

AGENDA ITEM SUMMARY

DATE: 10-20-2014 **DEPARTMENT:** CDD **DEPT. HEAD SIGNATURE:** MA

SUBJECT: Public Hearing and consideration of an amendment to Title 15 of the Hailey Municipal Code, Buildings and Construction, by amending Section 15.08.020 to require a Class C Roof Assemble for all roofs, to prohibit cedar shake and all wood based roof coverings, to amend construction standards for Roof Valleys, to amend construction standards for Unenclosed Underfloor Protection, and to amend construction standards for Gutters and Downspouts

AUTHORITY: ID Code IAR _____ City Ordinance/Code Title 15, HMC
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

The Beaver Creek Fire in 2013 burned thousands of acres within Blaine County and burned right up to City Limits adjacent to the Big Wood River. As a result, Hailey official became concerned that our current building codes do not fully address the risks of wildland fires. In late 2013, Staff was directed to research amending the Hailey Municipal Code to address roof materials that are less likely to cause a fire hazard in the event a wildfire threatens residential homes in the City of Hailey. Staff attended a workshop on the Wildland Urban Interface building code and obtained the professional guidance from several officials in the State of Idaho assigned to wildland/urban interface issues, including the State Fire Marshal. The proposed amendment bans all cedar shake roofs and requires a minimum of a Class C Roof Assembly, as defined by the IBC. Class C roof include asphalt shingle roofs and all approved noncombustible materials. The amendment also addresses roof valleys, downspouts, deck coverings and underfloor areas.

Update from October 6 Meeting:

Speaking with Arlan Smith with the Idaho Department of Building Safety, he provided the following comment and code reference in regards to roof replacements and repairs:

The alteration to the roof would not trigger a complete replacement of the roofing. As long as the alteration to the building does not make it less compliant that it was before the alteration, it is permitted.

IRC R102.7.1 Additions, alterations or repairs. Additions, alterations or repairs to any structure shall conform to the requirements for a new structure without requiring the existing structure to comply with all of the requirements of this code, unless otherwise stated. Additions, alterations or repairs shall not cause an existing structure to become unsafe or adversely affect the performance of the building.

IBC 3404.1 General. Except as provided by Section 3401.4 or this section, alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less complying with the provisions of this code than the existing building or structure was prior to the alteration.

In speaking with Arlan about how we should address this question, he recommended adding a requirement in the ordinance specifying when a new roof would be required due to a remodel or repair project to an existing roof. The current draft of the ordinance requires upgrades of the entire roof when an alteration, repair, or remodel project involves more than 50% of the roof. This language has been added to the current ordinance.

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

City Administrator City Attorney City Clerk

Building
 Engineer
 Fire Dept.

Library
 Mayor
 Planning
 Police
 Public Works, Parks
 P & Z Commission

Benefits Committee
 Streets
 Treasurer

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Conduct public hearing and discuss the proposed amendments to Title 15.

ACTION OF THE CITY COUNCIL:

Date : _____

City Clerk _____

FOLLOW-UP:

*Ord./Res./Agrmt./Order Originals: Record
Copies (all info.):
Instrument # _____

*Additional/Exceptional Originals to: _____
Copies (AIS only)

Micah Austin

From: Arlan Smith <Arlan.Smith@dbs.idaho.gov>
Sent: Friday, October 10, 2014 3:41 PM
To: Micah Austin
Cc: Jim Lynch
Subject: RE: Cedar Shake Roof Ordinance

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Arlan Smith cbo
Building Code Program Manager

From: Micah Austin [<mailto:micah.austin@haileycityhall.org>]
Sent: Friday, October 10, 2014 2:48 PM
To: Arlan Smith
Subject: Cedar Shake Roof Ordinance

Arlan,

As you may remember, we are in the process of adopting an ordinance to ban cedar shake roofs in Hailey. A question came up at our recent public hearing about whether a roof repair or minor remodel on an existing cedar shake roof would trigger replacement of the entire roof. For example, I add a shed dormer to a second story loft, requiring some alteration to the roof. Would this require upgrading the entire roof? I was not able to answer the question, however I presume that there must be something in the IBC that addresses this question. Is this address in IBC somewhere?

Regards,

Micah

Micah Austin, MPA, AICP
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF HAILEY
115 S. MAIN ST. HAILEY, ID 83333
208-788-9815 EXT. 13

HAILEY ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING CHAPTER 15.08 OF THE HAILEY MUNICIPAL CODE BY AMENDING SUBSECTION 15.08.020 TO CORRECT A REFERENCE TO IDAHO CODE; BY ADDING NEW SUBSECTIONS 15.08.020(Y) AND (AA) TO PROHIBIT CEDAR SHAKE AND ALL WOOD BASED ROOF COVERINGS ON ALTERATIONS, ADDITIONS AND REPAIRS INVOLVING 50% OR MORE OF A ROOF SURFACE OR ON NEW CONSTRUCTION, AND TO REQUIRE NON-COMBUSTIBLE ROOF VALLEYS, GUTTERS AND DOWNSPOUTS AND TO ENCLOSE ALL EXTERIOR UNDERFLOORS; BY ADDING A NEW SUBSECTION 15.08.020(Z) TO REPEAL SUBSECTIONS R905.7 AND R905.8 OF THE INTERNATIONAL BUILDING CODE AND BY ADDING A NEW SUBSECTION 15.08.020(BB) TO REPEAL SUBSECTIONS 1507.8 AND 1507.9 OF THE INTERNATIONAL RESIDENTIAL CODE WHICH ESTABLISH REQUIREMENTS FOR WOOD SHINGLES AND WOOD SHAKES; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, Idaho Code § 39-4116(4) allows the City of Hailey to amend the International Building Code ("IBC") and the International Residential Code ("IRC") to reflect local conditions, provided the amendments provide an equivalent level of protection;

WHEREAS, good cause exists for an amendment to the IBC and IRC to prohibit cedar shake and all wood based roof coverings, to require non-combustible roof valleys, gutters and downspouts and to enclose exterior underfloors and that such an amendment is reasonably necessary;

WHEREAS, the City of Hailey has conducted a public hearing to consider such amendments after notice was provided in accordance with Idaho Code § 39-4116 and Chapter 9, Title 50, Idaho Code; and

WHEREAS, the City Council of the City of Hailey have determined that certain amendments and modifications to the Code will promote the public health, safety and welfare of the citizens of and visitors to the City of Hailey, Idaho.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HAILEY, IDAHO, AS FOLLOWS:

Section 1. The first sentence of Section 15.08.020 of the Hailey Municipal Code is hereby amended by the deletion of the stricken language and the addition of the underlined language, as follows:

15.08.020 Amendment of codes. Pursuant to Idaho Code Section 39-4116(34), the following codes adopted pursuant to Section 15.08.010 herein or provisions thereof are added to, amended, altered and/or modified as follows:

Section 2. Section 15.08.020 of the Hailey Municipal Code is hereby amended by the addition of a new subsection 15.08.020(Y), as follows:

Y. Section R902.2 of the IRC is amended by addition of the underlined language and by the deletion of the stricken language, as follows:

~~**R902.2 Fire-retardant-treated shingles and shakes.** Fire-retardant treated wood shakes and shingles shall be treated by impregnation with chemicals by the full-cell vacuum-pressure process, in accordance with A-WPA C1. Each bundle shall be marked to identify the manufactured unit and the manufacturer, and shall also be *labeled* to identify the classification of the material in accordance with the testing required in Section R902.1, the treating company and the quality control agency.~~

R902.2 Roof Coverings. Any alteration, addition or repair of fifty percent (50%) or more of a roof surface or any new construction shall construct the entire roof in compliance with this Section R902.2. If an alteration, addition or repair of an existing roof involves less than fifty percent (50%) of a roof, only that alteration, addition or repair shall conform to the requirements of this Section R902.2 without the existing structure complying with all of requirements of this Section R902.2. Roofs shall have at least a Class C Roof assembly, as defined by the most currently adopted version of IBC, or an approved noncombustible roof covering. Cedar shake and all wood based roof coverings are prohibited, even if such roof coverings are classified as a Class C Roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers, or have on layer of 72-pound (32.4 kg) mineral-surfaced, non-perforated cap sheet complying with ASTM 3909 install over the combustible decking.

R902.2.1 Roof valleys. Where provided, valley flashings shall be not less than 0.019-inch (0.44 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914 mm) underlayment consisting of one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 running the full length of the valley.

R902.2.2 Unenclosed underfloor protection. Buildings or structures shall have all underfloor areas enclosed to the ground with exterior walls.

Exception: Complete enclosure may be omitted where the underside of all exposed floors and all exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour fire-resistance-rated construction or heavy timber construction.

R902.2.3 Gutters and downspouts. Gutters and downspouts shall be constructed of noncombustible material. Gutters shall be provided with an approved means to prevent the accumulation of leaves and debris in the gutter.

Section 3. Section 15.08.020 of the Hailey Municipal Code is hereby amended by the addition of a new subsection 15.08.020(Z), as follows:

Z. Subsections R905.7 and R905.8 of the IRC are repealed in their entirety.

Section 4. Section 15.08.020 of the Hailey Municipal Code is hereby amended by the addition of a new subsection 15.08.020(AA), as follows:

AA. Section 1505 of the IBC is amended by addition of a new subsection 1505.9, as follows:

1505.9 Roof Coverings. Any alteration, addition or repair of fifty percent (50%) or more of a roof surface or any new construction shall construct the entire roof in compliance with this Section 1505.9. If an alteration, addition or repair of an existing roof involves less than fifty percent (50%) of a roof, only that alteration, addition or repair shall conform to the requirements of this Section 1505.9 without the existing structure complying with all of requirements of this Section 1505.9. Roofs shall have at least a Class C Roof assembly, as defined by the most currently adopted version of IBC, or an approved noncombustible roof covering. Cedar shake and all wood based roof coverings are prohibited, even if such roof coverings are classified as a Class C Roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be firestopped to preclude entry of flames or embers, or have on layer of 72-pound (32.4 kg) mineral-surfaced, non-perforated cap sheet complying with ASTM 3909 install over the combustible decking.

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Section 5. Section 15.08.020 of the Hailey Municipal Code is hereby amended by the addition of a new subsection 15.08.020(BB), as follows:

BB. Subsections 1507.8 and 1507.9 of the IRC are repealed in their entirety.

Section 6. Severability Clause. If any section, paragraph, sentence or provision hereof or the application thereof to any particular circumstances shall ever be held invalid or unenforceable, such holding shall not affect the remainder hereof, which shall continue in full force and effect and applicable to all circumstances to which it may validly apply.

Section 7. Repealer Clause. All Ordinances or parts thereof in conflict herewith are hereby repealed and rescinded.

Section 8. Effective Date. This Ordinance shall be in full force and effect after its passage, approval and publication according to law

PASSED AND ADOPTED BY THE HAILEY CITY COUNCIL and approved by the Mayor this _____ day of _____, 2014.

Fritz X. Haemmerle, Mayor

ATTEST:

Mary Cone, City Clerk

