

ORDINANCE NO. 1307

AN ORDINANCE AMENDING SECTION 9-501 OF THE RALSTON MUNICIPAL CODE TO ADOPT THE 2018 INTERNATIONAL BUILDING CODE WITH AMENDMENTS; TO REPEAL ALL PROVISIONS IN CONFLICT THEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND TO AUTHORIZE THAT SAID ORDINANCE BE PUBLISHED IN PAMPHLET FORM.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF RALSTON, NEBRASKA.

That on the 17th day of May, 2022, the Ralston City Council conducted a regularly scheduled public hearing at which it considered amending Section 9-501 of Chapter 9, Article V, of the Ralston Municipal Code to adopt the 2018 International Building Code with amendments thereto. Upon consideration of such, the Ralston City Council approved the 2018 International Building Code so that after passage of this ordinance Section 9-501 of the Ralston Municipal Code shall read as follows:

§9-501. BUILDING CODE; 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, 2018 Edition, printed in book or pamphlet form is hereby adopted and incorporated by reference as though printed in full herein insofar as said Code does not conflict with the Statutes of the State of Nebraska. Local amendments to the said Building Code are also adopted by reference in pamphlet form. The local amendments are attached hereto, marked Exhibit "A" and incorporated as though printed in full herein. One copy of the Building Code, as amended, is on file at the office of the City Clerk and is available for public inspection at any reasonable time. The provisions of the Building Code, as amended, shall be controlling throughout the Municipality and throughout its zoning jurisdiction.

Any and all Ordinances or portions thereof which are in conflict herewith are hereby repealed.

This Ordinance becomes effective 15 days after passage by the Mayor and City Council of the City of Ralston, Nebraska and upon its publication as provided by law.

DATED this 17th day of May 2022.

Signature page to follow.



CITY OF RALSTON, NEBRASKA

Donald A. Groesser, Mayor

ATTEST:

Maura Kelly, City Clerk

Approved as to form:

Donald F. Ficenec, City Attorney



1 **2018 International Building Code Amendments** effective TBD.

2 **Section 101.1 Title.** These regulations shall be known as the Building Code of the City
3 of Ralston, hereinafter referred to as “this code.”

4 **Section 105.2 Work exempt from permit.** Exemptions from permit requirements of this
5 code shall not be deemed to grant authorization for any work to be done in any manner in
6 violation of the provisions of this code or any other laws or ordinances of this jurisdiction.
7 Permits shall not be required for the following:

8 Building:

- 9 1. One-story detached accessory structures used as tool and storage sheds, playhouses
10 and similar uses, provided that the floor area is not greater than 200 square feet (18.58
11 m²).
- 12 2. Fences not over 7 feet (2134 mm) high.
- 13 3. Oil derricks.
- 14 4. Retaining walls that are not over 6 feet (1219 mm) in height measured from the
15 bottom of the footing to the top of the wall, unless supporting a surcharge or impounding
16 Class I, II or IIA liquids.
- 17 5. Water tanks supported directly upon grade if the capacity is not greater than 5,000
18 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
- 19 6. Sidewalks and driveways. (Approach requires a curb cut permit).
- 20 7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
- 21 8. Temporary motion picture, television and theater stage sets and scenery.
- 22 9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than
23 24 inches (610 mm) deep, are not greater than 5, 000 gallons (18 925 L) and are installed
24 entirely above ground. Pools must conform with the Ralston Plumbing Code and the Ralston
25 Municipal Code.
- 26 10. Shade cloth structures constructed for nursery or agricultural purposes, not including
27 service systems.
- 28 11. Swings and other playground equipment accessory to detached one-and two-family
29 dwellings.
- 30 12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that
31 do not project more than 54 inches (1372 mm) from the exterior wall and do not require
32 additional support.
- 33 13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9
34 inches (1753 mm) in height.

35 **Section 202, Definitions.** Add the following definitions:

1 ELECTRICAL CODE: The electrical code for this jurisdiction shall be the State of
2 Nebraska Electrical Division current adopted edition National Electrical Code (NEC).

3
4 FIRE CODE: The fire code for this jurisdiction shall be the State of Nebraska Fire
5 Marshal's current adopted edition of the National Fire Protection Association Code
6 (NFPA).

7
8 FUEL GAS CODE: The fuel gas code for this jurisdiction shall be the adopted Rules and
9 Regulations by Black Hills Energy.

10
11 ICC ELECTRICAL CODE: Wherever reference is made to the ICC Electrical Code it
12 shall mean "Electrical Code." See definition for "Electrical Code."

13
14 INTERNATIONAL ENERGY CODE: Whenever reference is made to the International
15 Energy Conservation Code, it shall mean the International Energy Conservation Code as
16 adopted and amended by this jurisdiction.

17
18 INTERNATIONAL EXISTING BUILDING CODE: Whenever reference is made to the
19 International Existing Building Code, it shall mean the International Existing Building
20 Code as adopted and amended by this jurisdiction.

21
22 INTERNATIONAL FIRE CODE: Whenever reference is made to the International Fire
23 Code it shall mean "Fire Code." See definition for "Fire Code."

24
25 INTERNATIONAL FIRE GAS CODE: Wherever reference is made to the International
26 Fire Gas Code it shall mean NFPA 54, as adopted in Chapter 40 of the Omaha Municipal
27 Code. See definition for "Fuel Gas Code."

28
29 INTERNATIONAL MECHANICAL CODE: Wherever reference is made to the
30 International Mechanical Code it shall mean "mechanical Code." See definition for
31 "Mechanical Code."

32
33 INTERNATIONAL PLUMBING CODE: Wherever reference is made to the
34 International Plumbing Code it shall mean "Plumbing Code." See definition for
35 "Plumbing Code."

36
37 INTERNATIONAL PROPERTY MAINTENANCE CODE: Wherever reference is made
38 to the International Property Maintenance Code it shall mean "Property Maintenance
39 Code." See definition for "Property Maintenance Code."

40
41 MECHANICAL CODE: The mechanical code for this jurisdiction shall be the current
42 edition of the International Mechanical Code as adopted by Chapter 9 of the Ralston
43 Municipal Code.

44
45 PLUMBING CODE: The plumbing code for this jurisdiction shall be the current edition
46 of the Ralston Plumbing Code as adopted by Chapter 9 of the Ralston Municipal Code.

1
2 PROPERTY MAINTENANCE CODE: The property maintenance code for this
3 jurisdiction shall be the current edition of the International Property Maintenance Code as
4 adopted by Chapter 9 of the Ralston Municipal Code.

5
6 PUZZLE ROOM: A type of special amusement area in which occupants are encouraged
7 to solve a challenge to escape from a room or series of rooms.

8
9 ***Section 303.4 Assembly Group A-3:***

10 Add *Puzzle Room* to the list.

11 ***Section 411.1 General.*** Revise the first sentence to read as follows:

12 *Special amusement buildings* having an occupant load of 50 or more, and *puzzle rooms* of
13 any size shall comply with the requirements for the appropriate Group A occupancy and
14 Sections 411.1 through 411.17.

15 ~~Page 92~~

16 ***Section 423, Storm shelters.***

17 **Section 423.2 Construction.** Add the following exceptions:

- 18 1. Peer review is not required for storm shelters.
19 2. Sanitation facilities shall be required only in Group E and Group I-4 occupancies
20 and the critical emergency operations listed in Section 423.3.
21 3. Sanitation facilities support systems shall be required only in the critical
22 emergency operations listed in section 423.3

23 **Section 423.4 Group E Occupancies.** Revise section and subsections to read as follows:

24 **Section 423.4 Occupancies.** Storm shelters shall be provided for Group E, Group I-1, Group I-4,
25 Group R-2, Group R-4 and mobile home residential uses.

26 Exceptions:

- 27 1. Buildings meeting the requirements for shelter design in ICC 500.
28 2. In-home daycare services, provided that the home has a below grade
29 basement readily available to provide shelter from a storm.

30 **Section 423.4.1 Required occupant capacity.** The required occupant capacity of the storm
31 shelter shall include all of the buildings on the site and shall be the greater of the following:

- 32 1. The total occupant load of the classrooms, vocational rooms and offices in the
33 Group E occupancy.

1 2. The occupant load of any indoor assembly space that is associated with the Group
2 E occupancy.

3 3. For residential uses types, the storm shelter size shall be computed for each unit
4 as follows:

5 Efficiency and one-bedroom 10 sq. ft.

6 Two-bedroom 15 sq. ft.

7 Three-bedroom 20 sq. ft.

8 Four-bedroom 25 sq. ft.

9 ~~Section 423.1.4, Accessible route. Shelters shall be provided with an accessible route in~~
10 ~~accordance with ICC A117.1 and IBC Section 1104.5.~~

11 Exceptions:

12 1. Where a new building is being added on an existing site, and where the
13 new building is not sufficient size to accommodate the required occupant
14 capacity of the storm shelter for all of the buildings on the site, the storm
15 shelter shall at a minimum accommodate the required occupancy for the
16 new building.

17 2. Where approved by the code official, the required occupant capacity of the
18 shelter shall be permitted to be reduced by the occupant capacity of any
19 existing storm shelters on the site.

20 Section 423.4.2 Location. Storm shelters shall be located within the buildings they serve or shall
21 be located where the maximum distance of travel from not fewer than one exterior door of each
22 building to a door of the shelter serving that building does not exceed 1,000 feet (305m).
23 Detached storm shelters shall be located on the same parcel as the buildings they serve.

24 Section 503.14.4 Occupied roofs. Add the following sentence:

25 All such structures intended for human occupancy shall have guard rails that comply with
26 Section 1015 regardless of their height above the plane of the roof.

27 Add Exception No. 3: Private roof top decks less than 735 square feet that are accessed
28 from within an individual dwelling or sleeping unit and are intended and designed for the
29 sole use of the owner or tenant.

30 Page 104

31 Add the following to Table 509 Incidental Uses.

ROOM OR AREA	SEPARATION AND/OR PROTECTION
Storage rooms over 100 square feet	1 hour or provide automatic fire-extinguishing system

32

1 **Section 1014.7 Clearance.** Revise 1-1/2 inches (38 mm) to be 2-1/4 inches (57 mm).

2 Page-298

3 **Section ~~1209~~ 1208, Access to Unoccupied Spaces.** Add a new subsection to read as follows:

4 *Section ~~1209.4~~ 1208.4, Service and Maintenance.* Unless otherwise required by this code,
5 access to normally unoccupied spaces for the purposes of building or equipment service
6 or maintenance is permitted to be fixed ladder or alternating tread device.

7 Page-301

8 Page-315

9 **Section 1502 Roof Drainage.** Add a new subsection as follows:

10 *Section ~~1503.4.4~~ 1502.5, Rain Water.* When roofs are sloped to drain over the edge,
11 scuppers or gutters and downspouts, adequately sized, pitched and supported, shall
12 installed to conduct rain water to ground level. Rain water shall be discharged at least
13 three feet away from the building foundation in a direction parallel to the adjoining
14 property line when the discharge point is within 20 feet of the adjoining property line.

15 Page-319

16 *Table ~~1507.2.9.2~~ 1507.2.8.2, Valley Lining Material.* In the Gage column, for Galvanized steel,
17 delete the number 26 and replace it with 28.

18 **Section 1511.3.1.1 Exceptions.** Revise no. 2 as follows:

19 2. Where the existing covering is slate, clay, cement, asbestos-cement tile, or asphalt
20 shingles.

21 Page-331

22 Page-344

23 **Section 1607 Live Loads.** Add a new subsection to read as follows:

24 *Section ~~1607.12.5~~ 1607.13.6* Top level or parking garages. Where top levels of parking
25 garages are exposed to snow loading, the structural design of the top-level structural
26 elements shall be based upon a specific snow storage or removal plan. The snow removal
27 plan shall be included in the construction documents that are submitted for building
28 permits, and shall include provisions for snow removal, temporary storage in specific
29 areas, maximum snow heights and other parameters to clearly indicate to the building
30 official and building owner the necessary means of snow removal.

31 Page-344

32 ~~Table 1607.1 Minimum Uniformly Distributed Live Loads and Minimum Concentrated Live~~
33 ~~Loads~~

1 **Section 1607.9 Vehicle Barriers.** Add the following sentence to footnote “a” to read as follows:

2 Access to floors designed for passenger cars only shall be restricted by an appropriate
3 overhead barrier located not more than 7’-6” above the floor at the point of entry.

4 Page-344

5 **Section 1607.12.2.1 1607.13.2.1 Ordinary Roofs, awnings and canopies.**

6 Delete (Equation 16-26) in its entirety and replace it with $L_r = 25$ psf

7 Page-348

8 Page-300

9 **Table 1610.1 Soil Lateral Load.** Change the values for Active pressure and At-rest pressure to
10 read as follows:

DESCRIPTION OF BACKFILL MATERIAL	UNIFIED SOIL CLASSIFICATION	DESIGN LATERAL SOIL LOAD (pounds per square foot per foot of depth)	
		Active pressure	At-rest pressure
Well-graded, clean gravels; gravel-sand mixes	GW	30	60
Poorly graded clean gravels; gravel-sand mixes	GP	30	60
Silty gravels, poorly graded gravel-sand mixes	GM	45	60
Clayey gravels, poorly graded gravel-and-clay mixes	GC	45	60
Well-graded, clean sands; gravelly sand mixes	SW	30	60
Poorly graded clean sands; sand-gravel mixes	SP	30	60
Silty sands, poorly graded sand-silt mixes	SM	45	60
Sand-silt clay mix with plastic fines	SM-SC	45	60
Clayey sands, poorly graded sand-clay mixes	SC	45	60
Inorganic silts and clayey silts	ML	45	60

Mixture of inorganic silt and clay	ML-CL	45	60
Inorganic clays of low to medium plasticity	CL	45	60
Organic silts and silt clays, low plasticity	OL	Note b	Note b
Inorganic clayey silts, elastic silts	MH	Note b	Note b
Inorganic clays of High plasticity	CH	Note b	Note b
Organic clays and silty clays	OH	Note b	Note b

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Page-380

Section 1704.2: Special inspections and tests. Add first paragraph to read as follows:

Testing and special inspection shall be performed in accordance with the approved drawings and specifications, the approved Statement of Special Inspections, and the building code. The Special Inspection and Testing Services do not supersede or replace the inspections performed by the Authority Having Jurisdiction (AHJ) nor other observations required by the building code. Contractor shall coordinate work to be performed with the AHJ and the special inspector and testing agencies.

Section 1704.2.1: Special Inspector Qualifications. Add paragraphs to read as follows:

Qualification for special inspectors and testing technicians for any material or work performed shall meet the respective qualification(s) listed below, or as otherwise approved by the building official. Multiple qualifications and/or personnel may be required. Personnel may alternatively qualify by holding a current Registered Civil or Structural Engineer License and having at least three years' relevant and verifiable experience. No matter how the qualification is met, the Prime Special Inspection and Testing agency for the project shall submit to the building official documentation confirming the qualifications have been met for each applicable individual performing special inspection and/or testing for structural steel and steel construction other than structural steel (e.g., metal deck) shall be in accordance with Chapter N of ANSI/AISC 360-10:

Specification for Structural Steel Buildings. Alternatively, for welding special inspections and testing, personnel may be qualified as an ICC Structural Welding Special Inspector or for bolting special inspections and testing, personnel may be qualified as ICC Structural Steel and Bolting Special Inspector.

Qualifications for personnel performing special inspections and testing for structural concrete shall be in accordance with ACI 311.7-14: Inspection Services Specifications for

1 Cast-in-Place Concrete Construction. An ICC Reinforced Concrete Special Inspector
2 must also carry the applicable ACI Concrete Inspector or Technician qualification.

3 For masonry construction special inspections and testing, personnel shall be qualified as
4 an ICC Structural Masonry Special Inspector.

5 For construction on soils and/or deep foundations special inspections and testing,
6 personnel shall be qualified as an ICC Soils Special Inspector.

7 For fire protection construction special inspections and testing, personnel shall be
8 qualified as an ICC Spray Applied Fire Proofing Special Inspector.

9 For Exterior Insulation & Finish Systems (EIFS) constructions special inspections and
10 testing, personnel shall be qualified as an Association of Wall and Ceiling Industry
11 (AECI) Certified EIFS Inspector.

12 For nonstructural components special inspections and testing, personnel shall be qualified
13 as any type of ICC Special Inspector.

14 ~~Page 381~~

15 **Section ~~1704.2.5.2~~ 1704.2.5.1 Fabricator approval.** Add a second paragraph to read as follows:

16 The following are considered approved fabricators:

17 Steel fabricators holding an appropriate certificate from the American Institute of Steel
18 Construction,

19 Steel Joist Manufactures holding membership in the Steel Joist Institute,

20 Precast/Prestressed Concrete suppliers holding membership in the Prestressed Concrete
21 Institute (PCI) together with plant certification in the appropriate products group and
22 categories in the PCI Plant Certification Program.

23 The steel fabricator is required to be a current AISC-Certified Fabricator.

24 The steel erector is required to be a current AISC-Certified Erector.

25 The precast erector is required to be a current PCI-Certified Erector.

26 ~~Page 393~~

27 ~~Section 1803-Geotechnical Investigations.~~

28 ~~Page 393~~

29 **Section 1803.5.3 Expansive soil.** Add a new section subsection to read as follows:

30 *Section 1803.5.3.1 Collapsible soils.* Portions of the Omaha Metropolitan Area are
31 underlain by low-unit weight soils that can collapse when saturated. Additional studies
32 shall be made to evaluate the presence and extent of collapse-susceptible soils and to

1 assess the effects of any collapsible soils identified at the site on the performance of the
2 structure.

3 **Section 1808.1 General.** Add the following to the end of this section:

4 Footings shall be constructed of concrete.

5 ~~Page 407~~

6 **Section 1809.5 Frost Protection.** Delete this section and the exceptions in their entirety and
7 replace them with:

8 Except where erected on solid rock or otherwise protected from frost, foundation walls,
9 piers, and other permanent supports of buildings and structures larger than 750 square
10 feet in area or 10 feet in height shall extend below the established frost line. The
11 established frost line shall be 42 inches below the exterior grade ~~for heated structures,~~
12 ~~and 3.5 feet for unheated structures.~~

- 13 1. The bottom surface of footings for unattached garages and unattached storage
14 buildings of wood or metal not more than 750 square feet in area shall not be less
15 than 1 foot below grade.
- 16 2. The bottom surface of foundations that bear on rock surfaces is not required to be
17 below the established frost line provided the rock does not have seams or cracks
18 or contain disintegrated material that could serve as reservoirs for water which
19 could be subject to freezing.
- 20 3. The support of buildings by posts embedded in the earth shall be designed as
21 specified in Section 1808. Wood posts or poles embedded in soil or concrete shall
22 be pressure treated with an approved preservative.

23 ~~Page 407-408~~

24 **Section 1809.9 Masonry-unit footings.** Revise to read: Masonry-unit footings are not allowed.

25 **Section 1809.12 Timber footings.** Revise to read: Timber footings are not allowed.

26 **Section 1810.3.13 Seismic Ties.** Revise the second sentence to read as follows:

27 Unless it can be demonstrated that equivalent restraint is provided by reinforced concrete
28 beams with slabs on grade or reinforced concrete slabs on grade, or laterally loaded piles
29 or drilled shafts in competent soil, or confinement by competent rock, hard cohesive soil
30 or very dense granular soils, ties shall be capable of carrying, in tension or compression, a
31 force equal to the lesser of the product of the larger pile cap or column design gravity
32 load times the seismic coefficient, S_Ds divided by 10, and 25 percent of the smaller pile
33 or column design gravity load.

34 **Section 2303.3.1.1 Truss design drawings.** Add no. 15 to read as follows:

35 15. The seal of a professional engineer licensed in the state of Nebraska.

1 ~~Page 545-550~~

2 **Chapter 29, Plumbing Systems.** Delete this chapter in its entirety and change to read as
3 follows: Plumbing systems shall be installed in accordance with the current edition of the
4 Ralston Plumbing Code as adopted by Chapter 9 of the Ralston Municipal Code.

5 ~~Page 560~~

6 **Section 3109.1, General.** Change to read as follows: Swimming pools shall comply with the
7 current edition of the International Swimming Pool and Spa Code as adopted by Chapter 9 of the
8 Ralston Municipal Code.

9 ~~Page 569~~

10 Specifically, not adopted are Appendix Chapters A, B, D, F, G, H, I, J, K, L, and M of the
11 International Building Code, 108 editions.