

**CITY OF SHERIDAN
ORDINANCE 2224**

AN ORDINANCE ADOPTING THE 2021 INTERNATIONAL CODE COUNCIL 2021 INTERNATIONAL FIRE CODE, 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL BUILDING CODE, 2021 INTERNATIONAL FUEL AND GAS CODE, 2021 INTERNATIONAL MECHANICAL CODE, 2021 INTERNATIONAL EXISTING BUILDING CODE, 2021 INTERNATIONAL RESIDENTIAL CODE, AND THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE.

WHEREAS: The City of Sheridan currently maintains Home Rule for the review, permitting, and inspection of building construction; and

WHEREAS: The City of Sheridan desires to continue to provide this service to our citizens and building community; and

WHEREAS; the ability to provide Home Rule is a benefit to the citizens of Sheridan.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN:

The City of Sheridan Municipal Code Chapter 7, Buildings and Building Regulations, Section 7-2 Technical Codes – Adopted, be amended to adopt the 2021 International Code Council *2021 International Fire Code, 2021 International Building Code, 2021 International Fuel and Gas Code, 2021 International Mechanical Code, 2021 International Existing Building Code, 2021 International Residential Code, and the Current Edition of the National Electrical Code.*

7-2 Technical codes—Adopted.

(a) The following technical codes are hereby adopted with the intent and purpose of replacing the outdated technical codes currently adopted by the city, with the following updated technical codes establishing the rules and regulations for all buildings, structures, site development and maintenance, and construction in the city in place thereof, except as amended in subsection (b) of this section, as follows:

(1) The “International Building Code,” 2021 Edition, published by the International Code Council, as amended;

(2) The “International Residential Code,” 2021 Edition, published by the International Code Council, as amended;

(3) The “International Existing Building Code,” 2021 Edition, published by the International Code Council, as amended;

(4) The “International Fuel Gas Code,” 2021 Edition, published by the International Code Council, as amended;

(5) The “International Plumbing Code,” 2021 Edition, in its entirety, published by the International Code Council, as amended;

(6) The “International Mechanical Code,” 2021 Edition, published by the International Code Council, as amended;

(7) The “Uniform Code for the Abatement of Dangerous Buildings,” 1997 Edition, as adopted and published by the International Conference of Building Officials, as amended;

(8) The “National Electrical Code,” 2017 2020 Edition, as adopted and published by the National Fire Protection Association, as amended;

(9) The “International Fire Code,” 2021 Edition, published by the International Code Council, including Appendix Divisions D, E, F, G and I and current supplements thereto as amended;

(10) The IECC 2021 Edition, adopting minimum insulation standards only;

(11) The “International Property Maintenance Code” 2021 Edition, published by the International Code Council, Chapters 1, 2, 3.

(b) *Amendments to adopted technical codes.* The following specific provisions are adopted as amendments and modifications to the above-described Codes, as follows:

(1) The 2021 Edition of the International Residential Code as adopted by the city council shall be amended as follows:

(A) Section R302.6 all references to one-half-inch gypsum board in this section shall be changed to five-eighths-inch Type X gypsum board.

(B) Section R310. add:

All bonus rooms meeting the requirements of habitable space and accessed by a compliant stairway shall be considered a bedroom and contain at least one emergency rescue and escape window and smoke alarm.

(C) R311.3.2 omit exception.

(D) Omit Section R313 and all sections requiring residential sprinkler systems.

(E) R403.1.6 omit exceptions 1 and 2.

(F) Section R408.3.2.4 omit this section and reference to it.

(G) Section 507.3.1 allow the use of calculated footing dimensions from the IRC 2015 or the currently adopted footing tables found in this section.

(H) Figure R602.10.6.2 omit figure and all Code references to it.

(I) Section R602.10.6.2 omit this section and all Code references to it.

(J) Section M1503.6 shall be changed to allow for short circuiting of kitchen hoods, >400 CFM, with the use of interlocked makeup air dampers.

(K) Section G2404.11 shall be omitted to not allow for water shutoff devices on fuel burning appliances.

(L) Section G2406.2(6) omit this section and all Code references to it.

(M) Section G2411 (310.1) omitted to say: All CSST shall be bonded when gas piping is altered, repaired, or new.

(N) Section G2415.2 shall be omitted to say: All Corrugated Stainless Steel shall be install per the manufactures listings and instructions. CSST shall be prohibited for being installed under concrete slabs inside the foundation of all structures.

(O) Section G2427 shall be amended to say:

Venting and combustion air piping for high efficiency fuel burning appliances shall be solid, schedule 40 PVC, unless prohibited by the manufacture. Where primer is required, it shall be non-contrasting.

(P) Section G2439.7.2 shall be amended to prohibit the use of mechanical fasteners in dryer ducts.

(Q) Section P2502.1 and P2503.4 shall be changed to say:

Existing building sewer and building drain lines shall be videoed only when 3 inches or greater.

(R) Section P2717 shall require evidence that the appliance is listed to protect against backflow or backflow devices shall be provided.

(S) Section P2905 shall be amended to exclude heat trace on water piping.

(T) Section P3103.2 shall be changed to say:

Where 97.5-percent value of outside design temperature is 0°F (-18°C) or less, vent extensions through a roof or wall shall not be less than 3 inches (76 mm) in diameter.

(U) Adopt Appendix Q allowing for tiny homes.

(2) The 2021 Edition of the International Building Code as adopted by the city council shall be amended as follows:

(A) Section 105.2 Building Item 1 shall be changed to read:

One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.

(B) Section 406.3.2.1 all references to one-half-inch gypsum board in this section shall be changed to five-eighths-inch Type X gypsum board.

(C) International Building Code Section 406.2.4 shall be amended to read:

Floor surfaces shall be of noncombustible, nonabsorbent materials. Floors shall drain to an approved oil separator or trap discharging to sewers in accordance with the plumbing code and the city utilities department.

(D) Section 1010.1.7 omit Exception.

(E) Section 1030 add:

All bonus rooms meeting the requirements of habitable space and accessed by a compliant stairway shall be considered a bedroom and contain at least one emergency escape and rescue window and smoke alarm.

(F) Section 2308.6.5.2 omit this section and all Code references to it.

(G) Figure 2308.6.5.2. omit this figure and all Code references to it.

(3) The 2021 Edition(s) of the International Mechanical Code and the International Fuel Gas Code as adopted by the city council shall be amended as follows:

(A) Section 305 Table 305.4 of the IMC will be replaced with the IFGC Table 415.1 to provide more restrictive hanger spacing for steel pipe.

(B) Sections 306.3.1, 306.4.1, and 306.5.2 of the IMC and any reference to the "Electric Code" will be interpreted as the National Electric Code.

(C) Section 310.2 IFGC shall be omitted to say: All CSST shall be bonded when gas piping is altered, repaired, or new.

(D) Section 307.2.3 of the IMC and Section 307.6 of the IFGC shall be omitted so as to not require water level shut-off devices.

(E) Section 404.14 IFGC shall be omitted to say: All Corrugated Stainless Steel shall be install per the manufactures listings and instructions. CSST shall be prohibited for being installed under concrete slabs inside the foundation of all structures.

(F) Section 406.4.1 shall be amended to say:

Pressure tests on threaded gas piping shall be 10 lbs. for 15 minutes.

(G) Section 503.4.1 of the IFGC shall be amended to say:

Venting and combustion air piping for high efficiency fuel burning appliances shall be solid, schedule 40 PVC, unless prohibited by the manufacture. Where primer is required, it shall not be required to be contrasting.

(H) Section 504.1 of the IMC omitting the exception for the installation of ductless clothes dryers.

(I) Section 504.9.2 omitted to prohibit the use of mechanical fasteners in dryer ducts.

(J) Section 701.2 shall include alarms for combustion air dampers, proving operation or an alternative; trapped combustion air.

(K) Section 1102.3 omitted to not require locking caps on A/C condensers.

(4) The 2021 Edition of the International Plumbing Code as adopted by city council shall be amended as follows:

(A) In addition to the venting requirements in Chapter 9 of the IPC at least one atmospheric vent shall be installed to serve each level or floor.

(B) Section 202 add collected rain water to say:

Collected rain water shall be stored above grade and shall overflow to its natural runoff location.

(C) Section 308.5 shall be amended to say:

Piping shall be supported in accordance with Table 308.5 and allow for plumbers strap to be used as a mid-story guide.

(D) Sections 607.2. amended to exclude heat trace as hot water or tempered water sources.

(E) Section 603.3 omit this section and all references to it.

(F) Section 705.16.4 omit this section and all references to it.

(G) Sections 802.1, 802.1.1, and 802.1.7 shall be amended to prohibit separate drains for triple sinks.

(H) Section 903.2 omit this section and all reference to it.

(I) Section 918.8 shall prohibit the use of air admittance valves used in outdoor and unconditioned locations.

(J) Section 1003.3.3 omit this section and all references to it.

(5) The 2020 Edition of the National Electric Code as adopted by the city council shall be amended as follows:

(A) Section 230.70(A)(1) is amended to read:

The service disconnecting means shall be installed at a readily accessible location outside of the building nearest the point of entrance of the service conductors. Feeders to other buildings or structures will require a disconnect means on the exterior.

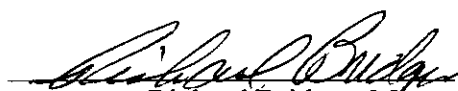
(6) The 2021 Edition of the International Fire Code as adopted by the city council shall be amended as follows:

(A) Section 101.1 Title.


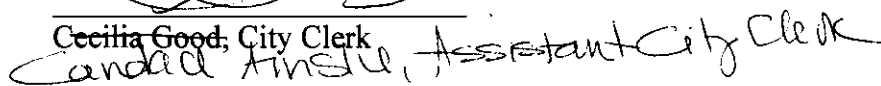
These regulations shall be known as the Fire Code of the city of Sheridan.

PASSED, APPROVED AND ADOPTED this 7th day of March, 2022.

City of Sheridan


Richard Bridger, Mayor

ATTEST:


Cecilia Good, City Clerk

Candice Ainslie, Assistant City Clerk

FIRST READING: Feb. 7, 2022
SECOND READING: Feb. 22, 2022
THIRD READING: March 7, 2022

