleted.

Chapters 34 through 43 of the 2018 IRC are hereby deleted.

Appendices B, C, and N Adopted.

Appendices B, C, and N of the 2018 IRC are hereby adopted as written.

Section 3. The International Swimming Pool and Spa Code (ISPSC) 2018 edition is hereby adopted as written.

Section 4. The International Energy Conservation Code (IECC) 2018 edition residential provisions only, are hereby adopted as amended, altered, modified and changed in the following respects:

Commercial Provisions.

The commercial provisions of the 2018 International Energy Conservation Code are not hereby adopted.

Residential Provisions.

The residential provisions only of the 2018 International Energy Conservation Code are hereby adopted, as amended, altered, modified and changed in the following respects:

Table R402.1.2 Amended; Insulation and Fenestration Requirements by Component.

Climate Zone 5 and Marine 4, change Basement Wall R-Value from 15/19 to 10/13.

R402.4.1.2 Deleted; Testing.

Paragraph R402.4.1.2 of the 2018 International Energy Conservation Code is hereby deleted.

R403.3.5 Amended; Building Cavities (Mandatory).

Building framing cavities shall not be used as ducts, plenums, or air return systems unless fully panned and mastic sealed.

R403.6 Deleted; Mechanical Ventilation (Mandatory).

Paragraph R403.6 of the 2018 International Energy Conservation Code is hereby deleted.

Section 5. The International Energy Conservation Code (IECC) 2009 edition commercial provisions only, are hereby adopted as amended, altered, modified and changed in the following respects:

Residential Provisions.

The residential provisions of the 2009 International Energy Conservation Code are not hereby adopted.

Section 6. Ordinances No. 1056 and No. 2044 and any other ordinance or section passed and approved prior to the passage, approval or publication or posting of this Ordinance No. 2085 and in conflict with the provisions hereof, are hereby repealed.

Section 7. This Ordinance shall take effect and be in full force from and after its passage, approval, and publication or posting as required by law.

PASSED AND APPROVED this 15th day of June, 2021.

Attest:

CITY OF GRETNA, NEBRASKA



Tammy L. Tisdall, City Clerk, CMC



Michael D. Evans, Mayor