

Board of Appeals

February 6, 2025

Members Present: Clay Dietrich, Kevin Bartram, David Vig

Members Absent: Brian Berg, Mark Lundberg, Justin Schoenberg

Others Present: Shawn Ouradnik, Chris Rose, Lynne Olson, Bryant Doschadis, Ryan Erickson, Allisa Farol, Michelle Lemar

Chairperson Clay Dietrich called the meeting to order at 9:34am.

Kevin Bartram made a motion to approve the minutes from January 2, 2025, seconded by David Vig. No one was in opposition and the motion was declared carried.

Unfinished Business

- a) Code Review
 - i. IRC Previous Amendments in Chapters 1, 3-6
 - ii. IPMC

2024 IRC Previous Amendments in Chapters 1, 3-6 presented by Shawn Ouradnik

IRC – Chapter 1

R103.1 Creation of enforcement agency. – Page 27

Amended to read as follows:

103.1 Creation of enforcement agency. The ~~(INSERT NAME OF DEPARTMENT)~~ Inspections Department of the city of Fargo is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

IRC – Chapter 3

318.3.2 Floor elevations at other exterior doors. - page 103

Amended to read as follows:

R318.3.2 Floor elevations at other exterior doors. Exterior doors other than the required egress door shall be provided with landings or floors not more than 8 inches ~~73/4 inches (196 mm)~~ below the top of the threshold.

Exception: An exterior landing or floor is not required at the exterior doorway where a stairway with a total rise of less than 30" ~~of not more than two risers~~ is located on the exterior side of the door, provided that the door does not swing over the stairway.

R318.7.6 Landings for stairways. - pg. 104

Amended to read as follows:

Exceptions:

1. The top landing of an interior *stairway*, including those in an enclosed garage, shall be permitted to be on the other side of a door located at the top of the *stairway* provided that the door does not swing over the stairs.

2. At an enclosed garage, the top landing at the *stair* shall be permitted to be not more than 8 3/4 inches (197 mm) below the top of the threshold.
3. At exterior doors, a top landing is not required for an exterior stairway with a total rise of less than 30" ~~of not more than two risers~~, provided that the door does not swing over the *stairway*.
4. ~~Exterior stairways to grade with three or fewer risers serving a deck, porch or patio shall have a bottom landing width of not less than 36 inches (914 mm), provided that the stairway is not the required access to grade serving the required egress door.~~

IRC – Chapter 4

Section R401.1 is hereby amended to read as follows:

R401.1 Application. The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In the addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas and established by Table R301.2(1) shall meet the provisions of ~~Section R322. The Fargo Floodproofing Code (Article 21-06)~~ and any other applicable requirements of the city of Fargo. Wood foundations shall be designed and installed in accordance with AWC PWF.



Section R401.3 exception. is hereby deleted in its entirety.

~~**Exception:** Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048) of the building foundation shall be sloped not less than 2 percent away from the building.~~

Section R403.1.4.1 exceptions are hereby amended to read as follows:

Exceptions:

1. Protection of free-standing accessory structures ~~with an area of 600 square feet (56 m2) or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less~~ shall not be required.
2. Protection of free-standing accessory structures with an area of 400 square feet (37 m2) or less, of other than light-frame construction, ~~with an eave height of 10 feet (3048 mm) or less~~ shall not be required.
3. Uncovered decks need not be provided with footings that extend below the front line.

Section R404.1.3.2 is hereby amended to read as follows:

R404.1.3.2 Reinforcement for foundation walls. Concrete foundation walls shall be laterally supported at the top and bottom. Horizontal reinforcement shall be provided in accordance with Table R404.1.3.2(1). Vertical reinforcement shall be provided in accordance with Table R404.1.3.2(2), R404.1.3.2(3), R404.1.3.2(4), R404.1.3.2(5), R404.1.3.2(6), R404.1.3.2(7) or R404.1.3.2(8) or Table R404.1.2 (10) and Figure R404.1.2 (1) or Table R 404.1.2 (11) and R 404.1.2 (2). Vertical reinforcement for flat basement walls retaining 4 feet (1219 mm) or more of unbalanced backfill is permitted to be determined in accordance with Table R404.1.3.2(9). For basement walls supporting above-grade concrete walls, vertical reinforcement shall be the greater of that required by Tables R404.1.3.2(2) through R404.1.3.2(8) or by Section R608.6 for the above-grade wall. In buildings assigned to Seismic Design Category D0, D1 or D2, concrete foundation walls shall also comply with Section R404.1.4.2.

Table R404.1.3.2(10) is hereby adopted to read as follows:

Table R404.1.3.2(10)

Foundation Wall Reinforcing

Active Pressure = 45pd

Minimum Reinforcement for Concrete Foundation Walls		
Wall Height (h) feet	Wall Thickness (t) inches	Vertical Reinforcing
8	8	#4 @ 24" o.c. #5 (ii), 40" o.c.
	10	#4 @ 30" o.c. #5 Cii2 50" o.c.
9	8	#4 @ 18" o.c. #5 (ii), 28" o.c.
	10	#4 @ 24" o.c. #5 (ii), 36" o.c.
10	10	#4 @ 16" o.c. #5 (ii)_ 26" o.c.

Notes:

1. Chart is based on an active soil pressure of 45 pounds per cubic foot (pct).
2. Reinforcing steel shall be ASTM A615 Fy – 60,000 pounds per square inch (psi).
3. The vertical reinforcing bars are to be located on the inside face.
4. Minimum concrete strength $F_c^1 = 3,000$ pounds per square inch (psi).
5. Backfill shall not be placed until first floor framing and sheathing is installed and fastened or adequately braced and the concrete floor slab is in place or the wall is adequately braced.

Table R404.1.3.2(11) is hereby adopted to read as follows:

Table R404.1.3.2(11) Foundation Wall Reinforcing

Active Pressure = 65 pcf

Minimum Reinforcement for Concrete Foundation Walls		
Wall Height (h) Feet	Wall Thickness (t) inches	Vertical Reinforcin
8	8	#4 @ 18" o.c. #5 @ 26" o.c. #6 (ti), 40" o.c.
	10	#4 @ 24" o.c. #5 @ 36" o.c. #6 (ti), 52" o.c.
9	8	#4@ 12" o.c. #5 @ 18" o.c. #6 (ti), 26" o.c.
	10	#4 @ 16" o.c. #5 @24" o.c. #6 (ti), 36" o.c.
10	10	#4@ 12" o.c. #5 @ 18" o.c. #6 Ci2 24" o.c.

Notes:

1. Chart is based on an active soil pressure of 65 pounds per cubic foot (pcf)
2. Reinforcing steel shall be ASTM A615 Fy – 60,000 pounds per square inch (psi).
3. The vertical reinforcing bars are to be located on the inside face.
4. Minimum concrete strength $F_c^1 = 3,000$ pounds per square inch (psi).
5. Backfill shall not be placed until first floor framing and sheathing is installed and fastened or adequately braced and the concrete floor slab is in place or the wall is adequately braced.

Figures R404.1.3.2(1) and R404.1.3.2(2) are hereby adopted as shown:

FIGURE R404.1.3.2(1)

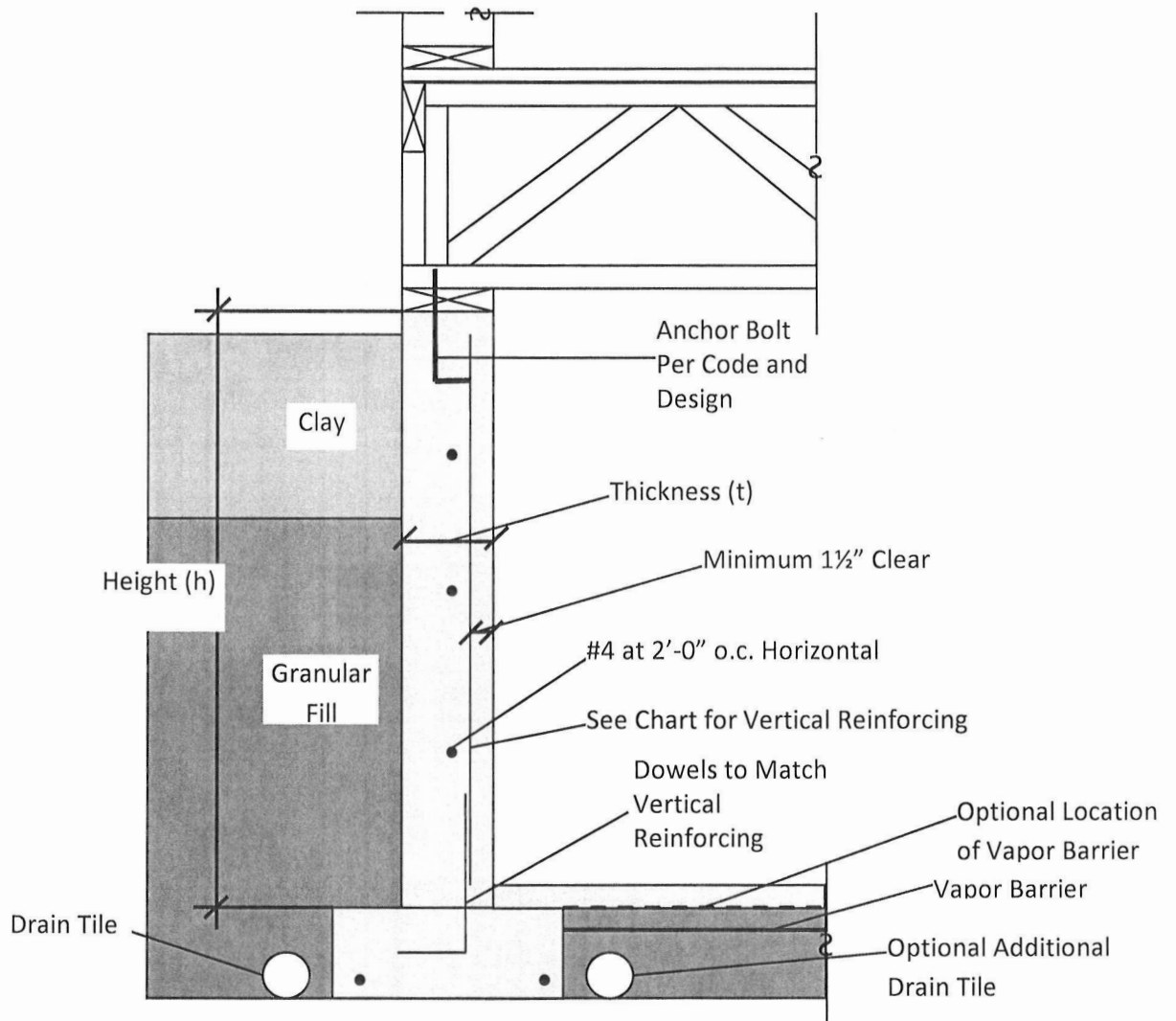
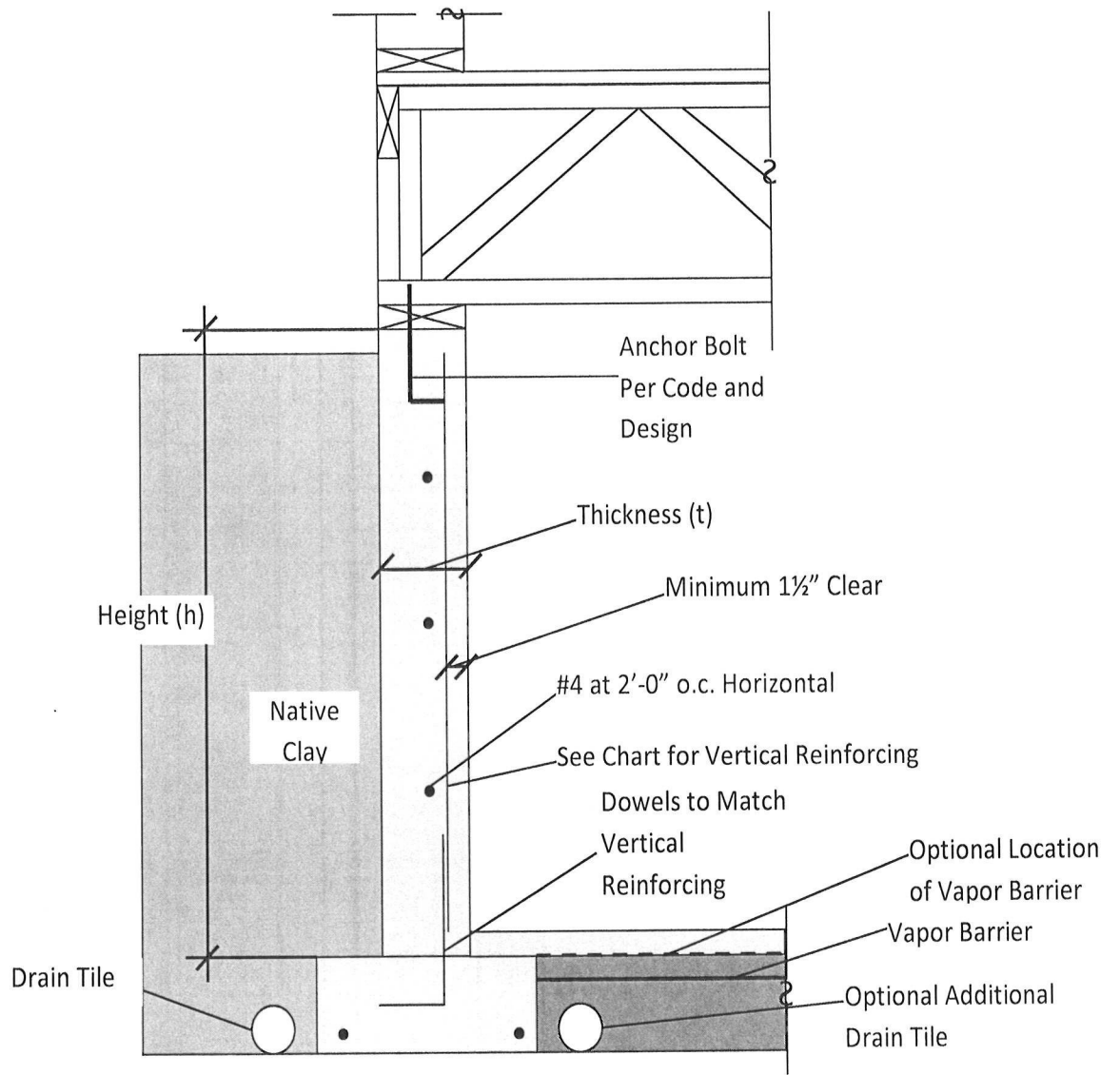


Figure R404.1.3.2(2)



IRC – Chapter 5

Section R507.3 is hereby deleted in its entirety.

Table 507.3.1 is hereby deleted in its entirety.

IRC – Chapter 6

Section R602.7.2 is hereby amended to read as follows:

R602.7.2 Rim board headers. Rim board header size, material and span shall be in accordance with Table R602.7(1). Rim board headers shall be constructed in accordance with Figure R602.7.2 and shall be supported at each end by full-height studs. ~~The number of full-height studs at each end shall be not less than one plus the number of studs displaced by half of the header span based on the maximum stud spacing in accordance with Table R602.3(5).~~ Rim board headers supporting concentrated loads shall be designed in accordance with accepted engineering practice.

Section R602.7.5 is hereby amended to read as follows:

R602.7.5 Supports for headers. Headers shall be supported on each end with one or more jack studs or with approved framing anchors in accordance with Table R602.7(1) or R602.7(2). The full-height stud adjacent to each end of the header shall be end nailed to each end of the header in accordance with Table R602.3(1). ~~The minimum number of full-height studs at each end of a header shall be in accordance with Table R602.7.5.~~

Table R602.7.5 is hereby deleted in its entirety.

2024 IPMC Code Review presented by Lynne Olson

31-0102. Amendment to International Property Maintenance Code. –The International Property Maintenance Code as adopted in 31-0101 is hereby changed and amended as follows:”

Section 101.1 is hereby amended to read as follows:

[A] 101.1 Title. – pg. 9

These regulations shall be known as the Property Maintenance Code of ~~[NAME OF JURISDICTION]~~ the city of Fargo, hereinafter referred to as “this code.”

Section 102.3 – pg. 9

Is hereby amended to read as follows:

[A] 102.3 Application of other codes – pg. 9

Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of ~~the International Building Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code and NFPA 70~~ all applicable ordinances adopted by the city of Fargo. ~~Nothing in this code shall be construed to cancel, modify or set aside any provision of the International Zoning Code.~~

103.1 is hereby amended to read as follows:

[A] 103.1 Creation of agency. – pg. 10

The ~~{INSERT NAME OF DEPARTMENT}~~ city of Fargo Inspections Department is hereby created and the official in charge thereof shall be known as the code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code

104.1 is hereby amended to read as follows:

[A] 104.1 Fees. – pg. 10

The fees for activities and services performed by the department in carrying out its responsibilities under this code ~~for rental and code enforcement inspections shall be as established by the applicable governing authority.~~ are established in the following schedule:

A. Initial Inspection. – No Charge;

B. First Re-inspection. – No Charge;

C. Second Re-inspection. – As to the second re-inspection a fee of \$150

D. Third Re-inspection. – As to the third re-inspection, a fee of \$150;

E. Fourth and continuing Re-inspection. – As to the fourth and any subsequent re-inspection, a fee of \$150

F. Replacement for removal of building placard, a fee of \$150

Section 105. 1 General – pg. 10 was amended and the code changed and we no longer need it.

Section 105.2 – pg. 10

New Section – matches other codes

[A] 105.2 Determination of compliance. The code official shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of this code’s provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.

2. Shall not have the effect of waiving requirements specifically provided for in this code or other applicable codes and ordinances.

[A] 105.2.1 Technical assistance. To determine compliance with this code, the code official is authorized to require the owner or owner’s authorized agent to provide a technical opinion and report.

[A] 105.2.1.1 Cost. A technical opinion and report shall be provided without charge to the jurisdiction.

[A] 105.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the code official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

[A] 105.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises and the facilities and appurtenances situated thereon to identify and propose necessary recommendations.

~~**[A] 106.3.1**~~ **105.2.1.4 Test methods.** Where there is insufficient evidence of compliance with the provisions of this code, the code official shall have the authority to require tests as evidence of

compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test standards methods, the code official shall be permitted to approve the appropriate testing procedures performed by an approved agency. Such tests shall be performed by a party acceptable to the code official.

[A] ~~106.2~~ 105.2.2 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative is not specifically prohibited by this code and has been approved. An alternative material, design or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved.

Exception: Performance-based alternative materials, designs or methods of construction and equipment complying with the International Code Council Performance Code.

[A] 105.2.2.1 Approval authority. An alternative material, design or method of construction shall be approved where the code official finds that the proposed alternative is satisfactory and complies with Sections 105.2.2 through 105.2.2.7, as applicable.

[A] 105.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the code official for approval. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons the alternative was not approved.

[A] 105.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.

[A] 105.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

[A] 105.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the code official.

[A] 105.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the building official.

~~[A] 106.6~~ 105.2.2.6 Reports ~~Research reports.~~ Supporting documentation data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 105.2.2.6.1 and 105.2.2.6.2 ~~consist of valid research reports from approved sources.~~

[A] 105.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an approved agency and use of the evaluation report shall require approval by the code official for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the code official's recognition of the approved agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the code official.

[A] 105.2.2.6.2 Other reports. Reports not complying with Section 105.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or specialty organization acceptable to the building official. The code official is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

[A] 105.2.2.7 Peer review. The code official is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or method of construction, prepared by a peer reviewer that is approved by the code official.

~~[A] 106.1~~ 105.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases ~~upon application of the owner or owner's authorized agent~~, provided that the code official shall first find that special individual reasons make ~~reason makes~~ the strict letter of this code impractical, and that the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety or structural requirements. The details of the written request for and action granting modifications shall be recorded and entered in the ~~department~~ files of the department of building safety.

[A] 105.3 Right of entry. – pg. 11

Where it is necessary to make an inspection to enforce the provisions of this code, or where the code official has reasonable cause to believe that there exists in a structure or on any premises a condition that is contrary to or in violation of this code that makes the structure or premises unsafe, dangerous or hazardous, the code official is authorized to enter the structure or premises at all reasonable times to inspect or perform the duties imposed by this code., ~~provided that if~~ If such structure or premises is occupied, the code official shall present credentials to the occupant and request entry. If such structure or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner, owner's authorized agent or other person having charge or control of the structure or premises and

request entry. If entry is refused, the code official shall have recourse to every remedy ~~the remedies~~ provided by law to secure entry.

105.3.1 Warrant. Where the code official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner, the owner's authorized agent, occupant or person having charge, care or control of the structure or premises shall not fail or neglect, after proper a request is made as herein provided, to permit entry therein by the code official for the purposes of inspection and examination pursuant to this code.

[A] 105.5 Notices and orders. – pg. 12

The code official shall issue all necessary notices or orders to ensure compliance with this code, in **accordance with Section 107.**

[A] 105.6 Department Official records. – pg. 12

The code official shall keep official records as required by Sections 105.6.1 through 105.6.5. Such official records shall be retained for not less than 5 years or for as long as the building or structure to which such records relate remains in existence, unless otherwise provided by other regulations. ~~of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.~~

[A] 105.6.1 Approvals. A record of approvals shall be maintained by the code official and shall be available for public inspection during business hours in accordance with applicable laws. **[A] 105.6.2 Inspections.** The code official shall have the authority to conduct inspections, or shall accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.

[A] 105.6.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section **105.2.2**; modifications in accordance with Section **105.2.3**; and documentation of the final decision of the code official for either shall be in writing and shall be retained in the official records.

~~**[A] 106.3.2 105.6.4 Tests reports.** The code official shall keep a record of tests conducted to comply with Sections **105.2.1.4** and **105.2.2.5**. Reports of tests shall be retained by the code official for the period required for retention of public records.~~

[A] 105.6.5 Fees. The code official shall keep a record of fees collected and refunded in accordance with Section 104.

Section 105.7 is hereby amended to read as follows:

[A] 105.7 Liability. – pg. 12

The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating, or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or the city be held as assuming any such liability by reason of the inspection authorized by this code or any permits or certificates issued under this code.

[A] 105.7.1 Legal defense. – pg. 12

Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

[A] ~~106.5~~ 105.8 Approved materials and equipment. – pg. 12

Materials, equipment and devices approved by the code official shall be constructed and installed in accordance with such approval.

~~[A] 106.4 105.8.1 Used material and equipment~~**Materials and equipment reuse.** ~~Materials that are reused shall comply with the requirements of this code for new materials. Materials, equipment and devices shall not be reused unless such elements are in good working condition and approved repair or have been reconditioned and tested where necessary, placed in good and proper working condition and approved by the code official.~~ Materials that are reused shall comply with the requirements of this code for new materials. Materials, equipment and devices shall not be reused unless such elements are in good working condition and approved repair or have been reconditioned and tested where necessary, placed in good and proper working condition and approved by the code official.

Section 105.9

Lynne shared that this is a new section added by us. It is to allow us to issue an additional certificate of occupancy to rental properties. Typically, rental properties age into our queue about 15 years from completion of construction. This gives us the opportunity to review some of the changes in building code applications. Once they get to that point, we go in and bring them up to what would be current code compliance. New construction properties already meet or are well above our minimum standards for rental qualifications.

Is hereby amended to read as follows:

105.9 Certificate of Occupancy for Rental. – pg. 12

For any property that has dwelling units or sleeping units occupied by anyone other than the owner or their family members and regardless if rent, services, or other means of payment are collected or not, a secondary Certificate of Occupancy shall be issued showing compliance with this code and any other codes and ordinances adopted by the city of Fargo. If the property title is transferred to another person or entity the current or previous secondary Certificate of Occupancy shall be void and a new secondary Certificate of Occupancy shall be obtained.

Issue an open permit for a three (3) year duration before a property can be used as a rental:

105.9.1 Certificate issued. After the *building official* inspects the building or structure and does not find violations of the provisions of this code or other laws that are enforced by the department, the *building official* shall issue a certificate of occupancy containing the following:

1. The address of the structure.
2. The name and address of the *owner* or the owner's authorized agent.

3. A description of that portion of the structure for which the certificate is issued.
4. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
5. The name of the *building official*.
6. The edition of the code under which the *certificate* was issued.
7. Where an automatic sprinkler system is provided and whether the sprinkler system is required.
8. Any special stipulations and conditions of the *certificate of occupancy*.

105.9.2 Revocation. The building official is authorized to suspend or revoke a certificate of occupancy issued under the provisions of this code, in writing, wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of the provisions of this code or other ordinance of the jurisdiction.

Clay asked about updates for new codes. At what level are they going to be enforcing new code updates such as sprinkler systems and what not. Lynne stated that they operate under the code in which the building was constructed in regards to sprinkler systems. They have not ordered a sprinkler system to be installed in a building. In the Property Maintenance Code there are updated guidelines for smoke detectors and addition of carbon monoxide detection where in the IRC, there is a requirement for the inter-connection of smoke detectors, we don't require that. Just a regular battery operated unit is required from rental; they do not need to be hard wired. Shawn added that if we require smoke detectors to be added, they just have to be interconnected, not hard wired. We are looking for the easiest way possible for them. They would be interconnected per unit.

109.1.5 Dangerous-Hazardous structure or premises. – pg. 13

For the purpose of this code, any structure or premises that has any or all of the conditions or defects described as follows shall be considered to be hazardous ~~dangerous~~:

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the approved building or fire code of the jurisdiction as related to the requirements for existing buildings.
2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.
3. ~~Any portion of a building, structure or portion thereof that is dangerous appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become detached or dislodged.~~
4. ~~Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.~~

~~5. The building or structure, or part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fail or give way.~~

111 Demolition. Section 113 is now located in 111. Section 111 has been reorganized, intent is the same:

~~113.1~~ 111.1 General. – pg. 15

~~The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official. When the code official determines any structure is so old, dilapidated or has become so out of repair and is dangerous, unsafe, insanitary and otherwise unfit for human habitation or occupancy the code official can order either of the following:~~

1. The code official is permitted to authorize the owner or owner's authorized agent to make the structure safe by repairs in order to make the structure safe and sanitary. Where there has been a cessation of construction repairs of any structure for a period of more than 2 years the structure will be ordered demolished and removed.

2. The code official is permitted to order the owner or owner's authorized agent to demolish and remove any such structure.

3. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official

4. Upon completion of demolition, sufficient filling and grading shall be done to bring the area of demolition up to the same level as the existing yard. Frozen fill is not allowed.

Section 201.3 is hereby amended to read as follows:

Section 201.3 Terms defined in other codes. – pg. 17

Where terms are not defined in this code and are defined in the International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, ~~International Plumbing Code~~, International Residential Code, ~~International Zoning Code~~ or NFPA 70, such terms shall have the meanings ascribed to them as stated in those codes. Throughout this code, wherever reference is made to the International Plumbing Code, it shall be taken

to mean the North Dakota State Plumbing Code and ND Admin. Code Section 62-03.1-01. Throughout this code, wherever reference is made to the NFPA 70, it shall be taken to mean the National Electric Code and Chapter 43-09 of the North Dakota State Wiring Standards.

~~Exception: When used within this code, the terms unsafe and dangerous shall have only the meanings ascribed to them in this code and shall not have the meanings ascribed to them by the International Existing Building Code.~~

Section 202

New Section

Section 202 Definitions – pg. 17

New definitions:

APPROVED AGENCY. An established and recognized organization that is regularly engaged in conducting tests, furnishing inspection services or furnishing product evaluation or certification where such organization has been approved by the code official.

DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.

2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine or frequent loads, or under snow, wind, rain, flood, earthquake or other environmental loads when such loads are imminent.

PEER REVIEW. An independent and objective technical review conducted by an approved third party.

POWER SAFETY COVER. A pool cover that is placed over the water area and is opened and closed with a motorized mechanism activated by a control switch.

SAFETY COVER. A structure, fabric or assembly, along with attendant appurtenances and anchoring mechanisms, that is temporarily placed or installed over an entire pool, spa or hot tub and secured in place after all bathers are absent from the water.

STORM SHELTER. A building, structure or portion thereof, constructed in accordance with ICC 500, designated for use during hurricanes, tornadoes or other severe windstorms.

Definitions amended to read as follows – pg. 18:

MOTORIZED VEHICLE – an object used for transporting people or goods on land under its own power such as a car, truck, or similar.

NON-MOTORIZED VEHICLE – an object used for transporting people or goods on land using an external source of power such as a trailer or similar.

Section 302.4

Is amended to read as follows:

Section 302.4 Weeds. – pg. 20

Premises and exterior property shall be maintained free from weeds or plant growth ~~in excess of~~ ~~(jurisdiction to insert height in inches)~~ as provided by Article 11-08 of the Fargo Municipal Code.

303.2.1 Fence or Barrier height and clearances. – pg. 21

Is amended to read as follows:

Barrier heights and clearances shall be in accordance with all the following:

The top of the barrier shall be not less than 48 inches above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 4 feet measured horizontally from the outside of the pool or spa to the inside of the required barrier.

The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.

The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa.

Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

303.2.2 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

303.2.3 Solid barrier surfaces. Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and tooled masonry joints.

303.2.4 Mesh fence as a barrier. Mesh fences, other than chain link fences in accordance with **Section 303.2.7**, shall be installed in accordance with the manufacturer's instructions and shall comply with the following:

The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.

The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4 inches (102 mm) from grade or decking.

The fence shall be designed and constructed so that it does not allow passage of a 4-inch (102 mm) sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not be more than 4 inches (102 mm) from grade or decking.

An attachment device shall attach each barrier section at a height not lower than 45 inches (1143 mm) above grade. Common attachment devices include, but are not limited to, devices that provide the security equal to or greater than that of a hook-and-eye-type latch incorporating a spring-actuated retaining lever such as a safety gate hook.

Where a hinged gate is used with a mesh fence, the gate shall comply with Section 303.2.10.

Patio deck sleeves such as vertical post receptacles that are placed inside the patio surface shall be of a nonconductive material.

Mesh fences shall not be installed on top of on-ground residential pools.

303.2.4.1 Setback for mesh fences. The inside of a mesh fence shall be not closer than 48 inches (1219 mm) to the nearest edge of the water of a pool or spa.

303.2.5 Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 1¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ inches (44 mm) in width.

303.2.6 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed 1¾ inches (44 mm).

303.2.7 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 2 inches (50.8 mm). Where the fence is provided with slats fastened at the top and bottom which reduce the openings, such openings shall be not more than 2 inches (50.8 mm).

303.2.8 Diagonal members. Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be not more than 1¾ inches (44 mm). The angle of diagonal members shall be not greater than 45 degrees (0.79 rad) from vertical.

303.2.9 Clear zone. Where equipment, including pool equipment such as pumps, filters and heaters, is on the same lot as a pool or spa and such equipment is located outside of the barrier protecting the pool or spa, such equipment shall be located not less than 36 inches (914 mm) from the outside of the barrier.

303.2.10 Doors and gates. Doors and gates in barriers shall comply with the requirements of Sections 303.3.11 through 303.2.13 and shall be equipped to accommodate a locking device. Pedestrian access doors and gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

303.2.11 Utility or service doors and gates. Doors and gates not intended for pedestrian use, such as utility or service doors and gates, shall remain locked when not in use.

303.2.12 Double or multiple doors and gates. Double doors and gates or multiple doors and gates shall have not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device.

303.2.13 Latch release. For doors and gates in barriers, the door and gate latch release mechanisms shall be in accordance with the following:

Where door and gate latch release mechanisms are accessed from the outside of the barrier and are not of the self-locking type, such mechanism shall be located above the finished floor or ground surface at residential pools and spas, not less 54 inches (1372 mm).

Where door and gate latch release mechanisms are of the self-locking type such as where the lock is operated by means of a key, an electronic opener or the entry of a combination into an integral combination lock, the lock operation control and the latch release mechanism shall be located above the finished floor or ground surface at residential pools and spas, at not greater than 54 inches (1372 mm).

Where the only latch release mechanism of a self-latching device for a gate is located on the pool and spa side of the barrier, the release mechanism shall be located at a point that is at least 3 inches (76 mm) below the top of the gate.

303.2.14 Barriers adjacent to latch release mechanisms. Where a latch release mechanism is located on the inside of a barrier, openings in the door, gate and barrier within 18 inches (457 mm) of the latch shall not be greater than ½ inch (12.7 mm) in any dimension.

303.2.15 Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier and where windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor, doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017.

Exception: An approved means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a degree of protection that is not less than the protection afforded by an alarm that produces an audible warning when the window, door or their screens are opened.

303.2.16 On-ground residential pool structure as a barrier. An on-ground residential pool wall structure or a barrier mounted on top of an on-ground residential pool wall structure shall serve as a barrier where all the following conditions are present:

Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 303.2 and the pool manufacturer allows the wall to serve as a barrier.

Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the barrier on top of the wall comply with the requirements of Section 303.2.

Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 303.

Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.

Barriers that are mounted on top of on-ground residential pool walls are installed in accordance with the pool manufacturer's instructions.

303.2.17 Natural barriers. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge not less than 18 inches (457 mm), a barrier is not required between the natural body of water shoreline and the pool or spa.

303.2.18 Natural topography. Natural topography that prevents direct access to the pool or spa area shall include but not be limited to mountains and natural rock formations. A natural barrier approved by the governing body shall be acceptable provided that the degree of protection is not less than the protection afforded by the requirements of Sections 303.2 through 303.2.16.

Clay asked if this is what was previously presented as an amendment. Shawn said that this information was taken from the Pool and Spa Code from the ICC. It is not in the IRC and the IPMC had previously said that they had to have some sort of barrier but it wasn't very clear and there were always a lot of questions. We looked at the Pool and Spa code and came to you at the previous meeting with more specific guidelines to make things clear for everyone.

Section 304.14

Is hereby amended to read as follows:

Section 304.14 Insect screens. – pg. 22

During the period from {DATE} April 1 to {DATE} October 31 of each year, every door, window, and other outside opening required for ventilation of habitable rooms, for food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25mm), every screen door used for insect control shall have a self-closing device in good working condition.

Section 307

Is hereby amended to read as follows:

307.1 General Handrails. – pg. 25

~~Every exterior and interior flight of stairs~~ Stairs having ~~more than four~~ four or more risers shall have a handrail on one side of the stair ~~and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches (762 mm) above the floor or grade below shall have guards.~~ Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall be not less than 30 inches (762 mm) in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Exception: Guards shall not be required where exempted by 1 Height the adopted building code.

307.1.1 Height. Handrails shall be not less than 30 inches (762 mm) in height or more than 42 inches (1067 mm) in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces.

307.2 Guards. – pg. 25

Is hereby amended to read as follows:

Guards shall be provided along open-sided walking surfaces, including balconies, porches, decks, stairs, ramps and landings that are more than 30 inches (762 mm) above the floor or grade below.

Exception: Guards shall not be required where exempted by the adopted building code.

307.2.1 Height. Guards shall be not less than 30 inches (762 mm) high.

309.6 Pest Elimination. – pg. 25

Is hereby amended to read as follows:

Licensed contractor required for extermination of insects and vermin in rental properties.

Section 310 Accessibility

New Section

310.1 General. – pg. 25

A facility that is required to be accessible shall be maintained accessible during occupancy.

310.1.1 Maintenance. The accessible features of a facility shall be maintained in good repair, in a clean, structurally sound and sanitary condition, and free from impediments to accessibility

Section 311 Storm Shelters. – pg. 25

New Section

311.1 General. Community storm shelters shall be evaluated, maintained and repaired in accordance with this section and ICC 500.

311.2 Evaluation. Community storm shelters shall be evaluated annually and when requested by the authority having jurisdiction in accordance with ICC 500.

311.3 Maintenance and repairs. Community storm shelters shall be maintained in an operable condition. All structural and operational elements shall be repaired or replaced in accordance with ICC 500 where damaged or found to be inoperable.

Section 404.3 Minimum ceiling heights. – pg. 27

New exception:

Exceptions:

3. In one- and two-family dwellings, rooms occupied exclusively for bathrooms, toilet rooms and laundry rooms having a minimum ceiling height of 6 feet 8 inches (2033 mm).

Section 404.4

New section:

404.4 Bedroom and livingHabitable room requirements. – pg. 27

Every ~~bedroom and living~~habitable room shall comply with the requirements of Sections 404.4.1 through 404.4.5.

404.4.1 Room area. Every ~~living~~ habitable room shall contain not less than ~~120 square feet (11.2 m²)~~ and every ~~bedroom~~ shall contain not less than 70 square feet (6.5 m²) and every bedroom occupied by more than one person shall contain not less than 50 square feet (4.6 m²) of floor area for each occupant thereof.

Section 404.6

New section and it now matches the IBC:

404.6 Efficiency unit. – pg. 28

Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than one occupant shall have a minimum clear floor area of 120 square feet (11.2 m²). A unit occupied by not more than two occupants shall have a minimum clear floor area of ~~220~~ 190 square feet (~~20.4~~ 17.7 m²). A unit occupied by three occupants shall have a minimum clear floor area of ~~320~~ 260 square feet (~~29.7~~ 24.2 m²). These required areas shall be exclusive of the areas required by Items 2 and 3.
2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.
4. The maximum number of occupants shall be three.

405 – Daycare Occupancy Limitations

We as rental inspectors, do the initial inspection on home daycares located in single family homes and sometimes it is one unit in an apartment building. We go out and do that initial inspection and issue a certificate of occupancy for home occupation to allow them to them to do that. Up until now, we haven't had a specific code to point to and so that is why we are asking to adopt this.

Is hereby amended to read as follows:

SECTION 405 HOME DAY CARE OCCUPANCY

405.1 General. – pg. 28

This appendix section shall apply to a home day care operated within a dwelling. It is to include buildings and structures occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians or relatives by blood, marriage, or adoption, and in a place other than the home of the person cared for.

Section 405.2 DEFINITION

Section 405.2.1 General.

The following term shall, for the purposes of this appendix, have the meaning shown herein.

EXIT ACCESS. That portion of a means-of-egress system that leads from any occupied point in a building or structure to an exit.

Section 405.3 MEANS OF EGRESS

Section 405.3.1 Exits required.

Two exits are required from a home day care. Exits shall comply with Section R318.

405.3.1.1 Exit access prohibited.

An exit access from the area of day care operation shall not pass through bathrooms, bedrooms, closets, garages, fenced rear yards or similar areas.

Exception:

An exit may discharge into a fenced yard if the gate or gates remain unlocked during day care hours. The gates may be locked if there is an area of refuge located within the fenced yard and more than 50 feet (15 240 mm) from the dwelling. The area of refuge shall be large enough to allow 5 square feet (0.5 m²) per occupant.

405.3.1.2 Basements.

If the basement of a dwelling is to be used in the day care operation, two exits are required from the basement regardless of the occupant load. One of the exits may pass through the dwelling and the other shall lead directly to the exterior of the dwelling. An emergency and escape window used as the second means of egress from a basement shall comply with **Sections R319 and BD103.1.1.**

405.3.1.3 Yards.

Yards to be used as part of the day care operation it shall be fenced.

405.3.1.3.1 Type of fence and hardware.

The fence shall be of durable materials and be not less than 4 feet (1529 mm) tall, completely enclosing the area used for the day care operations. Each opening shall be a gate or door.

405.3.1.3.2 Construction of fence.

Openings in the fence, wall or enclosure required by this section shall have intermediate rails or an ornamental pattern that do not allow a sphere 4 inches (102 mm) in diameter to pass through. In addition, the following criteria must be met:

1. The maximum vertical clearance between grade and the bottom of the fence, wall or enclosure shall be 2 inches (51 mm).
2. Solid walls or enclosures that do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions, except for tooled masonry joints.
3. Maximum mesh size for chain link fences shall be 2 inches square, unless the fence has slats at the top or bottom that reduce the opening to not more than 2 inches. The wire shall be not less than 9 gage [0.148 inch (3.8mm)].

405.3.2 Width and height of an exit.

The minimum width of a required exit is 36 inches (914 mm) with a net clear width of 32 inches (813 mm). The minimum height of a required exit is 6 feet 8 inches (2032 mm).

405.3.3 Type of lock and latches for exits.

Regardless of the occupant load served, exit doors shall be openable from the inside without the use of a key or any special knowledge or effort.

405.3.4 Landings.

Landings for stairways and doors shall comply with Section R318, except that landings shall be required for the exterior side of a sliding door where a home day care is being operated in a Group R-3 occupancy.

405.4 SMOKE DETECTION

405.4.1 General.

Smoke detectors shall be installed in dwelling units used for home day care operations. Detectors shall be installed in accordance with the approved manufacturer's instructions. If the current smoke detection system in the dwelling is not in compliance with the currently adopted code for smoke detection, it shall be upgraded to meet the currently adopted code requirements and Section BD103 before day care operations commence.

405.4.2 Power source.

The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Required smoke detectors shall be interconnected such that if one detector is activated, all detectors are activated.

405.4.3 Location.

A detector shall be located in each bedroom and any room that is to be used as a sleeping room, and centrally located in the corridor, hallway or area giving access to each separate sleeping area. Where the dwelling unit has more than one story, and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on the upper level, except that where the lower level contains a sleeping area, a detector shall be installed on each level. Where sleeping rooms are on the upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the stairway. In dwelling units where the ceiling height of a room open to the hallway serving the bedrooms or sleeping areas exceeds that of the hallway by 24 inches (610 mm) or more, smoke detectors shall be installed in the hallway and the adjacent room. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

David had a question on egress where you are requiring 2 exits – section 405.3 Does a standard residential property require 2 exits. Shawn replied that currently, yes, they do. For example, a house with a basement, you would have an egress window and the stairs and that would be two exits. We might run into it in older homes where the stairs might not meet the headroom space and they might need to do some things here and there to become compliant. They may even need to add an egress window. It is not special to just daycares we just needed to have a place to point to when speaking about daycares.

Clay asked about egress too. In regards to the window for egress, does it have to be in the main area and then stairs for the second exit or can the window be in the bedroom and count towards egress. Shawn replied that if the bedroom has an egress window, our inspector's would probably feel comfortable enough for it to count towards the second means of egress. We need the primary egress of the stairs to have proper headroom and for those to not go through a bedroom.

David asked what would happen if the bedroom has egress but that door is locked. Shawn stated it could not be locked during daycare hours. The state does come through and do their own inspections for daycares. They have a lot more requirements than we do and they would cover that.

Section 602.3

Is hereby amended to read as follows:

602.3 Heat supply. – pg. 31

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 15th {DATE} to {DATE} to June 1st maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exception: In older structures where the original design of the heating system operating at full capacity is unable to achieve the minimum temperature required, the system shall be deemed adequate.

Clay asked about 602.3 and how large of a range is going to be allowed. If you have a heating system that isn't capable of doing its job, you need to fix it. Shawn said the range would be minimal. If it were an older home, we would look at it as being adequate. We don't have any buildings that drop below 60. Clay's concern would be people bringing in space heaters and when the temperature gets below 68 degrees, there are a lot of space heaters being used. He has had a lot of experience fighting fires for that reason so is concerned. Shawn said we are using this as a way for us to be able to use our discretion and not make them spend a lot of money to upgrade the system. This would just allow us to use discretion as needed. That's why there is an exception, so if that exception doesn't work for that unit/building then we can make a call at that time. Clay spoke to just making sure that we aren't getting too far outside the temp of what a blanket could help with as 68 degrees can be too cool for an extended period of time.

Section 602.4

Is hereby amended to read as follows:

602.4 Occupiable work spaces. – pg. 31

Indoor occupiable work spaces shall be supplied with heat during the period from September 15th {DATE} to June 1st {date} to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

606.3

New section:

606.3 Private residence elevators. – pg. 33

Requirements for private residence elevators shall be in accordance with Sections 606.3.1 through 606.3.3.

606.3.1 General. – pg. 33

The maintenance of elevators in private residences shall conform to Section 5.3 of ASME A17.1/CSA B44.

606.3.2 Hoistway enclosures. – pg. 33

Hoistway enclosures shall comply with Section 5.3.1.1 of ASME A17.1/CSA B44.

606.3.3 Hoistway Opening Protection. – pg. 33

Hoistway landing doors for private residence elevators shall comply with Sections 5.3.1.8.1 through 5.3.1.8.3 of ASME A17.1/CSA B44 or Sections 10.1.4.1 through 10.1.4.3 of ASME A17.3.

Section 702

[BE] 702.1 General. – pg. 34

A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the code under which the building was constructed. ~~International Fire Code.~~

[BE] 702.2 Aisles. – pg. 34

The required width of aisles in accordance with the code under which the building was constructed ~~International Fire Code~~ shall be unobstructed

Section 704.6.1.3

[F] 704.6.1.3 Installation near cooking appliances. – pg. 37

Smoke alarms shall ~~not~~ be installed a minimum of 10 feet (3.0 m) horizontally from a permanently installed cooking appliance. ~~in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.6.1.1 or 704.6.1.2.~~

Exception: Smoke alarms shall be permitted to be installed a minimum of 6 feet (1.8 m) horizontally from a permanently installed cooking appliance where necessary to comply with Section 704.6.1.1 or 704.6.1.2.

- ~~1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.~~
- ~~2. Ionization smoke alarms with an alarm silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance.~~
- ~~3. Photoelectric smoke alarms shall not be installed less than 6 feet (1829 mm) horizontally from a permanently installed cooking appliance.~~

New Business

No new Business.

Announcements

No announcements.

Clay Dietrich called for a motion to adjourn the meeting. David Vig motioned to adjourn the meeting, seconded by Kevin Bartram. No one was in opposition and the motion was declared carried.

Meeting adjourned at 10:13 am.

Respectfully submitted



Shawn Ouradnik
Board Secretary