

**ARTICLE III. RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS**

**Sec. 18-57. Adoption of International Residential Code (2003); amendments.**

The *International Residential Code* (2003), promulgated by the International Code Council, is adopted and incorporated in this article by reference as if fully set forth, except as it is amended by the following provisions of this section. Provisions of this article are in addition to the provisions of the *International Residential Code*. The following provisions coinciding with provisions of the *International Residential Code* supercede, or delete, when indicated, the corresponding provisions of the *International Residential Code*:

All references within the model codes to any building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code shall be construed to be a reference to the respective building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code specifically adopted by reference in articles II through XIV of this code.

**Part I, Chapter I, Administrative**, is deleted. See article I of this chapter.

For temporary erosion and sediment control requirements see section 3307.2 of Article II of this code.

In **Section R202**, the following definition has been revised:

**WATER SERVICE PIPE.** The pipe from the water main or other source of potable water supply to the first shut-off valve downstream of all of the following (as applicable): 1. the point of entrance into the building; 2. the water meter; or 3. the service backflow prevention device.

**Table R301.2 (1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

GROUND SNOW LOAD	WIND SPEED <sup>e</sup> (mph)	SEISMIC DESIGN CATEGORY <sup>g</sup>	SUBJECT TO DAMAGE FROM			
			Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>	Decay <sup>d</sup>
20 psf	90	A	Severe	36"	Moderate To Heavy	Slight To Moderate

  

WINTER DESIGN TEMP <sup>f</sup>	ICE SHIELD UNDER LAYMENT REQUIRED <sup>j</sup>	FLOOD HAZARDS <sup>h</sup>	AIR FREEZING INDEX <sup>j</sup>	MEAN ANNUAL TEMP <sup>k</sup>
6°F	No	See Ordinance Chapter 28	1000° F-days	53° F

(See 2003 *International Residential Code* for footnotes.)

**R303.6.1, Exception 2.** Interior stairways consisting of less than six risers may be controlled by a single switch accessible at either the top or the bottom of the stairway.

**R310.1 Emergency escape and rescue openings.** Every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the window or door

opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

**R310.1.1 Minimum opening area.** All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m<sup>2</sup>).

**Exception:** Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m<sup>2</sup>).

**R310.1.2 Minimum opening height.** The minimum net clear opening height shall be 24 inches (610 mm).

**R310.1.3 Minimum opening width.** The minimum net clear opening width shall be 20 inches (508 mm).

**R310.1.4 Operational constraints.** Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

**R324 Moved Structures.** Structures moved into or within the jurisdiction shall comply with the provisions of this code for new structures.

**R703.6.3 Decorative Coatings.** Decorative coatings consisting of a cementitious material applied to a concrete or masonry surface for cosmetic purposes only shall be installed in accordance with the manufacturer's installation instructions.

**R801.3 Roof drainage.** All dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least 3 feet (1524 mm) from foundation walls or to an approved drainage system.

**R901.2 Restrictive covenants.** It shall be unlawful for any individual or organization to establish or enforce restrictive covenants which prohibit or effectively prevent the owner of a one- or two-family dwelling or townhouse from using any types of shingles for roof covering materials allowed by this code, including wood shingle, wood shake shingle, composition, slate, tile, clay, or concrete. Nothing in this ordinance shall prohibit a homes association, if it determines to do so, from adopting restrictive covenants or otherwise governing the use of such roofing materials only to the extent of regulating the colors, styles, or dimensions of roofing materials, or other aesthetic factors. Notwithstanding any existing procedural provisions governing the time period for consideration of amendments of restrictive covenants by home associations to the contrary, a home association, if it determines to do so, may amend their restrictive covenants to provide for such aesthetic regulations for a period of 180 days from the effective date of this ordinance. Any such amendments after that 180 day period of time shall be subject to any procedural requirements set forth in such covenants.

**N1102.1.5. Exception.** Unfinished, conditioned basement areas.

**Part V, Chapter 12, Mechanical Administration,** is deleted.

**Sections M2001, M2002, M2003, and G2452 (Boilers)** are deleted.

**Part VII, Chapter 25, Plumbing Administration,** is deleted.

**P2602.1.1.** For the purpose of this section, available means located in a public way or easement abutting the subject property and within 200 feet of the proposed building.

**P2706.2 Standpipes.** Standpipes for automatic clothes washers shall extend a minimum of 30 inches (762 mm) and a maximum of 48 inches (1219 mm) above the finished floor. The trap for a clothes

washer standpipe shall be installed at a maximum of 12 inches (305 mm) above the finished floor. Access shall be provided to all standpipe traps and drains for rodding.

**P2706.2.1 Laundry tray connection.** A laundry tray waste line is permitted to connect into a standpipe for the automatic clothes washer drain. The standpipes shall not be less than 30 inches (762 mm) as measured from the crown weir. The outlet of the laundry tray shall be a maximum horizontal distance of 30 inches (762 mm) from the standpipe trap.

**P2901.2.** References in this code to water service piping shall apply only to water service piping connected to a private source of water supply. All water service piping connected to the public water supply is under the jurisdiction of the Department of Water Services.

**P2903.8.2 Minimum size.** The minimum size of individual distribution lines shall be ½" (12.7 mm). Certain fixtures such as one-piece water closets and whirlpool bathtubs shall require a larger size where specified by the manufacturer. If a water heater is fed from one end of a cold water manifold, the manifold shall be one size larger than the water heater feed.

**Table P2904.4.1, Water Service Pipe.** Delete "Polybutylene (PB) plastic pipe and tubing".

**Table P2904.5, Water Distribution Pipe.** Delete "plastic pipe" from "Polybutylene (PB) plastic pipe and tubing".

**P2904.5.1 Under concrete slabs.** Inaccessible water distribution piping under slabs shall be copper water tube minimum Type L, brass, ductile iron pressure pipe, cross-linked polyethylene/aluminum/cross-linked polyethylene (PEX-AL-PEX), chlorinated polyvinyl chloride (CPVC) or crosslinked polyethylene (PEX) plastic pipe or tubing – all to be installed with approved fittings or bends. The minimum pressure rating for plastic pipe or tubing installed under slabs shall be 100 psi at 180 degrees F (689 kPa at 82 degrees C).

**P3008.1, Exception.** The backwater valve is not required unless the structure is connected to a combination storm/sanitary sewer, or the structure or the next downstream sewer manhole is located in the regulatory floodplain.

**P3102.3 Vent termination.** Every vent stack or stack vent shall terminate outdoors to the open air.

**P3105.3 Vertical leg for waste fixture drains** – Deleted.

**P3105.5 Floor drain.** A floor drain (where used as such) need not be vented, provided it is within 25 feet of a three-inch stack or horizontal drain which has at least a three-inch-diameter vent extension through the roof.

**P3103.1 Roof extension.** All open vent pipes that extend through a roof shall be terminated at least 6 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

**P3105.6 Automatic clothes washer.** A standpipe for an automatic clothes washer need not be separately vented provided all of the following criteria apply:

- (1) The standpipe is used with an approved "P" trap.
- (2) The "P" trap is within 25 feet of a three-inch stack which extends through the roof.

**P3114.3 Where permitted.** Vents may terminate to an air admittance valve under the following conditions:

- (1) For sinks located where there is no wall accessible from the sink location (eg island sinks); or where access to the vent system would require notching or boring of studs in excess of the limitations of section R602.6.
- (2) In existing construction, where the existing vent system is not accessible to the fixture location without the removal of finish materials or other existing construction.

**P3201.5 (3).** "S" traps. (Prohibited)

**E3802.11 Bedroom Outlets** is deleted.

**Part X, Appendices:** The following appendix chapters are hereby adopted:

**Appendix G, Swimming Pool Enclosures.**

Section AG101. Swimming pools shall be completely enclosed by a barrier at least 4 feet (1290 mm) in height. Openings in the barrier shall not permit the passage of a 4-inch (102 mm) diameter sphere. Gates in the barrier shall be self-closing and self-latching; and shall be maintained locked when the pool is not tended by a responsible person.

Sections AG103 through AG107 are deleted.

**Appendix I, Private Sewage Disposal.**

(Ord. No. 010783, 8-23-01; Ord. No. 020901, 8-29-02; Ord. No. 040477, 8-12-04; Ord. No. 040580, 12-16-04)

**Secs. 18-58—18-73. Reserved.**