

CHAPTER 9-402

HICKMAN BUILDING CODE

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9-402.710	Section C105 Added; Snow Load.

9-402.010 Adoption of International Building Code.

Except as hereinafter provided by specific amendment, the following publications are hereby adopted and incorporated into Chapter 9 of the Hickman Municipal Code:

- (a) All but Chapter 13 of the International Building Code, 2012 Edition, First Printing (including Appendix C, as published by the International Code Council, Inc.) hereinafter referred to as the International Building Code.
- (b) Chapter 13 of the International Building Code, 2009 Edition, Second Printing.
- (c) Elevated Residential Structures F.E.M.A. Publication No. 54, dated March 1984, published by U.S. Government Printing Office: 2002-717-395/96287.

(d) Flood-proofing Non-residential Structures, F.E.M.A. Publication No. 102, dated May, 1986.

The documents described in (b) and (c) above are adopted for reference to design standards and techniques only, as they relate to “floodproofing” of approved buildings located in the flood hazard areas of the City of Hickman, Nebraska, as set forth

in Article 5, Section 5.18 of the Hickman Zoning Regulations. (Ord. 2007-03, April 10, 2007).

One printed copy of each publication described above has been filed in the office of the City Clerk for use and examination by the public. (Ord. 2016-16; July 26th, 2016)

9-402.020 Section 101.1 Amended; Citation of Code.

Section 101.1 of the International Building Code is amended to read as follows:

101.1 Citation of code. These regulations shall be known and cited as the “Hickman Building Code” and will be referred to herein as “this code.” (Ord. 2016-16; July 26th, 2016)

9-402.030 Section 101.3 Amended; Intent.

Section 101.3 of the International Building Code is amended to read as follows:

101.3 Intent. The intent of this code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures within the city and within one mile of the corporate limits of the city. The intent of this code is not to create or otherwise establish or designate any particular case or group of persons who will or should be especially protected or benefitted by the terms of this code. (Ord. 2016-16; July 26th, 2016)

9-402.040 Section 101.4 Amended; Referenced Codes.

Section 101.4 of the International Building Code is amended to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.6 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

101.4.1 Electrical. The provisions of the Hickman Electric Code, Section 9-408 of the Hickman Municipal Code, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

101.4.2 Gas. The provisions of the Hickman Gas Piping Systems Code, Section 9-408 of the Hickman Municipal Code, shall apply to the installation of gas piping from the point of delivery, gas appliances, and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the Hickman Heating, Ventilating, and Cooling Code, Section 9-409 of the Hickman Municipal Code, shall apply to the installation, alterations, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings, and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy-related systems.

101.4.4 Plumbing. The provisions of the Hickman Plumbing Code, Section 9-404 of the Hickman Municipal Code, shall apply to the installation, alterations, repairs, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings, and

appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.5 Fire Prevention. The provisions of Chapter 8 of the Hickman Municipal Code, shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices, from conditions hazardous to life, property, or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 Property Maintenance. The provisions of the Property Maintenance Code of the City of Hickman, Section 9-407 of the Hickman Municipal Code, shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators, and occupants; and occupancy of existing premises and structures. (Ord. 2016-16; July 26th, 2016)

9-402.050 Section 102.1 Amended; Applicability; General.

Section 102.1 of the International Building Code is amended to read as follows:

102.1 General. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where there is a conflict between the International Building Code, as adopted or amended, any other section of the Hickman Municipal Code, or recommendation or requirement from a manufacturer, the most restrictive shall govern. (Ord. 2016-16; July 26th, 2016)

9-402.060 Section 103.1 Amended; Director of Building and Safety; Duty.

Section 103.1 of the International Building Code is amended to read as follows:

103.1 Director of Building and Safety; Duty. The City Administrator or City Council shall hire the Chief Building Inspector is hereinafter designated as the building official. (Ord. 2016-16; July 26th, 2016)

9-402.070 Section 105.1 Amended; Permits Required.

Section 105.1 of the International Building Code is amended to read as follows:

105.1 Permits required. No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, change occupancy, or demolish any building, structure, swimming pool, or parking lot in the city, or within one mile of the corporate limits of the city and outside of any other organized city or village, or cause the same to be done, without first obtaining a building permit from the building official. A separate building permit is required for each building or structure. A building permit for a building or structure may also permit work on a swimming pool and parking lot if the plans for the swimming pool or parking lot are approved by the building official in conjunction with issuance of the building permit. (Ord. 2016-16; July 26th, 2016)

9-402.080 Section 105.2 Amended; Work Exempt from Permit.

Section 105.2 of the International Building Code is amended to read as follows:

105.2 Work exempt from permit. A building permit will not be required for the following:

- (1) Cases, counters, or partitions not over 5 feet 9 inches high;
- (2) Retaining walls which are not over 4 feet in height measured from the bottom of the footing to the top of the wall unless supporting a surcharge or impounding flammable liquids;
- (3) Painting, papering, and similar finish work;
- (4) Window awnings supported by an exterior wall of Group R, Division 3, and Group M Occupancies when projecting not more than thirty-six inches into a front or rear yard may project into a side yard twenty-four inches or two-fifths of the required side yard.
- (5) Shingling and residing.

Unless otherwise exempted by this code, separate plumbing, electrical, and mechanical permits will be required for the above exempted items. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. (Ord. 2016-16; July 26th, 2016)

9-402.100 Section 105.4.1 Added; Orders Not Stayed.

Section 105.4.1 is added to the International Building Code to read as follows:

105.4.1 Orders not stayed. Orders, deadlines, provisions, and/or penalties established by the building official or any other officer or other designated authority with the City of Hickman charged with the administration and enforcement of any code or ordinance under the Hickman Municipal Code shall not be stayed or nullified because of the issuance or granting of a building permit. (Ord. 2016-16; July 26th, 2016)

9-402.120 Section 107.1 Amended; Submittal Documents; General.

Section 107.1 of the International Building Code is amended to read as follows:

107.1 General. Plans, specifications, legal surveys, engineering calculations, diagrams, soil investigation reports, special inspection and structural observation programs, and other data shall constitute the submittal documents and shall be submitted in one or more sets with each application for a permit. When such plans are not prepared by an architect or engineer, the building official may require the applicant submitting such plans or other data to demonstrate that state law does not require that the plans be prepared by a licensed architect or engineer. The building official may require plans, computations, and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such even if not required by state law. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

EXCEPTION: The building official may waive the submission of plans, calculations, construction inspections requirements, and other data if it is found that the nature of the work applied for is such that reviewing of plans is not necessary to obtain compliance with this code. (Ord. 2016-16; July 26th, 2016)

9-402.130 Section 109.3 Amended; Permit Fees.

Section 109.3 of the International Building Code is amended to read as follows:

109.3 Permit fees. The fee for each permit shall be as set forth in the Hickman Master Fee Schedule (Most current version).

The determination of value or valuation under any of the provisions of this code shall be made by the building official. The value to be used in computing the building permit and building plan review fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment. The building official may determine valuation by applying the ICC valuation or other recognized method of estimating building construction project cost.

The value or valuation used by the building official in computing the building permit and plan review fees is only an estimate and is not intended to be used as conclusive evidence of the actual value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment for purposes of determining whether said value exceeds a certain percentage of the fair market value of the building in question.

109.3.1 Plan review fees. When a plan or other data are required to be submitted by Section 107.1, a plan review fee shall be paid at the rate state in the Hickman Master Fee Schedule (Most current version).

One additional plan review of corrections made on the original plans after the initial plan review shall be performed at no cost to the applicant; however, where plans require further corrections, are incomplete, or are changed necessitating additional plan review, an additional plan review fee shall be charged at the rate state in the Master Fee Schedule (Most Current Version).

109.3.2 Fair Housing Act Plan Review & Inspection Fees. A fee of \$30.00 shall be assessed for each dwelling unit in a multi-family building for review and inspection regarding the Fair Housing Act based on Federal and State Laws.

109.3.3 Flood plain development fees.

109.3.3.1 A fee shall be assessed for any flood plain development permit applied for under Hickman Zoning Regulations Section 5.18.05, (Ord. 2007-03; April 10, 2007), and shall be paid at the time of application. The fee for each permit shall be stated in the Hickman Master Fee Schedule (Most current version)

109.3.3.2 In those cases where a development permit is required for a structure, but a building permit is not required, the value of construction as determined by Section 109.3 shall be used to calculate the development permit fee.

109.3.3.3 Any work requiring a development permit commenced prior to the issuance of the permit shall result in the assessment of an investigation fee in accordance with Section 109.4, which investigation fee shall be in addition to the development permit fee.

109.3.3.4 The building official may refund not more than two-thirds (2/3) of the development permit fee when an application for which such fee has been paid is withdrawn or canceled prior to commencement of plan review.

109.3.3.5 Expiration. Permit application and permits shall expire in accordance with Section 105. (Ord. 2016-16; July 26th, 2016)

9-402.140 Section 109.6 Amended; Fee Refunds.

Section 109.6 of the International Building Code is amended to read as follows:

109.6 Fee refunds. There shall be no refunds or credits given on permits or applications regulated by this chapter which have expired. Permit holders returning an unused permit prior to the expiration date of the permit shall be limited to a maximum refund amounting to two-thirds of the total building permit fee, with the remaining one-third to be used to pay the cost of processing the permit. The building official may authorize refunding of not more than two-thirds of the plan review fee or permit deposit paid when an application for a permit for which such fee has been paid is withdrawn or canceled before any plan reviewing is done. No refund shall be issued on a permit deposit or plan review fee, flood plain development fee, demolition fee, or any other fee collected by the department, where refund amount is less than \$50.00. Where a fee has been collected in error, the building official may authorize a 100% refund. (Ord. 2016-16; July 26th, 2016)

9-402.150 Section 110.1 Amended; Inspections and Surveys.

Section 110.1 of the International Building Code is amended to read as follows:

110.1 Inspections and surveys. All construction or work for which a permit is required shall be subject to inspection by the building official and all such construction work shall remain accessible and exposed for inspection purposes until approved by the building official. In addition, certain types of construction shall have continuous inspection as specified in Section 1704.

Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the city. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the city shall not be valid.

A survey of the lot or lots upon which permitted work for additions, alterations, or repairs are being accomplished shall be provided by a duly licensed surveyor of the State of Nebraska before plans and specifications shall be accepted by the building official to verify compliance of the construction or work with building line setback requirements of the Hickman Municipal Code. All boundary corners of a lot or lots with permanent survey monuments shall be marked in the field by a duly licensed surveyor of the State of Nebraska.

The monuments set shall be constructed of material capable of being detected by commonly used magnetic locators. These monuments shall consist of an iron pipe or steel rod with a minimal diameter of one-half inch and minimal length of twenty-four inches. A durable cap bearing the registration number of the professional land surveyor responsible for the establishment of the monument shall be affixed securely to the top of each monument.

Said permanent survey monument shall be maintained and readily identifiable during the entire period of the time that the construction work is being accomplished for which a permit is required.

It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the city shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. (Ord. 2016-16; July 26th, 2016)

9-402.160 Section 110.3.3 Deleted: Lowest Floor Elevation.

Section 110.3.3 of the International Building Code is hereby deleted. This section will be covered by Hickman Zoning Regulations Section 5.18. (Ord. 2016-16; July 26th, 2016)

9-402.170 Section 110.3.11 Added; Reinspections.

Section 110.3.11 is added to the International Building Code to read as follows:

110.3.11 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. (Ord. 2016-16; July 26th, 2016)

9-402.180 Section 110.7 Added; Address Identification.

Section 110.7 is added to the International Building Code to read as follows:

110.7 Address identification. All additions, alterations, or repairs for which a permit is required by this code shall be provided with a construction address identification sign. Said identification sign shall be a sign of metal, wood, plastic, or other approved rigid material with permanent identification numbers and letters thereon indicating the legally assigned street or other type address assigned by the building official. Said identification sign shall have numbers and letters of such size and shall be so placed upon the construction site that said sign is readily visible and identifiable from the public street. Said identification sign shall be properly maintained during the entire period of time that the construction or work is being accomplished or maintained. (Ord. 2016-16; July 26th, 2016)

9-402.190 Section 111 Amended; Certificate of Occupancy.

Section 111 of the International Building Code is amended to read as follows:

SECTION 111 -- CERTIFICATE OF OCCUPANCY

111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing use or occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor, as provided in Hickman Zoning Regulations Section 11.06 shall apply (Ord. 2007-03, April 10, 2007).

It shall be the responsibility of a permit holder or the permit holder's agent to call for all required inspections, including the final inspection, of all additions, alterations, or repairs performed under a building permit. Final inspection shall be called for by the permit holder or the permit holder's agent prior to occupancy of the building or structure or portion thereof. In the event any permit holder or permit holder's agent shall fail to call for required inspections as herein provided or in the event any permit holder or permit holder's agent shall have a backlog of one or more permit(s) with no final inspections completed, the building official is authorized to withhold further issuance of any permit or perform any further inspections under this code to said permit holder or the permit holder's agent until required inspections have been completed as provided by this code. Written notice shall be given to the permit holder by the building official.

111.2 Change in use. Changes in the character or use of a building shall not be made except as specified in Chapter 34 of this code.

111.3 Certificate issued. After the building official performs a final inspection, a certificate of occupancy shall be issued when it is found that the building or structure complies with requirements of issuance set forth in the Hickman Municipal Code.

111.4 Temporary certificate. If the building official finds that no substantial hazard will result from occupancy of any building or portion thereof before the same is completed, a temporary certificate of occupancy may be issued for the use of a portion or portions of a building or structure prior to the completion of the entire building or structure. A 30-day temporary certificate may be issued for

interior items and a 90-day temporary certificate may be issued for exterior items upon written request, subject to the approval of the building official.

111.5 Posting. The certificate of occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

111.6 Revocation. The building official may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this code whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code. (Ord. 2016-16; July 26th, 2016)

9-402.200 Section 112 Deleted; Service Utilities.

Section 112 of the International Building Code is hereby deleted. (Ord. 2016-16; July 26th, 2016)

9-402.240 Section 305.2 Amended; Day Care.

Section 305.2 of the International Building Code is amended to read as follows:

305.2 Day care. The use of a building or structure, or portion thereof, for educational, supervision, or personal care services for more than twelve children older than 2 1/2 years of age, shall be classified as a Group E occupancy. (Ord. 2016-16; July 26th, 2016)

9-402.250 Section 310.5 Amended; Residential Group R-3.

Section 310.5 of the International Building Code is amended to read as follows:

310.5 Residential Group R-3. Residential occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4, or I, including:

Buildings that do not contain more than two dwelling units. Boarding houses (nontransient) with 16 or fewer occupants. Boarding houses (transient) with 10 or fewer occupants.

Care facilities that provide accommodations for five or fewer persons receiving custodial care and twelve or fewer persons receiving personal care.

Congregate living facilities (nontransient) with 16 or fewer occupants. Congregate living facilities (transient) with 10 or fewer occupants. (Ord. 2016-16; July 26th, 2016)

9-402.260 Section 310.5.1 Amended; Care Facilities Within a Dwelling.

Section 310.5.1 of the International Building Code is amended to read as follows:

310.5.1 Care facilities within a dwelling. Care facilities for twelve or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code. (Ord. 2016-16; July 26th, 2016)

9-402.270 Section 406.3.4 Amended; Private Garage Separation.

Section 406.3.4 of the International Building Code is amended to read as follows:

406.3.4 Separation. Separations shall comply with the following:

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 5/8-inch Type X gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than a 5/8-inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling

unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8 inches thick, or doors in compliance with Section 716.5.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.

2. A separation is not required between a Group R-3 and U carport, provided the carport is entirely open on two or more sides and there are not enclosed areas above. (Ord. 2016-16; July 26th, 2016)

9-402.290 Section 423.3 Added; Construction of Storm Shelters.

Section 423.3 is added to the International Building Code to read as follows:

423.3 Construction of Storm Shelters. Buildings, structures, and parts thereof intended for use as a storm shelter shall be designed and constructed in accordance with the recommendations of the Federal Emergency Management Agency and design standard FEMA 361. (Ord. 2016-16; July 26th, 2016)

9-402.300 Section 501.2 Amended; Address Identification.

Section 501.2 of the International Building Code is amended to read as follows:

501.2 Address identification. Buildings shall have approved address numbers, building numbers, or approved building identification in accordance with Hickman Municipal Code Chapter 6-201. Address numbers shall be a minimum of four (4) inches in height, except address numbers located on a building set back any distance from the property line shall be a minimum of eight (8) inches in height. (Ord. 2016-16; July 26th, 2016)

9-402.310 Section 503.1.4 Added; Location on Property.

Section 503.1.4 is added to the International Building Code to read as follows:

503.1.4 Location on property. Buildings shall adjoin or have access to a public way or yard on not less than one side. Required yards shall be permanently maintained. For the purpose of this section, the centerline of an adjoining public way shall be considered an adjacent property line. Active primary railroad lines where rail cars cannot be parked for extended periods of time may also be considered as a public way. (Ord. 2016-16; July 26th, 2016)

9-402.320 Section 503.1.5 Added; Primary Railroad Lines.

Section 503.1.5 is added to the International Building Code to read as follows:

503.1.5 Primary railroad lines. For the purpose of this section, active primary railroad lines where rail cars cannot be parked for extended periods of time may also be considered as a public way. (Ord. 2016-16; July 26th, 2016)

9-402.330 Section 718.2 Amended; Fireblocking.

Section 718.2 of the International Building Code is amended to read as follows:

718.2 Fireblocking required. Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor level and at 10-foot intervals both vertical and horizontal. Batts or blankets of mineral or glass fiber or other approved non-rigid materials

shall be allowed as fireblocking in walls constructed using parallel rows of studs or staggered studs.

2. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation. (Ord. 2016-16; July 26th, 2016)

9-402.340 Section 718.2.1 Amended; Fireblocking Materials.

Section 718.2.1 of the International Building Code is amended to read as follows:

718.2.1 Materials. Fireblocking shall consist of 2-inch nominal lumber, or two thicknesses of 1-inch nominal lumber with broken lap joints, or one thickness of 23 /32-inch wood structural panels with joints backed by 23/32-inch wood structural panels or one thickness of 3/4-inch particle board with joints backed by 3/4-inch particle board, 1/2-inch gypsum board, or 1/4-inch cement-based millboard. Loose-fill insulation material shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases. The integrity of all fireblocks shall be maintained. (Ord. 2016-16; July 26th, 2016)

9-402.350 Section 718.4.2 Exception 3 Amended; Draftstopping in Attics; Groups R-1 and R-2.

Exception 3 to Section 718.4.2 of the International Building Code is amended to read as follows:

3. In occupancies in Groups R-1 and R-2 that do not exceed four stories in height, the attic space shall be subdivided by draftstops into areas not exceeding 3,000 square feet. (Ord. 2016-16; July 26th, 2016)

9-402.360 Section 903.2.7; Group M Sprinkler Requirements.

Section 903.2.7 of the International Building Code is hereby amended to read as follows:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 12,000 square feet.
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet. (Ord. 2016-16; July 26th, 2016)

9-402.380 Section 903.2.8.2 Deleted; Group R, Care Facilities.

Section 903.2.8.2 of the International Building Code is hereby deleted. (Ord. 2016-16; July 26th, 2016)

9-402.390 Section 1003.5 Amended; Exception 4 Added; Floor Elevation.

Section 1003.5 of the International Building Code is amended by adding Exception 4 to read as follows:

4. Doors serving building equipment rooms which are not normally occupied. (Ord. 2016-16; July 26th, 2016)

9-402.400 Section 1004.1.2 Amended; Occupant Load in Areas without Fixed Seating.

Section 1004.1.2 of the International Building Code is amended to read as follows:

1004.1.2 Areas without fixed seating. The number of occupants shall be computed at the rate of one occupant per unit of area as prescribed in Table 1004.1.2. For areas without fixed seating, the occupant load shall not be less than that number determined by dividing the floor area under consideration by the occupant per unit of area factor assigned to the occupancy as set forth in Table 1004.1.2. Where an intended use is not listed in Table 1004.1.2, the building official shall establish a use based on a listed use that most nearly resembles the intended use. (Ord. 2016-16; July 26th, 2016)

9-402.410 Section 1008.1.9.7 Amended; Delayed Egress Locks.

Section 1008.1.9.7 of the International Building Code is amended to read as follows:

1008.1.9.7 Delayed egress locks. Approved, listed, delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A and H occupancies in buildings which are equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with Section 907, provided that the doors unlock in accordance with Items 1 through 6 below. A building occupant shall not be required to pass through more than one door equipped with a delayed egress lock before reaching an exit.

1. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.
2. The doors unlock upon loss of power controlling the lock or lock mechanism.
3. The door locks shall have the capability of being unlocked by a signal from the fire command center.
4. The initiation of an irreversible process which will release the latch in not more than 15 seconds when a force of not more than 15 pounds is applied for one second to the release device. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the door lock has been released by the application of force to the releasing device, relocking shall be by manual means only.

Exception: Where approved, a delay of not more than 30 seconds is permitted.

5. A sign shall be provided on the door located above and within 12 inches of the release device reading: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 SECONDS.
6. Emergency lighting shall be provided at the door. (Ord. 2016-16; July 26th, 2016)

9-402.420 Section 1009.4 Exception 5 Added; Stairway Width.

Section 1009.4 of the International Building Code is amended by adding an Exception 5 to read as follows:

5. Private stairways serving fewer than 10 occupants within an individual apartment unit (R2) may be 34 inches in width. (Ord. 2016-16; July 26th, 2016)

9-402.430 Section 1009.7.2 Exception 5 Amended; Stair Riser Height and Tread Depth.

Exception 5 to Section 1009.7.2 of the International Building Code is amended to read as follows:

5. In Group R-3 occupancies; within dwelling units in Group R-2 occupancies; and in Group U occupancies that are accessory to a Group R-3 occupancy or accessory to individual dwellings units in Group R-2 occupancies; the maximum riser height shall be 7.75 inches; the minimum tread depth shall be 10 inches including

nosing; the minimum winder tread depth at the walk line shall be 10 inches including nosing; and the minimum winder tread depth shall be 7 inches. (Ord. 2016-16; July 26th, 2016)

9-402.440 Section 1009.7.2 Exception 8 Added; Stair Riser Height and Tread Depth.

Section 1009.7.2 of the International Building Code is amended by adding an Exception 8 to read as follows:

8. Private steps and stairways serving ancillary areas such as mechanical rooms and stairways to unoccupied roofs may be constructed with an eight-inch maximum rise and nine-inch minimum tread depth. (Ord. 2016-16; July 26th, 2016)

9-402.450 Section 1013.3 Amended; Guards; Height.

Section 1013.3 of the International Building Code is amended to read as follows:

1013.3 Height. Required guards shall form a protective barrier not less than 42 inches high, measured vertically as follows:

1. From the adjacent walking surfaces;
2. On stairs, from the line connecting the leading edges of the tread nosings;
3. Exterior balcony railings. Exceptions:
 1. Guards shall form a protective barrier not less than 36 inches high, for occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2 (excluding exterior balcony railings). (Ord. 2016-16; July 26th, 2016)

9-402.460 Section 1014.2.1 Amended; Exit Access, Multiple Tenants.

Section 1014.2.1 of the International Building Code is amended to read as follows:

1014.2.1 Multiple tenants. Where more than one tenant occupies any one floor of a building or structure, each tenant space, dwelling unit, and sleeping unit shall be provided with access to the required exits without passing through adjacent tenant spaces, dwelling units, and sleeping units. (Ord. 2016-16; July 26th, 2016)

9-402.470 Chapter 11 Deleted; Accessibility.

Chapter 11 of the International Building Code and all sections thereof are hereby deleted. This section will be covered by State law and regulations.

For all public and commercial buildings and facilities, the Nebraska Accessibility Guidelines (2010 ADA Standards) shall apply to buildings and facilities which are newly constructed for first occupancy and to alterations of existing buildings and facilities used by the public.

Exception: The Nebraska Accessibility Guidelines shall not apply to any private club (except to the extent that the facilities of the private club are made available to customers or patrons of a place of public accommodation), or to any religious entity. (Ord. 2016-16; July 26th, 2016)

9-402.480 Energy Efficiency.

For purposes of compliance with the State Building Code and the Nebraska Energy Code, Chapter 13 of the 2009 International Building Code has been adopted at Section 20.06.010 of this Code. The requirements of the Nebraska Energy Code, Neb. Rev. Stat. §§ 81-1611 through

81-1626, shall apply to all new buildings or portions thereof which are heated and/or mechanically cooled. (Ord. 2016-16; July 26th, 2016)

9-402.490 Sections 1403.6 and 1403.7 Deleted; Flood Resistance.

Sections 1403.6 and 1403.7 of the International Building Code are hereby deleted. This section will be covered by Hickman Zoning Regulations Section 5.18 (Ord. 2016-16; July 26th, 2016)

9-402.500 Section 1404.2 Amended; Water-Resistive Barrier.

Section 1404.2 of the International Building Code is amended to read as follows:

1404.2 Water-resistive barrier. One layer of water-resistive barrier (WRB), free from holes, complying with ASTM E2556 for type II WRB or ICC acceptance criteria (AC212) for liquid weather barriers or other WRB systems as approved by the building official shall be applied over sheathing of all exterior walls. Such WRB shall be applied horizontally, with the upper layer lapped over the lower layer not less than two inches. Where vertical joints occur, the WRB shall be lapped not less than six inches. The WRB shall be continuous to the top of walls and terminated at penetrations and building appendages with flashing as described in Section 1405.4, in such a manner as to provide a continuous water resistive barrier behind exterior wall veneer.

Manufactured and natural adhered masonry veneer and stucco shall be installed over an approved rain screen (drainage system) that has a minimum depth of 1/8 inch. The 1/8 inch space shall be formed by the use of any non-corrodible furring strip, drainage mat, or drainage board. A water-resistant barrier shall be installed between the rain screen and the wall sheathing. Asphalt paper (#15) shall not be permitted as a water-resistant barrier for adhered veneer and stucco.

Exceptions:

1. A space is not required where the exterior veneer is installed with a second WRB complying with Section 1404.2, which is manufactured in a manner to enhance drainage and meets the 75% efficiency drainage requirement of ASTM E2273, ICC-ES AC24, ICC-ES AC235 or other recognized national standards and is installed over a WRB complying with Section 1404.2.
2. The water-resistive barrier for detached accessory building less than 120 square feet is not required. (Ord. 2016-16; July 26th, 2016)

9-402.510 Section 1405.3 Amended; Vapor Retarders.

Section 1405.3 of the International Building Code is amended to read as follows:

1405.3 Vapor Retarders. Class I vapor retarders are not permitted on the interior side of the exterior walls. Permeable moisture control materials installed on the interior side of exterior walls shall be listed as either a Class II, excluding Kraft-faced fiberglass batts, or Class III vapor retarder with a perm rating between 0.1 and equal to or less than 10. (Ord. 2016-16; July 26th, 2016)

9-402.520 Section 1405.5 Amended; Wood Veneers.

Section 1405.5 of the International Building Code is amended to read as follows:

1405.5 Wood veneers. Wood veneers on exterior walls of buildings of Types I, II, III, and IV construction shall be not less than 1-inch nominal thickness, 0.438-inch exterior

hardboard siding or 0.375-inch exterior-type wood structural panels or particle-board and shall conform to the following:

1. The veneer does not exceed three stories in height, measured from grade, except where fire-retardant-treated wood is used, the height shall not exceed four stories.
2. The veneer is attached to or furred from a non-combustible backing that is fire-resistance rated as required by other provisions of this code.
3. Where open or spaced wood veneers (without concealed spaces) are used, they shall not project more than 24 inches from the building wall.
4. Any deteriorated or rotting veneer shall be removed prior to installing new veneer. An approved weather barrier shall be installed over the existing wood exterior veneer prior to overlaying with a new veneer product. (Ord. 2016-16; July 26th, 2016)

9-402.530 Section 1406.3 Amended; Balcony and Similar Projections; Fire Resistance.

Section 1406.3 of the International Building code is amended to read as follows:

1406.3 Balconies and similar projections. Balconies, roof soffits, and similar projections of combustible construction other than fire-retardant-treated wood shall be fire-resistance rated in accordance with Table 601 for floor construction or shall be of Type IV construction in accordance with Section 602.4. The aggregate length shall not exceed 50 percent of the building's perimeter on each floor.

Exceptions:

1. On buildings of Type I and II construction, three stories or less in height, fire-retardant-treated wood shall be permitted for balconies, porches, decks, and exterior stairways not used as required exits.
2. Untreated wood is permitted for pickets and rails or similar guardrail devices that are limited to 42 inches in height.
3. Balconies and similar projections on buildings of Type III, IV, and V construction shall be permitted to be of Type V construction, and shall not be required to have a fire-resistance rating where sprinkler protection is extended to these areas.
4. Where sprinkler protection is extended to the balcony areas, the aggregate length of the balcony on each floor shall not be limited.

(Ord. 2016-16; July 26th, 2016)

9-402.540 Section 1509.9 Added; Outdoor Deck Framing for Roof Top Seating and Assembly Areas.

Section 1509.9 is added to the International Building Code to read as follows:

1509.9 Outdoor deck framing for roof top seating and assembly areas. Combustible wood framing may be permitted on roof tops of buildings provided that the roof is not located more than 75 feet above the lowest level of fire department vehicle access. In addition to this limitation, the combustible framing may not exceed four feet in height above the floor or deck level used as a walking surface. Similar structures that exceed 48 inches in height shall be of a type of construction not less in fire-resistance rating than required for the building to which it is attached. Occupied roofs shall be provided with exits as required for stories, regardless of whether roof top construction is enclosed or open to the sky. Any such structure that is covered

shall be provided with all fire protection systems required for the building to which it is attached. All such structures intended for human occupancy shall have minimum 42-inch high guard rails regardless of their height above the plane of the roof. Floor deck area shall be limited to one-third total roof area. (Ord. 2016-16; July 26th, 2016)

9-402.550 Section 1510.3 Amended; Recovering Versus Replacement.

The Section 1510.3 of the International Building Code is amended to read as follows:

1510.3 Recovering versus replacement. New roof coverings shall not be installed without first removing existing roof coverings where any of the following conditions occur:

1. Where the existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2. Where the existing roof covering is wood shake, slate, clay, cement, or asbestos-cement tile.
3. Before applying new roof sheathing, all old roof covering materials shall be removed and the roof's original sheathing exposed. New roofing materials shall not be installed over existing rotten or deteriorated shingles or sheathing. No more than two layers of shingles may be installed on a roof. Subsequent roofing after two layers of shingles will require the removal of all shingles to the base roof sheathing or structure. (Ord. 2016-16; July 26th, 2016)

9-402.560 Section 1704.1 Amended; Special Inspections; General.

Section 1704.1 of the International Building Code is amended to read as follows:

1704.1 General. Where application is made for construction as described in this section, the owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more approved agencies to perform inspections during construction on the types of work listed under Section 1704. These inspections are in addition to the inspections identified in Section 110. Special inspections are mandatory to occupancy categories III and IV as described within IBC Table 1604.5.

The special inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the building official, for the inspection of the particular type of construction or operation requiring special inspection. The registered design professional in responsible charge and engineers of record involved in the design of the project are permitted to act as the approved agency and their personnel are permitted to act as the special inspector for the work designed by them, provided those personnel meet the qualification requirements of this section to the satisfaction of the building official. The special inspector shall provide written documentation to the building official demonstrating his or her competence and relevant experience or training.

Experience or training shall be considered relevant when the documented experience or training is related in complexity to the same type of special inspection activities for projects of similar complexity and material qualities. These qualifications are in addition to qualifications specified in other sections of this code.

Exceptions:

1. Special inspections are not required for work of a minor nature or as warranted by conditions in the jurisdiction as approved by the building official.
2. Special inspections are not required for building components unless the design involves the practice of professional engineering or architecture as defined by applicable state statutes and regulations governing the professional registration and certification of engineers or architects.

3. Unless otherwise required by the building official, special inspections are not required for Group U occupancies that are accessory to a residential occupancy including, but not limited to, those listed in Section 312.1.

(Ord. 2016-16; July 26th, 2016)

9-402.570 Section 1804.4 Deleted: Flood Hazard Areas, Grading and Fill.

Section 1804.4 of the International Building Code is hereby deleted. This section will be covered by Hickman Zoning Regulations Section 5.18 (Ord. 2016-16; July 26th, 2016)

9-402.580 Section 1809.5 Amended; Frost Protection.

Section 1809.5 of the International Building Code is amended to read as follows:

1809.5 Frost protection. Foundation walls, piers, and other permanent supports of buildings and structures shall be protected by one or more of the following methods:

- (1) Extending below the frost line of the locality; or
- (2) Erecting on solid rock.

Exception: Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. Classified in Occupancy Category I, in accordance with Section 1604.5;
2. Area of 600 square feet or less for light-frame construction or 400 square feet or less for other than light-frame construction; and
3. Eave height of 10 feet or less.
4. ASCE 32 is an acceptable design method for structural stoop footings and area well walls.

Footings shall not bear on frozen soil unless such condition is of a permanent character. (Ord. 2016-16; July 26th, 2016)

9-402.590 Section 2304.11.5.1 Added; Deck Supporting Structure.

Section 2304.11.5.1 is added to the International Building Code read as follows:

2304.11.5.1 Deck supporting structure. Decks shall be supported by a continuous column and shall not be supported by the deck below. (Ord. 2016-16; July 26th, 2016)

9-402.600 Table 2308.8(1) Deleted; Floor Joist Spans for Residential Sleeping Areas.

Table 2308.8(1) of the International Building Code is hereby deleted. (Ord. 2016-16; July 26th, 2016)

9-402.610 Section 2410 Added; Window Cleaning Anchorage Systems.

Section 2410 is added to the Uniform Building Code to read as follows:

SECTION 2410

WINDOW CLEANING/EXTERIOR MAINTENANCE ANCHORAGE SYSTEMS

All buildings where window cleaning or exterior maintenance is performed employing suspended equipment shall be equipped with roof anchorage or other approved devices that will provide for safe use of the equipment in conformance with the provisions of ANSI IWCA I-14.1. Grading and landscaping shall be considered in determining the probability of suspended equipment being necessary. (Ord. 2016-16; July 26th, 2016)

9-402.620 Chapters 27, 28, and 29 Deleted; Electrical, Mechanical, Plumbing Systems.

Chapters 27, 28, and 29 of the International Building Code and all sections thereof are hereby deleted. These sections are covered by Hickman Municipal Code. (Ord. 2016-16; July 26th, 2016)

9-402.630 Section 3202.3.3. Deleted; Encroachments 15 Feet or More Above Grade.

Section 3202.3.3 of the International Building Code is hereby deleted. (Ord. 2016-16; July 26th, 2016)

9-402.640 Section 3202.5 Added; Ornamental Facing.

Section 3202.5 of the International Building Code is amended to read as follows:

3202.5 Ornamental facing. Ornamental facing may be attached to an existing building provided such building has been in existence for more than ten years. Such ornamental facing may extend not more than 8 inches beyond the lot line on any city street, sidewalk, or other public ground where such building is so located that it cannot be refaced without such occupancy of public property; provided such occupancy is not prohibited by state or federal regulations; and provided further such ornamental facing shall not be less than 9 feet in the clear above the sidewalk, street level, or finish grade immediately below. Ornamental facing may be added to existing buildings provided it not extend more than 2 inches the lot line on the public ground to the finish grade. (Ord. 2016-16; July 26th, 2016)

9-402.650 Section 3303 Amended; Demolition of Buildings.

Section 3303 of the International Building Code is amended to read as follows:

SECTION 3303

DEMOLITION OF BUILDINGS

3303.1 Purpose. The purpose of this section is to regulate and provide minimum standards for the demolition of buildings.

3303.2 Definition. For the purpose of this section, the word “demolish” is defined as follows: Demolish shall mean and include the razing, tearing down, or removal of all or part of a building; the removal of the outer facing of a building but leaving a skeleton or structural frame; or the removal of an upper story or stories of a building. Demolish shall also include “deconstruction” which is the whole or partial disassembly of structures for the purposes of reusing salvaged building materials.

3303.3 Demolition permit.

3303.3.1 Permit required. No person shall demolish or remove a building, or part thereof, without first having obtained a permit therefor from the building official.

3303.3.2 Application for permit. To obtain a demolition permit the applicant shall first file an application therefor in writing on a form furnished by the building official. Such application shall set forth a statement of the facts necessary to fully describe the building, its use, its legal description, and address. Provisions shall be made by the applicant for the proper abandonment of all utilities as required by this code before a demolition permit may be issued. Applications for demolition permits shall expire 180 days after the application date.

3303.4 Advisory note; safety requirements. All demolition work should be performed in conformance with “Safety Requirements for Demolition,” ANSI A10.6-1990 as published by American National Standards Institute, Inc.

3303.5 Liability insurance. Whenever any building which is to be demolished has been used, or is being used, for any occupancy group except detached one- or two-family occupancies, the person applying for the demolition permit shall, as a part of the application, be required to:

1. At all times maintain public liability insurance coverage for all claims arising out of all work in the City of Hickman and within one mile of the corporate limits thereof done by or under the supervision of the demolition contractor under the provisions of this code. Such insurance shall be in the form of a commercial or comprehensive general liability policy, or an acceptable substitute policy form as permitted by the City Attorney, with a minimum combined single limit of \$500,000.00 aggregate for any one occurrence on any job for which a permit is required under this code, provided the City of Hickman shall be named an additional insured thereunder. The coverages required herein shall be subject to review and approval by the City Attorney for conformance with the provisions of this section.

2. At all times keep on file with the building official a current certificate of insurance signed by a qualified agent of an insurance company licensed to do business in the State of Nebraska and approved by the City Attorney for conformance with the provisions of this section evidencing the existence of valid and effective policies of insurance naming the city as an additional insured for the coverage required by subsection 1 of this section, the limits of each policy, the policy number, the name of the insurer, the effective date and expiration date of each policy, the deductibles or self-insurance retainers of each policy, and a copy of an endorsement placed on each policy requiring thirty days notice by mail to the building official before the insurer may cancel the policy for any reason, and upon request of the building official or the City Attorney, a copy of any endorsements placed on such policies or the declarations page of such policies. Any termination, reduction, or lapse of such insurance shall automatically terminate the privilege of the demolition contractor to be issued permits under the provisions of this code, unless other insurance meeting the requirements of this section is provided and in full force and effect at the time of such termination or cancellation.

Where the building official determines that the proposed demolition of a building involves a greater risk than normal, the building official may require a certificate evidencing liability coverage in excess of the minimum sum stated above.

3303.6 Permit fees. A fee for each demolition permit shall be paid to the building official as set for in the Master Fee Schedule (Most current version).

Where work for which a permit is required by this chapter is commenced prior to obtaining said permit, the fees above specified shall be doubled. The payment of such double fee shall not relieve any person from fully complying with the requirements of this chapter in the execution of the work or from any other penalties prescribed herein.

The applicant shall apply and pay for any street use permit and any permit for parking meters which shall be out of use during the demolition. Fee refunds shall be in accordance with Section 109.6.

3303.7 Utility disconnection. All water and sanitary sewer services shall be disconnected and sealed and said disconnects shall be inspected and approved by the Public Works Department.

3303.8 Completion of demolition work. All demolition work, including the removal of the foundation, must start within 30 days and must be completed within 60 days from the date of the demolition permit issuance. Upon completion of the demolition work, the applicant shall clean the premises of all debris, request an inspection of the premises, and then fill all excavations and grade the area with top soil or other material approved by the building official.

3303.9 Building official may stop demolition. The building official shall have the authority to stop the demolition or removal of any building or structure or part thereof, when the same is being done in a reckless or careless manner, or in violation of the provisions of this

chapter or any other ordinances of the city. When such work is stopped by order of the building official, it shall not be resumed without approval of the building official.

A demolition permit may be revoked by the building official at any time upon a violation of the terms thereof, or upon a violation of any provision of this chapter or any other ordinance of the city.

3303.10 Securing the demolition site. All demolition sites shall be secured at all times during the demolition process.

3303.11 Expiration. All demolition permits shall expire after 60 days from issuance. The building official may allow an extension of 30 days due to extenuating circumstances. Demolition must be completed in accordance with 3303.8. (Ord. 2016-16; July 26th, 2016)

9-402.660 Section 3306.2 Amended; Walkways.

Section 3306.2 of the International Building Code is amended to read as follows:

3306.2 Walkways. Protection shall be provided for pedestrians on all sides of a building being constructed or demolished that borders on a public street or alley by providing a covered walkway 4 feet in clear width and 7 feet in clear height, or as required by Hickman Municipal Code. Such walkway shall be covered on top with 2-inch (nominal) planking as a minimum, and the sides next to the building shall be covered with plywood or other materials approved by the building official. The side of the walkway next to the street shall have a splash guard at least 2 feet in height to protect the pedestrian from splashing caused by passing automobiles. The building official may also require a raised subfloor in the walkway. The space within the walkway and the approaches thereto shall be kept well lighted with artificial lighting continuously between sunset and sunrise. Walkways shall be designed to be accessible in accordance with Nebraska Accessibility Guidelines. (Ord. 2016-16; July 26th, 2016)

9-402.670 Section 3306.4 Amended; Construction Fences.

Section 3306.4 of the International Building Code is amended to read as follows:

3306.4 Construction fences. Construction fences shall be at least 4 feet in height and shall be securely anchored at each end and every 15 feet of length. The largest opening in the fence shall be such that a 6-inch sphere may not pass through it. The fence shall be erected a distance from the building equal to the height of the building or as otherwise approved by the building official. For the purposes of this section, construction fences shall also mean construction railings. (Ord. 2016-16; July 26th, 2016)

9-402.680 Section 3306.7 Deleted; Covered Walkways.

Section 3306.7 of the International Building Code is hereby deleted. (Ord. 2016-16; July 26th, 2016)

9-402.690 Section 3308.1 Amended; Temporary Use of Streets and Alleys.

Section 3308.1 of the International Building Code is amended to read as follows:

3308.1 Temporary use of streets and alleys. The use of public property shall meet the requirements of Hickman Municipal Code Section 6-102. Whenever requested, plot plans and construction details shall be submitted for review by the agencies concerned.

3308.1.1 Obstructions. Construction materials and equipment shall not be placed or stored so as to obstruct access to fire hydrants, standpipes, fire or police alarm boxes, catch basins, or manholes, nor shall such material or equipment be located within 20 feet of a

street intersection, or placed so as to obstruct normal observations of traffic signals or to hinder the use of public transit loading platforms.

3308.1.2 Storage on public property. Material and equipment necessary for work to be done under a permit shall not be placed or stored on public property except as authorized by Hickman Municipal Code, Section 6-102. (Ord. 2016-16; July 26th, 2016)

9-402.700 Appendix C Adopted; Group U - Agricultural Buildings.

Appendix C of the International Building Code is hereby adopted. (Ord. 2016-16; July 26th, 2016)

9-402.710 Section C105 Added; Snow Load.

Section C105 is added to Appendix C of the International Building Code to read as follows:

C105 Roof snow load. Agricultural buildings located in the AG zoning district as regulated by the Lancaster County Zoning Regulations shall be designed for a minimum of 20# roof snow load. (Ord. 2016-16; July 26th, 2016)