

**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: 10/29 council approved ord. no. 1164 & authorized Mayor to conduct 1st Reading by title only  
City Clerk 2nd Reading - 11/3/14

**FOLLOW-UP:**

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

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

## Micah Austin

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**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

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.

Arlan Smith CBO  
Building Code Program Manager

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**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. 1164

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 AWWA 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.

**1505.9.1 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.

**1505.9.2 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.

**1505.9.3 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 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 IBC 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

AGENDA ITEM SUMMARY

DATE: 11/17/2014

DEPARTMENT: Legal

DEPT. HEAD SIGNATURE: \_\_\_\_\_

SUBJECT:

Summary of Hailey Ordinance No. 1164 (Building Code ordinance amendment – cedar roof prohibition)

AUTHORITY:  ID Code \_\_\_\_\_  IAR \_\_\_\_\_  City Ordinance/Code \_\_\_\_\_  
(IF APPLICABLE)

BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:

I am enclosing a summary of Hailey Ordinance No. 1164 which amends provisions of Chapter 15.08 of the Hailey Municipal Code.

Ned

FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS: Caselle # \_\_\_\_\_

Budget Line Item # \_\_\_\_\_ YTD Line Item Balance \$ \_\_\_\_\_

Estimated Hours Spent to Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

Staff Contact: \_\_\_\_\_ Phone # \_\_\_\_\_

Comments:

ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS: (IF APPLICABLE)

___ City Attorney	___ Clerk / Finance Director	___ Engineer	___ Building
___ Library	___ Planning	___ Fire Dept.	_____
___ Safety Committee	___ P & Z Commission	___ Police	_____
___ Streets	___ Public Works, Parks	___ Mayor	_____

RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:

Make a motion to approve the summary of Hailey Ordinance No. 1164.

FOLLOW-UP REMARKS:

## SUMMARY OF HAILEY ORDINANCE NO. 1164

The following is a summary of the principal provisions of Ordinance No. 1164 of the City of Hailey, Idaho, duly passed and adopted November 17, 2014, by the City Council and Mayor of the City of Hailey:

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.

Hailey Ordinance No. 1164 amends Chapter 15.08 of the Hailey Municipal Code , as follows:

**Section 1** amends Section 15.08.020 of the Hailey Municipal Code by correcting a reference to Idaho Code Section 39-4116(4).

**Section 2** amends Section 15.08.020 of the Hailey Municipal Code by adding a new subsection 15.08.020(Y), which amends Section R902.2 of the International Residential Code to prohibit cedar shakes 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.

**Section 3** amends Section 15.08.020 of the Hailey Municipal Code by adding a new subsection 15.08.020(Z), which repeals subsections R905.7 and R905.8 of the International Residential Code.

**Section 4** amends Section 15.08.020 of the Hailey Municipal Code by adding a new subsection 15.08.020(AA), which adds a new subsection 1505.9 of the International Building Code to prohibit cedar shakes 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.

**Section 5** amends Section 15.08.020 of the Hailey Municipal Code by adding a new subsection 15.08.020(BB), which repeals subsections 1507.8 and 1507.9 of the International Building Code.

**Section 6** provides for a severability clause.

**Section 7** provides for a repealer clause.

**Section 8** provides for an effective date of the ordinance.

The full text of Ordinance No. 1164 is available at Hailey City Hall at 115 South Main Street, Suite H, Hailey, Idaho 83333 and will be provided to any citizen upon request during regular business hours.

### **CERTIFICATION OF CITY ATTORNEY**

I, the undersigned Attorney at Law, as attorney for the City of Hailey, Idaho, hereby certify that I have read the foregoing summary of Ordinance No. 1164 of the City of Hailey, that I have compared it to the full text of Ordinance No. 1164, and that in my opinion, the above summary is true and complete and provides adequate notice to the public of the contents of said Ordinance.

Dated this \_\_\_\_\_ day of November, 2014.

\_\_\_\_\_  
Ned Williamson, Hailey City Attorney

Publish: Idaho Mountain Express, November \_\_\_\_, 2014

AGENDA ITEM SUMMARY

DATE: 11-3-2014

DEPARTMENT:

CDD

DEPT. HEAD SIGNATURE: MA

**SUBJECT:** Consideration of an amendment to Title 15 of the Hailey Municipal Code, the Building Ordinance, by adopting the 2012 IRC and IECC by reference with the accompanying exceptions.

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

**BACKGROUND/SUMMARY OF ALTERNATIVES CONSIDERED:**

The Idaho Department of Building Safety adopted the 2012 IBC in early 2014, however it was not ready to adopt the 2012 IRC or the 2012 IECC. After nearly a year of review and deliberation, the State is now ready to adopt the latest IRC and IECC codes.

**FISCAL IMPACT / PROJECT FINANCIAL ANALYSIS:**

**ACKNOWLEDGEMENT BY OTHER AFFECTED CITY DEPARTMENTS:** (IF APPLICABLE)

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> City Administrator       | <input type="checkbox"/> Library             | <input type="checkbox"/> Benefits Committee |
| <input checked="" type="checkbox"/> City Attorney | <input type="checkbox"/> Mayor               | <input type="checkbox"/> Streets            |
| <input type="checkbox"/> City Clerk               | <input checked="" type="checkbox"/> Planning | <input type="checkbox"/> Treasurer          |
| <input type="checkbox"/> Building                 | <input type="checkbox"/> Police              | _____                                       |
| <input type="checkbox"/> Engineer                 | <input type="checkbox"/> Public Works, Parks | _____                                       |
| <input type="checkbox"/> Fire Dept.               | <input type="checkbox"/> P & Z Commission    | _____                                       |

**RECOMMENDATION FROM APPLICABLE DEPARTMENT HEAD:**

Consider the proposed amendments to Title 15, hold a public hearing, and consider adoption of the proposed ordinance as Ordinance No. \_\_\_\_\_

**ACTION OF THE CITY COUNCIL:**

Date: 11/3 - Council adopted Ord. No. 1167 - 1<sup>st</sup> Reading held  
City Clerk: 11/17 - 2<sup>nd</sup> Reading

**FOLLOW-UP:**

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

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

1167  
HAILEY ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF HAILEY, IDAHO, AMENDING SECTION 15.08.010 OF THE HAILEY MUNICIPAL CODE TO ADOPT THE 2012 INTERNATIONAL RESIDENTIAL CODE AND 2012 INTERNATIONAL ENERGY CONSERVATION CODE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Idaho Code §§ 39-4109 and 39-4116 require the City of Hailey to adopt the 2012 International Residential Code ("IRC") the 2012 International Energy Conservation Code ("IECC") excluding certain provisions and appendices;

WHEREAS, Hailey has previously adopted the 2012 International Building Code in Hailey Ordinance No. 1141 but was not able to adopt the IRC or IECC because the Idaho Building Code Board had not completed the negotiated rulemaking process outlined in Idaho Code § 39-4101 *et seq.* until recently; and

WHEREAS, the City Council finds that enactment of this ordinance is required immediately to ensure the enforcement of the IRC and IECC.

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

**Section 1.** Section 15.08.010 of the Hailey Municipal Code is hereby amended by the deletion of the stricken language and by the addition of the underlined language, as follows:

15.08.010 Adoption of Codes. Pursuant to Idaho Code Section 39-4116(1), the following codes published by the International Code Council are adopted by reference:

- A. 2012 International Building Code ("IBC");
- B. ~~2009~~ 2012 International Residential Code ("IRC"), parts I-IV and IX including Appendix F: Radon Control Methods;
- C. ~~2009~~ 2012 International Energy Conservation Code ("IECC");
- D. 1997 Uniform Code for the Abatement of Dangerous Buildings; and
- E. 1997 Uniform Building Code, Volume 1, Table 1-A, Building Permit Fees.

**Section 2. 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 3. Repealer Clause.** All Ordinances or parts thereof in conflict herewith are hereby repealed and rescinded.

**Section 4. Effective Date.** This Ordinance shall be in full force and effect on January 1, 2014 and 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

Publish: Idaho Mountain Express \_\_\_\_\_, 2014

