

TITLE VI PHYSICAL ENVIRONMENT

CHAPTER 11 BUILDING CODE

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6-11-1 DISTRICT ESTABLISHED. For the purpose of this Chapter the entire City is districted into one district.

(Ord. 118, Passed 1948)
(Ord. 328, Passed 1974)

6-11-2 ENFORCEMENT AUTHORITY. It shall be the duty of the Building Inspector to enforce the provisions of this Chapter, but any or all of the powers and duties conferred on the Building Inspector by this Chapter may be delegated or transferred to any other officer or employee of the City, by resolution passed by a majority vote of all the members of the City Council.

(Ord. 118, Passed 1948)

6-11-3 BUILDING PERMIT REQUIRED. A building permit is required for all new construction and remodeling work which changes the size, outline, area, location on lot, height of structure, yard requirements or use and occupancy of any building or structure and for any cement slab or permanent fixture of any kind. No permit shall be required for usual maintenance and repair. A permit shall be issued if the work as proposed in the application for a permit meets all of the requirements of this title and the Zoning Ordinance Chapter 18.80. If plans and specifications of the proposed work are requested or required, the plans and specifications must also meet the requirements of this chapter. No action will be taken by the city on plans and specifications for industrial buildings until a fire protection plan has been filed with the fire chief by the owner and the fire chief has reported to the Planning and Zoning Commission regarding plans and specifications.

(Ord. 509, Passed 1982)

6-11-4 BUILDING PERMIT FEES. The fees for each permit shall be as established from time to time by resolution of the City Council and shall be paid at the time the building permit is issued. (Ord. 509, Passed 1982)

6-11-5 BUILDING--DESIGN. All parts of every building shall be designed to safely carry the loads to be imposed thereon, and shall in all other respects conform to good engineering and building practice.

(Ord. 118, Passed 1948)

6-11-6 STAIRWAYS. Every school, church, hospital, theater and other place of public assemblage, over one story high, shall have at least two stairways constructed entirely of incombustible material located as far apart from each other as the plan of the building will permit and continuous from the grade line to the topmost story.

(Ord. 118, Passed 1948)

6-11-7 DOORS.

1. All doors in schools, churches, hospitals, theaters, and other places of public assemblage, and in all stairways, shall open outward, or in the direction of travel in leaving the building, and shall be at least thirty-six inches wide. All exterior doors shall be at least forty-two inches wide and open outward with a panic bar.

2. Multiple-family dwellings, serving two or more dwelling units with a common exit, shall have a door of at least forty-two inches in width and open outward with panic bars.

(Ord. 509, Passed 1982)

6-11-8 SWIMMING POOLS. The regulations set forth in this section shall regulate all swimming pools.

1. A swimming pool is a water-filled enclosure, permanently constructed or portable, having a depth of more than two feet, which is outdoors or has access from the outdoors if partially enclosed. A pool is an outdoor structure for containing water with an interior depth of more than two feet above or below grade. A pool is a body of standing water in a structure, basin or depression above or below grade, having an interior depth of more than two feet.

2. All present or hereinafter constructed outdoor swimming pools shall be enclosed by a four-foot fence and a building permit must be obtained for both the swimming pool and the fence. Such fencing shall be of material and sufficient strength and anchoring so as to support two hundred fifty pounds of side pressure weight per ten feet of length without collapsing. This section shall be construed as applying to artificially constructed swimming pools above or below ground level even though they might not be in use. All persons constructing a swimming pool shall so enclose the same before commencing to fill the pool. A building permit once obtained for a swimming pool at an address identified on the building permit is valid for so long as enclosed by a fence as required in the Zoning Ordinance Sec. 18.60.240 whether

annually dismantled and assembled each year. All other present or future constructed pools as defined in 6-11-8 subsection 1 shall be enclosed by a four-foot fence and a building permit must be obtained for the fence unless otherwise detailed in this ordinance.

3. A rigid sided swimming pool with a height of at least four feet may attach a two-foot fence to the top of the swimming pool or to a deck built around the swimming pool. The fence must surround the entire swimming pool and have an adequate childproof locking gate access point as a substitute for the four-foot fence requirement in 6-11-8 subsection 2. All such fencing shall be of material and sufficient strength and anchoring so as to support two hundred fifty pounds of side pressure weight per ten feet of length without collapsing.

4. This section shall also apply to a spa or spa pool regardless of size, but shall not apply to natural swimming areas or agricultural land of waters.

5. Exception. Wading pools are excepted from this regulation. A wading pool is a portable structure for holding water, or a body of standing water, basin or depression constructed for holding water with an interior depth of less than two feet.

(Ord. 620, Passed 1996)

(Ord. 719, Passed 2012)

(Ord. 765, Passed August 20, 2019)

6-11-9 FRAME BUILDINGS--DEFINED. Buildings with wooden framework, clad with sheet metal, or stucco or veneered with brick, shall be classed as frame buildings.

(Ord. 118, Passed 1948)

6-11-10 FRAME BUILDINGS--DISTANCE BETWEEN. In no case shall a frame building be erected within five feet of the side or rear lot line nor within ten feet of another building, unless the space between the studs, on such side next to the lot line or adjacent building, be filled solidly with not less than two and one-half inches of brickwork or other equivalent incombustible material.

(Ord. 118, Passed 1948)

6-11-11 BUILDING--HEIGHT. It is unlawful to erect or alter a frame building exceeding two stories or thirty feet in height, except that a private dwelling may be three stories or forty feet in height.

(Ord. 118, Passed 1948)

6-11-12 FOUNDATION--REQUIRED. It is unlawful to build, enlarge, or alter or move from the outside to within the city, or from one part of the city to another part of the City, any wall, structure, building or part thereof, unless such wall, structure, building or part thereof shall have or be placed upon a foundation of the type set out in this chapter.

(Ord. 118, Passed 1948)

6-11-13 FOUNDATION--WALLS. Foundation walls shall be constructed of any suitable material other than wood, but a hollow or concrete block construction shall not be allowed in the foundation wall of any building exceeding three stories in height. All foundations shall be of such

thickness, and constructed in such a manner, as to be able to carry the load imposed thereon. If a permit is desired for the purpose of adding additional stories to any building, the Planning and Zoning Commission must first determine that the foundation walls are sufficient to carry the additional load.

(Ord. 509, Passed 1982)

6-11-14 WALLS--PUBLIC BUILDINGS. All walls and partitions in schools, churches, hospitals and other places of public assemblage, over one story high, and all walls and partitions in theaters, shall be built of stone, brick, concrete, hollow or solid concrete or clay blocks, or metal lath and Portland cement plaster on metal studding, or other equivalent incombustible material and construction recommended by the National Board of Fire Underwriters.

(Ord. 118, Passed 1948)

6-11-15 WALLS--PARTY AND FIRE. In all buildings, except dwellings, or frame or skeleton construction buildings, solid brick or reinforced concrete party walls and firewalls, which serve as bearing walls on both sides of the wall, shall be not less than twelve inches thick in the upper two stories, or upper thirty feet, increasing four inches in thickness for each two stories or fraction thereof below. Such party or fire walls, when constructed of other permissible materials, shall be four inches thicker than a solid brick or reinforced concrete wall. All party or fire walls shall be continuous from the foundation to a point at least two feet above the roof level and shall be properly coped.

(Ord. 118, Passed 1948)

6-11-16 WALLS--BEAMS. The ends of all floor, ceiling, or roof beams, entering a party or fire wall from opposite sides, shall be separated by at least six inches of solid masonry. Such separation may be obtained by corbeling the wall, or staggering the beams, but no wall shall be corbeled more than two inches for this purpose. The ends of all wooden beams that enter a party or fire wall shall be cut to a bevel to make them self-releasing.

(Ord. 118, Passed 1948)

6-11-17 FIRE STOPS. In all buildings erected, except dwellings or frame or skeleton construction buildings, all stud walls, partitions, furrings, and spaces between joists, where they rest on division walls or partitions, at each floor level, shall be fire stopped with incombustible material in a manner to completely cut off communication by fire through concealed spaces. Such fire stopping shall extend the full depth of the joists and at least four inches above each floor level.

(Ord. 118, Passed 1948)

6-11-18 WALLS--EXTERIOR OPENINGS. No openings in an exterior masonry wall shall exceed eight by ten feet, except when fronting on a street or alley at least thirty feet wide or where there is no other building within thirty feet of such opening.

(Ord. 118, Passed 1948)

6-11-19 WALLS--INTERIOR OPENINGS. No opening in an interior masonry wall shall exceed eight feet by ten feet. All such openings in any fire or party wall shall have a suitable standard automatic fire door on at least one side of the wall. If any opening in a fire wall is made so as to serve as an emergency exit, it shall not exceed forty- eight square feet in area and a

self-closing, swinging fire door shall be substituted for the automatic fire door. The particular type of fire door to be installed shall be the type approved by the Underwriter's Laboratories for the particular purpose intended. The total openings in a fire wall shall not exceed twenty-five percent of the linear length of the wall.

(Ord. 118, Passed 1948).

6-11-20 FIRE DOORS AND WINDOWS. Every building within the fire limits, except churches, dwellings, tenement houses, dormitories, and lodging houses, shall have standard fire doors, shutters or windows of wired glass in incombustible frames and sashes on every exterior opening above the first story, except when fronting on a street at least thirty feet wide, or where there is no other building within thirty feet of such opening.

(Ord. 118, Passed 1948)

6-11-21 ROOF COVERINGS. It is unlawful to erect a building of any kind without a fire-resistive roof covering, approved by the Underwriter's Laboratories, and no existing wooden shingle roof, if damaged more than twenty-five percent shall be renewed or repaired with other than an approved fire-resistive roof covering.

(Ord. 118, Passed 1948)

6-11-22 ROOF OPENINGS. All openings in roofs, for the admission of light or air, shall have incombustible frames and sashes, glazed with wired glass, or ordinary glass may be used if protected above and below by galvanized steel wire screens, with a mesh not exceeding one inch and the wire not smaller than number twelve gauge.

(Ord. 118, Passed 1948)

6-11-23 SHAFTS--NEW BUILDINGS. In buildings erected, except private dwellings, which are used above the first floor for business purposes, or for public assemblages, or for any purposes whatever if over three stories high, the stair, elevator and hoistway shafts shall be separately and continuously enclosed by incombustible partitions. The partitions shall be constructed of brick or other fire resistive material approved by the planning and zoning commission, and all mortar used in the construction shall be cement mortar. No such partition shall be less than four inches thick. The enclosure walls for elevator shafts shall extend at least three feet above the roof. At least three-fourths of the top area shall be covered with a skylight constructed as provided for openings in roofs.

(Ord. 509, Passed 1982)

6-11-24 SHAFTS--DOORS AND WINDOWS. All door openings in stair and elevator enclosures, shall be protected by suitable fire doors, mounted with wrought iron or steel hardware, and shall be securely attached to the wall or partition, or to substantial or incombustible frames attached thereto. If glass panels be used in such doors, they shall be wired glass, but in no case exceeding seven hundred and twenty square inches in area. Interior shaft windows shall not be permitted.

(Ord. 118, Passed 1948).

6-11-25 CHIMNEYS. All chimneys erected, except for high-pressure boilers or corresponding temperatures, shall rest on the ground or foundation and shall not be used to support any part of the building. The chimney shall be constructed of brick, reinforced concrete, or any other material, or may be of any type of material or construction which is approved by the National Board of Fire

Underwriters. The wall of a brick chimney shall be eight inches thick unless the flue is lined continuously with flue lining, in which case the wall may be four inches thick.

(Ord. 118, Passed 1948)

(Ord. 119, Passed 1948)

6-11-26 CONCRETE/ASPHALT PADS. It is unlawful to build, enlarge or alter, or construct any concrete or asphalt pad, except a driveway or sidewalk on private property, without a building permit. The concrete or asphalt pad shall conform to setbacks as required by garages or accessory buildings and provided in this title or Title 18 (Zoning Ordinance).

(Ord. 509, Passed 1982).

6-11-27 RIGHT OF ENTRY TO INSPECT. The building inspector, fire chief or other authorized representative of the City may enter any premises upon presentation of proper credentials for the purpose of inspecting for compliance with this chapter and title, at such times as may be reasonably necessary to protect the public health, safety and welfare and may after entry perform any duties imposed upon the official. Prior to such entry, the owner and/or occupant shall, if the owner and/or occupant can be located after reasonable effort, be given twenty-four hours written notice of the authorized official's intention to inspect and the general purpose of the inspection. The notice shall state that the property owner and/or occupant has the right to refuse entry and in the event such entry is refused, inspection may be made only upon issuance of a search warrant issued by a duly authorized magistrate or other court of competent jurisdiction. Whenever entry is refused, the city representative may seek assistance from any magistrate or court of competent jurisdiction in order to obtain the entry. Notwithstanding the foregoing, in the event of an emergency situation or when consent of the owner and/or occupant to the inspection and entry cannot be otherwise obtained, the city representative may enter and inspect only upon issuance of a search warrant issued by a duly authorized magistrate or court of competent jurisdiction. If the provisions of this section shall conflict with any other provision of this code, then the more specific section shall govern.

(Ord. 509, Passed 1982)

6-11-28 APPEALS. Any person or persons aggrieved by any decision of the Building Inspector shall have a right of appeal to the City Administrator. If aggrieved by any decision of the City Administrator that person shall have a right of appeal to the City Council provided, that a notice of appeal is filed in writing with the City Administrator within ten days from the date of such decision. Filing the notice of appeal with the City Clerk shall be deemed full compliance with the above filing requirements, except that the notice of appeal shall specify the grounds thereof.

(Ord. 719, Passed 2012)