

## ORDINANCE NO. 1331

### An Ordinance to Amend and Re-enact Article 2 of the Mandan Code of Ordinances Relating to Building Code

Be it Ordained by the Board of City Commissioners as follows:

Article 2 of the Mandan Code of Ordinances is hereby amended and re-enacted to read as follows:

#### ARTICLE 2. - BUILDING CODE

##### Sec. 111-2-1. - Adoption of code.

There is adopted by reference that certain building code known as the state building code, as developed by the state, as now or hereafter amended. The purpose of the building code is to establish rules and regulations of erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, uses, height, area, and maintenance of buildings and structures. A copy of the current edition of the State Building Code shall be kept on file in the offices of the building official. The State Building Code, adopted by the provisions of this chapter, and all subsequent editions, is amended, changed and altered as follows:

- (1) IRC Section 108.2 Schedule of Permit Fees, is amended by adding the following sentence to the end of the paragraph;  
  
The fees for any building permit, amendments to permits or required inspections shall be established by resolution of the Board of City Commissioners.
- (2) IBC Section 1603.1.3 Roof snow load is amended to insert a minimum snow load design requirement of thirty pounds per square foot.
- (3) Any foundation wall that exceeds 10 foot in height needs plans stamped by an engineer.
- (4) All footings shall be constructed in accordance with North Dakota State building code and shall be reinforced with a minimum of (2) No. 4 rebar continuous.
- (5) Detached garage foundations may be constructed on concrete slabs, providing such slabs are at least four inches thick and thickened to at least twelve inches at all edges, and such thickened edges having a horizontal width of at least eight inches at their bottom and shall be reinforced with a minimum of (2) No. 4 rebar.
- (6) In addition to all other requirements, each building permit shall require that off-street parking areas and the driveways leading from the street thereto

shall be graded and drained to dispose of all surface water accumulated within the area and paved with Portland cement, concrete or plant-mixed bituminous surface in accordance with the specifications therefore promulgated by the city engineer.

- (7) For determining value of a construction job for purposes of calculating a permit fee, the most current chart from the "International Code Council Building Valuation Data" shall be used with the following additions to the chart:
  - a. Utility: Carports, Decks, Pole Barns, Sheds, Misc. =  $\frac{1}{2}$  value of Utility line.
  - b. Crawl Space = \$15.00 per sq. ft.
  - c. Finished Basement = \$30.00 per sq. ft.
  - d. Single and Two Family second story =  $\frac{1}{2}$  value of main cost per sq. ft.
  - e. Manufactured Home:
    - i. New on owned lot - Actual cost of home value.
    - ii. Used - under 10 yrs. old = \$50.00 per sq. ft.
    - iii. Used - over 10 yrs. old = \$25.00 per sq. ft.
    - iv. MH Court - set permit fee by resolution.
- (8) Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with self-closing self-latching hardware.
- (9) Window sill height. Where a window is provided as the emergency escape and rescue opening in the basement of a dwelling, it shall have a sill height of not more than 44 inches above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with the State Building Code requirements. Sill height shall be measured from the finished floor to the bottom of the clear opening. A step, ladder, or other means of reducing the on the interior height of floor directly inside the window cannot be supplemented for the finished floor height.
- (10) Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be grades to drain surface water from the foundation of any structure at a minimum slope of 6 inches within the first 10 feet.

*ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped not less than a minimum of 2 percent away from the building.*

- (11) Deck Footings. Deck footing shall comply with section R507.3 of the International Residential Code (IRC).

By:   
\_\_\_\_\_  
President, Board of City Commissioners

Attest:

  
\_\_\_\_\_  
City Administrator

First Consideration: December 2, 2019

Second Consideration and Final Passage: January 21, 2020