

FIRST READING: 01/19/10
SECOND READING: 02/16/10
THIRD READING: 03/01/10
ORD. NO.: 005-10
SPONSOR: _____
REFERRED TO: _____

AN ORDINANCE TO AMEND CHAPTER 18, BUILDINGS AND BUILDING
REGULATIONS, ARTICLE XIII, RESIDENTIAL CODE

BE IT HEREBY RESOLVED by the Mayor and Council of the Town of Smyrna, a majority thereof concurring in Council duly met that Chapter 18, Buildings and Building Regulations, Article XIII. Residential Code, be and hereby is amended as follows:

Section 1. Amend Section 18-901 ("Adoption") by deleting the existing section in its entirety and inserting in lieu thereof the following:

Sec. 18-901. Adoption.

That certain document, at least one copy of which is on file in the office of the Department of Planning and Inspections, being marked and designated the International Residential Code, 2006 Edition, including only Appendix G - Swimming Pools, Spas and Hot Tubs, and no other appendices. as published by the International Code Council, be and hereby is adopted as the residential code of the town for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided. Each and all of the regulations, provisions, penalties, conditions and terms of said International Residential Code, are hereby referred to, adopted and made a part of hereof as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this article.

Section 2. Amend Section 18-902 ("Additions, insertions, deletions and changes.") by deleting the existing section in its entirety and inserting in lieu thereof the following:

Sec. 18-902. Additions, insertions, deletions and changes.

The town hereby adopts these specific amendments to the International Residential Code, 2006 Edition, as follows:

Chapter 1, ADMINISTRATION, delete the chapter in its entirety. Refer to Article I of this chapter.

Chapter 3, BUILDING PLANNING, is amended as follows:

a. **Table R301.2(1), CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA,** is filled in as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	SUBJECT TO DAMAGE FROM				Winter Design Temp	Ice Shield Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Line Depth	Termite	Decay					
25	90= 3 Sec Gust 75 Sustained	B	Severe	24"	Moderate to Heavy	Slight to Moderate	14	NO	May 5, 2003	325	54

Chapter 4, FOUNDATIONS, is amended as follows:

a. **Table R403.1, MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS** delete the table in its entirety.

b. **Section R403.1.1, Minimum size,** delete the section in its entirety and insert in lieu thereof the following:

R403.1.1 Minimum size. Minimum thickness of a footing shall be the nominal width of the wall, but not less than 8 inches. The minimum nominal width of the footing shall be twice the nominal thickness of the wall. Two story sections of a building shall have a minimum footing width of 24 inches and a minimum footing depth of 10 inches. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table 401.4.1, but in all cases shall be a minimum of 24 inches x 24 inches x 12 inches deep. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).

Exceptions:

1. Footings for single story decks with 4 inch by 4 inch post shall be a minimum of 8 inches in diameter, footings for single story decks with 6 inch by 6 inch post shall be a minimum of 12 inches in diameter and all footings shall extend 24 inches below grade shall have 8 inches thick of poured concrete to support each post.

Freestanding decks not supported or attached to the house may be supported by manufactured deck blocks providing they are installed per manufacturers' specifications.

2. Decks having vertical members spaced 6 feet (1289 mm) on center may be placed on a 4 inch (101 mm) concrete pad provided the vertical members are placed 12 inches (305 mm) inside the perimeter of the pad and are anchored on all corners with approved anchoring devices. Decks 20 feet (6096 mm) or more in length shall have two additional anchors installed on each side mid-span.

c. Section R403.1.2. Continuous footing in Seismic Design Categories D0, D1 and D2 delete the section in its entirety and inserting in lieu thereof the following:

R403.1.2 Footing reinforcement. Footings shall be reinforced with a minimum of two #4 rebar wired together with a minimum 15" overlap; pier footings with a minimum of two #4 rebar wired together in two directions, and column footings with three #4 rebar wired together in two directions.

d. Section R403.1.3 Seismic reinforcing. delete the section in its entirety.

e. Section R403.1.4 Minimum Depth delete the section in its entirety and insert in lieu thereof the following:

R403.1.4 Minimum depth. All exterior footings shall be placed at least 24 inches below the undisturbed ground surface. Where applicable, the depth of footings shall also conform to Sections R403.1.4.1 through 403.1.4.2.

f. Section R403.1.4.1 Frost protection - delete the section in its entirety and insert in lieu thereof the following:

R403.1.4.1 Frost protection. Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1);
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock.

Exceptions:

1. Protection of freestanding accessory structures with an area of 240 square feet or less, of light-framed construction, with an eave height of 10 feet or less shall not be required.

2. Protection of freestanding accessory structures with an area of 400 square feet or less, of other than light-framed construction, with an eave height of 10 feet or less shall not be required.

3. Decks not supported by a dwelling need not be provided with footings that extend below the frost line. Footings shall not bear on frozen soil unless the frozen condition is permanent.

g. Section R405.2.3, Drainage system, delete the subsection in its entirety and insert in lieu thereof the following:

R405.2.3 Drainage system. In other than Group I soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches in diameter or 20 inches square, shall extend at least 24 inches below the top of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge from a sump via a pipe discharging onto a splash block, to open air or a drywell located a minimum of 10 feet from the dwelling.

Section 3. Effective Date of this amendment shall be

SYNOPSIS

This amending ordinance adopts the 2006 edition of the *International Residential Code* which regulates and governs the conditions and maintenance of all detached one and two family dwellings and multiple single family dwellings (townhouses) not more than three stories in height with separate means of egress by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use.

This will certify that this is a true and correct copy of the Ordinance duly adopted by the Town Council of the Town of Smyrna at its regular Council meeting on

ATTEST:

Council Secretary

Mayor

This shall certify that the title and synopsis of this Ordinance were published in the Smyrna/Clayton Sun Times on January 27, 2010 and posted at the Town Hall on January 27, 2010.

So Certifies:

Town Clerk

This shall certify that the title, effective date and synopsis of this Ordinance were published in the Smyrna/Clayton Sun Times on March 10, 2010 and posted at the Town Hall on March 10, 2010.

So Certifies:

Town Clerk