

# HALL COUNTY BUILDING CODES

INCLUDING THE TOWNS OF ALDA, CAIRO, DONIPHAN, WOOD RIVER

2012 INTERNATIONAL BUILDING CODE

2012 INTERNATIONAL RESIDENTIAL CODE

2012 UNIFORM PLUMBING CODE

2014 NATIONAL ELECTRICAL CODE



# **BUILDINGS**

## **Article I. General**

### **Division 1. International Building Code**

#### **International Building Code (IBC) Adopted**

The International Building Code, 2012 Edition, published by the International Code Council, is hereby adopted, together with any amendments thereto as may be made from time to time, except such portions as are hereinafter deleted, modified, or amended by ordinance and set forth in this chapter of the Hall County Code. The following sections of the Appendix shall also be adopted:

Appendix C Group U – Agricultural Buildings

Appendix I – Patio Covers

One copy of the International Building Code, 2012 Edition, and all supplements or amendments thereto shall be filed in the office of the Hall County Clerk as provided by law.

#### **International Residential Code (IRC) Adopted**

The International Residential Code, 2012 Edition, published by the International Code Council, is hereby adopted, together with any amendments thereto as may be made from time to time, except such portions as are hereinafter deleted, modified, or amended by ordinance and set forth in this chapter of the Hall County Code.

One copy of the International Residential Code, 2012 Edition, and all supplements or amendments thereto shall be filed in the office of the Hall County Clerk as provided by law.

#### **International Building Code (IBC) and International Residential Code (IRC); Standards Adopted**

The following standards shall be used with the International Building Code and the International Residential Code

Acceptable Wind Load Design Procedures:

2012 I.B.C. - Basic Wind Speed

The ultimate design wind speed shall be 120 mph, in risk category II,III,&IV.

2012 I.R.C.-Basic Wind Speed shall be 90 mph

Exposure C only

Ground Snow Load - 30 pounds per sq. ft.

Frost Depth - 36 inch minimum

Seismic Design Category A, Site Class D

IRC, Table R301.5 Amend live load for sleeping rooms from 30 pounds to 40 pounds per square foot.

# **ELECTRICITY**

## **Article I. Licenses; Installations; Inspections**

### **Division I. Generally**

#### **Applicability of Article**

This article shall apply to all structures, constructed, assembled or place within the City zoning jurisdiction, and provides standards for electrical wiring as identified in the Nebraska State Electrical Act.

#### **National Electrical Code Adopted**

There is hereby adopted by Hall County for the purpose of safeguarding persons and buildings from hazards arising from the use of electricity for light, heat, power, radio, signaling, and other purposes, that certain code known as the National Electrical Code, 2014 Edition, recommended by the National Fire Protection Association, except as modified by this section.

Ne copy of the National Electrical Code, 2014 Edition, shall be on file in the County clerk's office for public use and inspection as provided by law.

## **PLUMBING**

### **Uniform Plumbing Code Adopted**

The Uniform Plumbing Code, 2012 Edition, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted, together with the Appendices as set forth hereafter, and any amendments thereto as may be made from time to time, except such portions as are hereinafter deleted, modified, or amended by ordinance and set forth in this chapter of the Hall County Code. One copy of the Uniform Plumbing code, 2012 Edition, and all supplements thereto shall be filed in the office of the County Clerk as provided by law.

## BUILDING

### **IBC - Amendment of Section 1809.7**

Section 1809.7 of the International Building Code is hereby amended by adding the following:

#### **Bearing Walls**

Bearing walls shall be supported on masonry or concrete foundations or piles or other approved foundation system which shall be of sufficient size to support all loads. Where a design is not provided herein, the minimum foundation requirements for stud bearing walls shall be as set forth in Table No. 1809.7.

#### **EXCEPTIONS:**

(1) A one-story wood or metal frame building not used for human occupancy and not over two hundred (200) square feet in floor area may be placed upon a concrete slab of four inch (4") minimum thickness.

(2) Detached accessory buildings not exceeding 625 feet in floor area may use a six-inch wide by eighteen inch deep foundation system with at least twelve inches below grade.

### **Amendment of Section 1805 and IRC- Amendment of R406**

Section 1805 of the International Building Code and Section R406 of the International Residential Code is hereby amended by adding thereto the following:

1805.2.2 & 1805.2.2.1 Walls & Surface Preparation of walls, and R406, R406.2, subsurface drainage system shall be included as an alternative to waterproofing. Add Backplaster and Dampproofing.

Exterior foundation walls below grade of any building consisting of masonry units having a basement shall be backplastered with one-half inch (1/2") Portland cement and sand mix (1:2 1/2 by volume) or two one-fourth inch (1/4") coats of Type M mortar, and with an approved dampproofing material. Poured concrete foundations shall be coated with dampproofing without backplaster. Alternative dampproofing may be approved by the building official.

#### **1805.4 Delete existing and add Subsurface Drainage Systems.**

All buildings constructed with basements or floor levels twenty-four (24) inches or more below the elevation of the center line of the adjacent public street shall be provided with a subsurface drainage system. A subsurface drainage system shall consist of the minimum following elements:

- (1) Minimum four inch(4") diameter perforated or scored drain pipe embedded in four inches (4") of coarse gravel installed around the inside of the perimeter footing such that no floor location is greater than ten feet (10') to such drain pipe.
- (2) Minimum fifteen inch (15") diameter by thirty inch (30") deep sump pump pit for each one thousand five hundred (1,500) square feet of floor area to be drained.
- (3) Minimum four inch (4") gravel bed under floor slab.
- (4) A three inch ( 3") minimum diameter pipe shall be installed through the floors and into the attic, capped and sealed to facilitate a future soil gas ventilation system.

# ELECTRICITY

## **Wiring In Single and Multiple-Family Units.**

(A) Smoke alarms shall be installed to comply with Section R314 of the 2012 International Residential Code.

(B) Carbon monoxide alarms shall be installed to comply with Section R315 of the 2012 International Residential Code.

## **Repairs In Building Damaged by Fire**

Whenever the wiring of any building in the County has been damaged by fire, the Electrical Inspector shall be notified before permanent repairs to this wiring are started. In replacing such wiring, all the rules of this article shall be observed.

## **Existing Electrical Installations**

(A) *Extensions to Existing Installations.* Extensions to existing installations shall not be made, attached or connected to any existing wiring where the existing wiring does not conform to the minimum requirements as set forth by this article.

(B) *Removal of Unused Electrical Wiring.* All unused and abandoned electrical equipment, wiring, conduits, and devices shall be removed from all buildings and structures.

(C) *Existing Electrical Wiring.* All existing electrical wiring, conduits, equipment, and devices in existing buildings shall be compliant with the code at the time of installation. Remodeled areas of buildings shall comply with the current code.

## **Requirements for Electrical Installations**

(A) Aluminum Conductors – aluminum conductors may be used for service entrance and feeders only.

(B) Equipment grounding conductors – an equipment grounding conductor will be required in all conduit systems except for rigid metal conduit systems with threaded hubs, couplings or fittings.

(C) Non-grounding receptacles shall not be installed, either in new work or for replacement.

(D) A ground rod shall be required at all new services and service change outs.

The ground rod shall not be less than (8) eight feet in length and made of stainless steel and Copper or zinc coated and shall be at least (5/8 in.) in diameter.

## **Permits**

### **Permit for Work; Required**

No electrical wiring work, unless excepted in this section, shall be undertaken prior to the issuance of a permit therefor by the Building Department. Such permit shall be issued only to a registered contracting electrician.

(a) Any permit by this Code may be issued to any person to do any work regulated by this Code in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings in the event that any such person is the bona fide owner of any such dwelling and accessory buildings and quarters, and that the same is currently occupied by said owner, provided, that said owner shall personally purchase all material and shall personally perform all labor in connection therein. No permit shall be issued to said owner for the installation of a new electrical service and panel.

# BUILDING

## **Permits Required: Amendment of IBC Section 105 and IRC Section R105**

Section 105 of the International Building Code and Section R105 of the International Residential Code shall be amended by adding the following:

No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy, or maintain any building or structure in the city, or cause the same to be done without first obtaining a separate building permit for each such building or structure from the Building Department; provided, no permit shall be issued by the Building Department unless and until authorized by resolution of Hall County in any one or more of the following cases:

- (1) Where the real property described in the application for permit does not front upon a dedicated street or public road;
- (2) Where a subdivision as required by state statutes has not been lawfully approved and recorded with the Register of Deeds.

Amend section R105.2 Work exempt from building permit.

- (1) Replace 200 square feet with 120 square feet.**

## **IBC - Amendment of Section 1029.1 and IRC – Amendment of Section R303 & R310**

The following are hereby amended to Section 1029.1 exception of the International Building Code add exceptions:

EXCEPTION: Basements used exclusively for the service of buildings and which do not exceed three hundred (300) square feet.

Section 310.1 Exceptions: Basements used only to house mechanical equipment and not exceeding total floor area of three hundred (300) square feet.

In existing single family residential occupancies other than apartments, a sleeping room may be added in an existing basement if the following conditions are met:

- (1) The sleeping room must have an openable window meeting egress requirements.
- (2) Smoke detectors have been installed in the sleeping room, the furnace room, and in the exitway of the basement.
- (3) Carbon Monoxide detectors have been installed in common areas.

## PLUMBING

### **UPC - Amendment of Subsection 103.1.1**

Subsection 103.1.1 of the Uniform Plumbing Code is hereby amended to include the following:  
103.1.1. Permits Required.

It shall be unlawful for any person, firm or corporation to make any installation, alteration or repair any plumbing system regulated by this Code except as permitted in Subsections 103.1.2 of this section, or cause the same to be done without first obtaining a permit to do such work from the Hall County Building Department.

(a) No device shall be installed for the prevention of backflow or back siphonage, or be removed from use, or relocated, or other device substituted without a permit.

A permit is required for lawn irrigation systems.

(b) No water treating or conditioning equipment shall be installed without a permit.

(c) A permit and inspection are required when repairing, replacing, or installing a sewer lateral, sewer tap, or sewer cap within five (5) feet of the City main, and when repairing or replacing fifty (50) percent or more of the sewer lateral.

Any repair, replacement, or installation of a new sewer tap shall be done in compliance with the UPC.

(d) A permit is required for the repair, replacement, or installation of a water service. A Plumbing Inspection Fee will be assessed on all water meter installations and replacements.

(f) A separate permit shall be obtained for each building or structure.

### **UPC – Amendment of Subsection 103.1.3**

Subsection 103.1.3 of the Uniform Plumbing Code is hereby amended to include the following:

(A) No permit shall be issued to any person to do or cause to be done any work regulated by this Code, except to a person holding a valid, unexpired and unrevoked plumbing license as required by this chapter, except when and as otherwise hereinafter provided in this section.

(B) Any permit by this code may be issued to do any work regulated by this code in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings in the event that such person is the bona fide owner of any such dwelling and accessory buildings and quarters, and that the same are currently occupied by said owner, provided, that said owner shall personally purchase all material and shall personally perform all labor in connection therein. This, however, shall exclude all gas piping and venting of fuel combustion appliances.

### **UPC – Amendment of Subsection 707.4**

Delete wording of (4) and replace with:

(4) An approved cleanout fitting shall be installed outside the building wall near the connection between the building drain and the building sewer and extended to grade.

### **UPC - Amendment of Section 717.0**

Section 717.0 of the Uniform Plumbing Code is hereby amended to read as follows:

717.0 Size of Building Sewers

No building sewer shall be smaller than the building drain and in no case less than four (4”) inches.

## **Permits Generally**

### **Buildings Not Otherwise Provided**

If permits pursuant to the Hall County Code are requested for buildings or structures not otherwise provided for, valuations of the cost of such building shall be based upon written estimate filed with the building department.

### **Valuation; Commercial and Industrial Buildings**

For commercial and industrial buildings the fees to be collected for permits pursuant to this article shall be based upon the value as determined by the figures fixed by the contract for construction.

### **Construction Prior To Permit Issuance**

When any construction, alteration or repair of buildings shall have been started before a permit therefor has been issued, an investigation fee in addition to the building permit fee shall be collected. The investigation fee shall be in accordance with the Hall County Fee Schedule.

## **Property Maintenance Code**

The property maintenance code shall be replaced with the Nebraska Landlord Tenant Act.