

## ORDINANCE NO. 1217

**AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 15, BUILDINGS AND CONSTRUCTION, REPEALING CHAPTER 15.04, BUILDING CODES; ADOPTING A NEW CHAPTER 15.04, BUILDING CODES; REPEALING CHAPTER 15.08, FIRE CODES; ADOPTING A NEW CHAPTER 15.08, FIRE CODES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Ketchum, pursuant to Idaho Code §39-4116(2) and as a local government that issues building permits and performs building code enforcement activities, shall adopt the following codes as published by the International Code Council and amended by the Idaho building code board through the negotiated rule making process:

- (a) International Building Code, including all rules promulgated by the board to provide equivalency with the provisions of the Americans with disabilities act accessibility guidelines and the federal fair housing act accessibility guidelines;
- (b) International Residential Code, parts I-III and IX, including appendix F, Radon Controls;
- (c) International Energy Conservation Code, as amended by the Idaho Building Code Board;
- (d) International Swimming Pool and Spa Code;
- (e) International Existing Building Code; and
- (f) and the International Property Maintenance Code.

WHEREAS, the City of Ketchum, pursuant to Idaho Code §39-4116(4), may amend the adopted codes or provisions of the above referenced codes to reflect local concerns, if such amendments establish at least an equivalent level of protection. §39-4116(4)(e), Local jurisdictions may amend the remainder of Part III of the International Residential Code if they find that good cause for building or life safety exists for such an amendment to such codes and that such amendment is reasonably necessary;

WHEREAS, the City of Ketchum, pursuant to Idaho Code §31-714 “. . . may pass all ordinances and rules and make all regulations, not repugnant to law, necessary for carrying into effect or discharging the powers and duties conferred by the laws of the state of Idaho, and such as are necessary or proper to provide for the safety, promote the health and prosperity, peace and good order, comfort and convenience of the county and the inhabitants thereof, and for the protection of property therein...”

WHEREAS, areas of the City of Ketchum require higher roof snow load standards due to elevation, topography and climate and will require construction in accordance with the 2018 International Building Code and snow loads established in part based on “Ground and Roof Snow Loads for Idaho” by Ronald L. Sack and Azim Sheikh-Taheri, © 1986 by the Department of Civil Engineering, University of Idaho, Moscow, Idaho 83843;

WHEREAS, while the City of Ketchum supports the salvage of existing structures for building material conservation as well as relocated residences, it is appropriate to require that moved residential and commercial structures meet the same energy conservation, structural, life safety and other code requirements as new structures;

WHEREAS, buildings use the most energy of any sector in the US - more than the transportation sector - therefore; it makes sense to curtail impact where they are greatest;

WHEREAS, Ketchum's climate requires significant amounts of energy to heat during the winter months, which translates to higher energy costs and provides an opportunity to substantially increase efficiencies and savings;

WHEREAS, the average life span of a building is 75 years and during this time the status of energy prices and availability could change, especially considering the potential impacts of climate change and future policies aimed at curtailing emissions associated with climate change; and

WHEREAS, it is appropriate to update Chapter 15.08 of the Ketchum Municipal Code to adopt the 2018 International Fire Code;

WHEREAS, it is appropriate to modify certain provisions of the adopted codes and standards, as set forth herein;

WHEREAS, the adoption of the fire codes and standards set forth herein will promote the health, safety and general welfare of the citizens of the City of Ketchum; and

WHEREAS, the City Council, having reviewed the proposed subdivision code amendments, held public hearings on January 19<sup>th</sup>, 2021, February 1<sup>st</sup>, 2021, and February 16<sup>th</sup>, 2021; and

WHEREAS, the City Council, having considered submitted comments and testimony from the public, having determined that it is in the best interests of the public to adopt the proposed amendments to Title 15, Buildings and Construction:

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KETCHUM**

**Section 1. AMENDMENTS TO TITLE 15, BUILDINGS AND CONSTRUCTION, CHAPTER 15.04, BUILDING CODES.** That Title 15 of the Ketchum Municipal Code is amended by repealing Chapter 15.04, Building Codes, in its entirety and replacing it with a new Chapter 15.04, Building Codes, as attached and incorporated as Exhibit A to this Ordinance.

**Section 2. AMENDMENTS TO TITLE 15, BUILDINGS AND CONSTRUCTION, CHAPTER 15.08, FIRE CODES.** That Title 15 of the Ketchum Municipal Code is amended by repealing Chapter 15.08, Fire Codes, in its entirety and replacing it with a new Chapter 15.08, Fire Codes, as attached and incorporated as Exhibit B to this Ordinance.



**Section 3. SAVINGS AND SEVERABILITY CLAUSE.** If any section, paragraph, sentence or provision hereof of the application 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 4. REPEALER CLAUSE.** All City of Ketchum Ordinances or parts thereof which are in conflict herewith are hereby repealed.

**Section 5. PUBLICATION.** This Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, substantially in the form annexed hereto as Exhibit C, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

**Section 6. EFFECTIVE DATE.** This Ordinance shall be in full force and effect after its passage, approval and publication, according to law.

PASSED BY the CITY COUNCIL and APPROVED by the MAYOR of Ketchum, Idaho, on this 16 day of February, 2021.

APPROVED BY the Mayor of the City of Ketchum, Idaho, this 16 day of February, 2021.


APPROVED:



Neil Bradshaw, Mayor



ATTEST:



Katrin Sharp, Deputy City Clerk

#### 15.04.010: CODES ADOPTED:

Pursuant to Idaho Code section 39-4116(1), the following codes published by the International Code Council are adopted by reference:

- A. The International Building Code (“IBC”), 2018 edition, as amended by the Idaho Building Code Board and including new Appendix O;
- B. The International Residential Code (“IRC”), 2018 edition, as amended by the Idaho Building Code Board, parts I-III and IX, including appendix F, radon control methods;
- C. The International Energy Conservation Code (“IECC”), 2018 edition, as amended by the Idaho Building Code Board;
- D. The International Swimming Pool and Spa Code (“ISPSC”), 2018 edition;
- E. The International Existing Building Code, 2018 edition, as amended by the Idaho Building Code Board; and
- F. The International Property Maintenance Code, 20128 edition.

#### 15.04.020: AMENDMENTS:

Pursuant to Idaho Code section 39-4116(4), the following codes adopted pursuant to section 15.08.010 of this chapter or provisions thereof are added to, amended, altered and/or modified as follows:

##### A. Amendments to The International Building Code:

1. **Section 101.1 Title.** Insert: [City of Ketchum, Idaho]

2. **Section 101.4 Referenced codes.**

a. Delete **Section 101.4.3 Plumbing**, and replace to read as follows: **Section 101.4.3 Plumbing.** The provisions of the Idaho State Plumbing Code (ISPC) as adopted and incorporated by reference with amendments as prescribed by the Idaho Plumbing Board shall apply to the installation, alteration, repair 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. The number of required plumbing fixtures shall be determined by using IBC Table 2902.1 and as per the International Plumbing Code as referenced in the table.

b. Add **Section 101.4.8 Electrical.** The provisions of the latest edition of the National Electrical Code (NEC), as approved by the Standards Council, and as amended and approved by the Idaho Electrical Board shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

3. **Section 105 Permits**

a. **Add Section 105.1.6 Demolition Permits.** ~~Demolition Permits: The IRC is amended to add the following section R105.1.3 and the IBC is amended to add the following 105.1.3:~~



- 1) General Requirements. See Chapter 15.16, Demolition of Structures, of Ketchum Municipal Code.
- 2) An application for a demolition permit shall be deemed to be abandoned 180 days after the date of filing, unless such demolition has been completed.
- 3) A demolition permit shall be deemed invalid unless the demolition is commenced within 180 days after the permit is issued, or if the demolition on the site is suspended or abandoned for a period of 180 days after the time the work is commenced.

b. **Amend Section 105.3 Application for permit.** Add the following language prior to the existing text:

Required Permits: Required building permit applications shall be made on forms furnished by the City of Ketchum, and approval shall be in accordance with all requirements of the IBC, as amended by the Idaho Building Code Board, and this code.

c. **Delete Section 105.5 Expiration.** and replace with the following:

#### **Section 105.5 Expiration**

1. Expiration of Building Permits. Except as otherwise provided herein, every permit issued under the provisions of this code shall expire and become null and void if the building or work authorized by such permit is not completed within one hundred eighty days (180) after its issuance, unless the permittee extends the building permit as provided in this section. A permit is considered null and void if no inspections have been completed by the building official or requested by the permittee for a period of one hundred eighty (180) days.
2. Extension of Building Permit. A permit may be extended for a period not to exceed one hundred eighty (180) days by an application for extension filed with the planning and building department. A permit issued under the provisions of this code may be granted a maximum of four (4) extensions but in no case may the total number of extensions exceed 180 days.
3. Maximum Project Duration. Under no circumstances may any project exceed 1095 days, or three (3) years, of construction activity from the date the building permit was issued. After 1095 days, or three (3) years, a building permit shall be considered null and void and the applicant shall reapply for a new building permit for the unfinished portions of the project and shall pay all applicable fees.

#### **4. Section 109 Fees**

a. **Section 109.1 Payment of Fees.** Add the following language at the end of **Section 109.1**:  
...Fees shall be those established by the City of Ketchum.

b. **Section 109.6 Refunds.** Is deleted in its entirety and replaced as follows:

The building official is authorized to establish a refund policy but shall not authorize the refunding of more than eighty percent (80%) of the permit fee or the various plan review fees. The applicant for a building permit must request a refund in writing on or before the one-year anniversary of the date the application for a permit was completed.

## 5. Section 113 Board of Appeals

**Section 113** shall be amended by the addition of a new section 113.3.1, as follows:

**Section 112.3.1 Board Membership.** The mayor and the Ketchum city council will appoint a three (3) person board to stand as the board of appeals, as needed, with membership to be selected from, but not limited to, the following list of professionals in the various fields of expertise in the building industry:

A Blaine County, Idaho building official;

The city of Ketchum fire chief;

Registered design professional or a builder or superintendent of building with at least ten years' experience, five of which shall have been in responsible charge of work;

Registered design professional with fire protection engineering experience or fire protection contractor with ten years' experience, five of which shall have been in responsible charge of work;

Registered design professional with mechanical and plumbing engineering experience or a mechanical contractor with at least ten years' experience, five of which shall have been in responsible charge of work;

A licensed Idaho architect; and

A licensed Idaho structural engineer.

6. **Section 114.1 Unlawful Acts.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish, or occupy any building, structure or equipment regulated by this code or permits authorizing work, or cause same to be done, in conflict with or in violation of any of the provisions of this code, local amendments, and all permits granting work to occur.
7. **Section 115.1 Stop Work Order Authority.** Where the building official finds any work regulated by this code or entitlement permits, being performed in a manner either contrary to the provisions of this code or entitlement permits or dangerous or unsafe, the building official is authorized to issue a stop work order.
8. **Section 117 Indemnity.** Every person, firm or corporation to whom permission has been granted under the terms of this code and the general ordinances to utilize public property for the demolition work or the moving of any building, structure or utility, shall at all times assume full responsibility for such demolition or moving. Such permission shall be further conditioned for the use of public property to at all times release, hold harmless and indemnify the city of Ketchum and all of its agents and employees from any and all responsibility, liability, loss or damage resulting to any persons or property or caused by or incidental to the demolition or moving work.
9. **Section 118 Insurance.** Any person, firm or corporation, demolishing or moving any building, structure or utility, shall deposit with the building official a certificate of insurance showing the city of Ketchum as a named insured on the insurance policy. The certificate of insurance shall evidence that the liability insurance policy covers the policy holder and the city of Ketchum as a named insured. Such insurance shall be valid at all times during demolition or moving operations. Said liability insurance coverage shall be in the amount of at least \$1,000,000 for bodily or personal injury, death, or property damage or loss as the result of any one (1) occurrence or accident, regardless of the number of persons injured or the number of claimants. The purpose of the insurance required herein is specified in section 3601 of this chapter.



10. **Section 119 Damage To Public Property.** As a condition of obtaining a permit to wreck, remove or move any building, structure or utility, the permittee assumes liability for any damage to public property occasioned by such moving, demolition or removal operations.
11. **Section 202** is amended by adding the following definitions:
  - a. **Commencement Of Work.** Any excavation including the removal of top soil or any removal of trees or brush preparatory to excavation shall be defined as the commencement of work authorized by a permit.
  - b. **Height of building.** Shall be deleted in its entirety and replaced with the definition of building height contained in Title 17, Chapter 17.08 of the Ketchum municipal code, as amended.
12. **Section 1405 Combustible Materials on the Exterior Side of Exterior Walls** is amended as follows:

Section 1405.1 is amended as follows by adding the following sentence: All materials within 12” vertical of finished grade shall be 1 hour rated, non-combustible, or covered with minimum 28 gauge flashing. The area 12” horizontal from the base of a wall shall be finished in a way to prevent any vegetation growing, and for vegetative debris to be easily removed.

**13. Section 1505 Fire Classification**

- a. **Section 1505.1** is amended as follows: 1505.2 Class A Roofing Required. Class A roof assemblies with no wood products in the roof covering are required on all new buildings. Class A roof assemblies with no wood products in roof covering are required for all re-roofs over 3,000 square feet of roof area. Class A is not required when less than twenty-five (25) percent of the roof area is being repaired and additional areas are not subsequently repaired within five (5) years. Additions to buildings over 1,000 square feet of roof area require that the roof of the entire building be upgraded to a class A roof assembly with no wood products in the roof covering.
- b. **Section 1505 Fire Classification** is amended by addition of a new subsection **1509. Roofs, Underfloor Protection, Gutters, Downspouts.**

**1505.9 Roof Coverings.** Any alteration, addition or repair of twenty-five percent (25%) 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 twenty percent (25%) 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 seventy two (72) pound (32.4 kg) mineral surfaced, nonperforated cap sheet complying with ASTM 3909 installed 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 thirty six inch (36") wide (914 mm) underlayment consisting of one layer of seventy two (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 one 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.

**14. Section 1507 Requirements for Roof Coverings**

- a. **Section 1507.8 Wood Shingles** is repealed in its entirety.
- b. **Section 1507.9 Wood Shakes** is repealed in its entirety.

**15. Section 1511.1.1** is added as follows:

**1511.1.1 Reroof Requirements.** When a structure is being reroofed it is required to have a class A roof covering or assembly containing no wood products. Class A or the highest rated covering that matches existing covering is required when less than twenty-five (25) percent of the roof area is being repaired and additional areas are not subsequently repaired within five (5) years.

**16. Section 1513** is added:

**1513 Snow Retention Devices.** These devices are permanently attached to the roofing assembly and shall be placed on the roof above, including but not limited to, skylights, sun rooms, greenhouses, and pedestrian areas, to limit the potential for sliding snow or ice onto pedestrian areas below said roof areas for all occupancies. Minimum design shall be equal to the design roof snow load of 100 pounds per square foot.

**17. Section 1605.2** is amended as follows:

$f_2 = 0.7$  for roof configurations (such as saw tooth) that do not shed snow off the structure, and 0.35 for other roof configurations.

**18. Section 1605.3.1 Basic load combinations** Exception 2 is amended as follows:

2. Flat roof snow loads of 30 psf (1.44kN/m<sup>2</sup>) or less and roof live loads of 30 psf or less need not be combined with seismic loads. Where flat roof snow loads exceed 30 psf (1.44kN/m<sup>2</sup>), 35 percent (35%) of the flat roof snow load shall be combined with seismic loads.

**19. Section 1605.3.2 Alternative basic load combinations** Exception 2 is amended as follows:

2. Flat roof snow loads of 30 psf (1.44kN/m<sup>2</sup>) or less and roof live loads of 30 psf or less need not be combined with seismic loads. Where flat roof snow loads exceed 30 psf (1.44kN/m<sup>2</sup>), 35 percent (35%) of the flat roof snow load shall be combined with seismic loads.

**20. Section 1607 Live Loads** is amended as follows:



**Table 1607.1, Row 5, Balconies and decks** shall be amended to show a one hundred (100) pound snow load for all balconies and decks regardless of occupancy or size.

21. **Section 1608.2** is amended as follows:

The ground snow loads to be used in determining the design snow loads for roofs  $p_g$ , for Ketchum is determined to be site specific (CS) and shall be taken as 120 psf.

22. **Section 1608.5 Flat Roof Snow Loads**

The snow load,  $p_f$  in  $\text{lb}/\text{ft}^2$ , on a roof with a slope equal to or less than  $5^\circ$  shall be the greater of 100 psf or the value calculated using the following formula:

$$p_f = 0.7 C_e C_t I_p p_g$$

23. Section 1612.3 Insert: [City of Ketchum, Idaho] [date??]

24. **Section 1613 Earthquake Loads** is amended as follows:

**Section 1613.4 Effective Seismic Weight.** is added to read: The effective seismic weight in section 12.7.2 and section 12.14.8.1 of ASCE7-16 shall be amended as follows:

4. For all roofs regardless of roof slope 35% of the uniform design snow load shall be included in the effective seismic weight (W).

25. **Appendix O.**

**Appendix O** is added as follows:

### **Radon Control Methods**

#### **Section O101 Scope**

**O101.1 General.** The requirements of the 2018 International Residential Code Appendix F: Radon Control Methods shall apply to all new construction that includes residential and institutional occupancies (R1, R2, R3, R4, I1, I2, I3, and I4). A change of use or occupancy of an existing building that includes residential and institutional occupancies shall meet the requirements of this appendix for radon control.

**Exception:** Radon mitigation measures are not required if the owner can demonstrate that the proposed design is not likely to produce unacceptable levels of radon gas in sleeping areas. A report showing an approved test was conducted in a representative sleeping area on the lowest residential floor shall be submitted to the building department prior to a certificate of occupancy being issued for the project.

## **B. Amendments to the International Residential Code**

1. **Section R101.1** Insert: [City of Ketchum, Idaho]

2. **Section R105 Permits**

a. Add **Section R105.1.6 Demolition Permits.**

1. General Requirements. See Chapter 15.16, Demolition of Structures, of Ketchum Municipal Code.
2. An application for a demolition permit shall be deemed to be abandoned 180 days after the date of filing, unless such demolition has been completed.
3. A demolition permit shall be deemed invalid unless the demolition is commenced within 180 days after the permit is issued, or if the demolition on the site is suspended or abandoned for a period of 180 days after the time the work is commenced.

**b. Section R105.5** is amended as follows:

1. **Expiration of Building Permits.** Except as otherwise provided herein, every permit issued under the provisions of this code shall expire and become null and void if the building or work authorized by such permit is not completed within one hundred eighty days (180) after its issuance, unless the permittee extends the building permit as provided in this section. A permit is considered null and void if no inspections have been completed by the building official or requested by the permittee for a period of one hundred eighty (180) days.
2. **Extension of Building Permit.** A permit may be extended for a period not to exceed one hundred eighty (180) days by an application for extension filed with the planning and building department. A permit issued under the provisions of this code may be granted a maximum of four (4) extensions but in no case may the total number of extensions exceed 180 days.
3. **Maximum Project Duration.** Under no circumstances may any project exceed 1095 days, or three (3) years, of construction activity from the date the building permit was issued. After 1095 days, or three (3) years, a building permit shall be considered null and void and the applicant shall reapply for a new building permit for the unfinished portions of the project and shall pay all applicable fees.

**3. Section R108.2** is amended to read:

**R108.2 Schedule Of Permit Fees.**

On buildings, structures, or alterations requiring a permit, a fee for each permit shall be paid as required, in accordance with the schedule as established by resolution of the city of Ketchum.

**4. Section R112 Board of Appeals**

**Section R112** shall be amended by the addition of a new section 112.3.1, as follows:

**Section R112.3.1 Board Membership.** The mayor and the Ketchum city council will appoint a three (3) person board to stand as the board of appeals, as needed, with membership to be selected from, but not limited to, the following list of professionals in the various fields of expertise in the building industry:

A Blaine County, Idaho building official;

The city of Ketchum fire chief;

Registered design professional or a builder or superintendent of building with at least ten years' experience, five of which shall have been in responsible charge of work;

Registered design professional with fire protection engineering experience or fire protection contractor with ten years' experience, five of which shall have been in responsible charge of work;



Registered design professional with mechanical and plumbing engineering experience or a mechanical contractor with at least ten years' experience, five of which shall have been in responsible charge of work;  
A licensed Idaho architect; and  
A licensed Idaho structural engineer.

5. **Section 113.1 Unlawful Acts.** It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish, or occupy any building, structure or equipment regulated by this code or permits authorizing work, or cause same to be done, in conflict with or in violation of any of the provisions of this code, local amendments, and all permits granting work to occur.
6. **Section 114.3 Stop Work Order Authority.** Where the building official finds any work regulated by this code or entitlement permits, being performed in a manner either contrary to the provisions of this code or entitlement permits or dangerous or unsafe, the building official is authorized to issue a stop work order.
7. **Section R115 Indemnity** is added as follows:

Every person, firm or corporation to whom permission has been granted under the terms of this code and the general ordinances to utilize public property for the demolition work or the moving of any building, structure or utility, shall at all times assume full responsibility for such demolition or moving. Such permission shall be further conditioned for the use of public property to at all times release, hold harmless and indemnify the city of Ketchum and all of its agents and employees from any and all responsibility, liability, loss or damage resulting to any persons or property or caused by or incidental to the demolition or moving work.

8. **Section R116 Insurance** is added as follows:

Any person, firm or corporation, demolishing or moving any building, structure or utility, shall deposit with the building official a certificate of insurance showing the city of Ketchum as a named insured on the insurance policy. The certificate of insurance shall evidence that the liability insurance policy covers the policy holder and the city of Ketchum as a named insured. Such insurance shall be valid at all times during demolition or moving operations. Said liability insurance coverage shall be in the amount of at least \$1,000,000 for bodily or personal injury, death, or property damage or loss as the result of any one (1) occurrence or accident, regardless of the number of persons injured or the number of claimants. The purpose of the insurance required herein is specified in section 3601 of this chapter.

9. **Section R117 Damage to Public Property** is added as follows:

As a condition of obtaining a permit to wreck, remove or move any building, structure or utility, the permittee assumes liability for any damage to public property occasioned by such moving, demolition or removal operations.

10. **Section R202 Definitions** is amended as follows:

- a. **Commencement Of Work.** Any excavation including the removal of top soil or any removal of trees or brush preparatory to excavation shall be defined as the commencement of work authorized by a permit.

b. **Height of building.** Shall be deleted in its entirety and replaced with the definition of building height contained in Title 17, Chapter 17.08 of the Ketchum municipal code, as amended.

**11. Table R301.2 Climatic and Geographic Design Criteria**

a. Insert the following information into **Table R301.2(1)**:

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA						
GROUND SNOW LOAD <sup>o</sup>	Wind Design				SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM
	120 PSF	Speed <sup>d</sup> (mph)  90 MPH	Topographic Effects <sup>k</sup>  NO	Special wind region <sup>l</sup>  NO		

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA						
SUBJECT TO DAMAGE FROM		Winter Design Temp <sup>e</sup>	Ice Barrier Underlayment Required <sup>h</sup>	Flood Hazards <sup>g</sup>	Air Freezing Index <sup>i</sup>	Mean annual temp <sup>l</sup>
Frost line depth <sup>b</sup>  32"	Termite <sup>c</sup>  Slight to moderate					

Manual J Design Criteria <sup>n</sup>			
Elevation	Latitude	Winter Heating	Summer Cooling
5840'	44° N	70°	75°

Cooling temperature difference	Wind velocity heating	Wind velocity cooling	Coincident wet bulb
25°	15	7.5	61°

Manual J Design Criteria <sup>n</sup>			
Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
0.92	70°	75°	90°
Daily Range	Winter Humidity	Summer humidity	
H	30%	30%	

**b. Section R302.2.2.1 Determination of seismic design category.**

**Section R301.2.2.1 Determination of seismic design category.** is amended by the addition of the following subsection R301.2.2.1.3, as follows:

**R301.2.2.1.3 Engineering Design For Seismic Resisting System.** All structures, including detached one- and two-family structures in seismic design category C or greater shall have a lateral force



resisting system designed in accordance with accepted engineering practice by the engineer of record. The effective seismic weight for such buildings shall include thirty five percent (35%) of the flat roof uniform design snow load.

**c. Section R301.2.3 Snow loads.**

**Section R301.2.3 Snow Loads.** shall be amended by the deletion of section R301.2.3 in its entirety and replaced with the following language:

**Section R301.2.3 Snow Loads.** All roofs shall sustain within the stress limitations of this code, all "dead loads" plus unit "snow loads" of at least one hundred (100) pounds per square foot. The snow loads shall be assumed to act vertically upon the area projected upon a horizontal plane.

12. **Section R302.2 Townhouses** is amended as follows:

Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of section R302.1 for exterior walls.

Exception: A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with section R302.4.

13. **Section R302.3 Two-Family Dwellings** is amended as follows:

Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 2-hour fire-resistance rating when tested in accordance with ASTM E119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

1. A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Delete exception 2 in its entirety.

14. **Section R302.6 Dwelling-garage separation.**

- a. **Section R302.6 Dwelling-garage fire separation.** shall be amended by the deletion of section R302.6 in its entirety and replaced with the following language:

**R302.6 Dwelling-garage fire separation required.** The garage shall be separated from the residence and its attic area by means of a minimum five eighths inch (5/8") type X gypsum board applied to the garage side of all walls and ceilings forming part of the separation.

Where the separation is from habitable rooms above the garage by not less than 5/8 inch type X gypsum board or equivalent

Where the separation is a floor/ceiling assembly, the structure supporting the separation shall also be protected by not less than five eighths inch (5/8") type X gypsum board or equivalent.

Garages located less than three feet (3') from a dwelling unit on the same lot shall be protected with not less than five eighths inch (5/8") type X gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling wall unit.

15. **Section R404.1.6 Height above finished grade** is amended as follows:

All materials within 12" vertical of finished grade shall be 1 hour rated, non-combustible, or covered with minimum 28-gauge flashing. The area 12" horizontal from the base of a wall shall be finished in a way to prevent any vegetation growing, and for vegetative debris to be easily removed.

16. **Section R902 Fire Classifications**

- a. **R902.1 Roofing covering materials.** Roofs shall be covered with a Class A roof covering or assembly containing no wood products as set forth in Sections R904 and R905. Where an addition to an existing structure exceeds 1,000 square feet of roof area, the entire structure must be upgraded to a class A roof covering or assembly containing no wood products. Class A roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E108.
- b. **Section R902 Fire Classifications** shall be amended by adding **subsection R902.3. Roofs, Underfloor Protection, Gutters, Downspouts.** as follows:

**R902.2 Roof Coverings.** Any alteration, addition or repair of twenty-five percent (25%) 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 twenty-five percent (25%) 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 seventy two (72) pound (32.4 kg) mineral surfaced, nonperforated 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 thirty six inch (36") wide (914 mm) underlayment consisting of one layer of seventy two (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 one hour fire resistance rated construction or heavy timber construction.



**17. Section R905 Requirements for Roof Coverings. is amended as follows**

- a. **R905.1.4 Reroof Requirements.** When a structure is being reroofed it is required to have a class A roof covering or assembly containing no wood products. Class A or the highest rated covering that matches existing covering is required when less than twenty-five (25%) percent of the roof areas is being repaired and additional areas are not subsequently repaired within five (5) years.

**18. Section R910 is added to read:**

**R910 Snow Retention Devices.** These devices are permanently attached to the roofing assembly and shall be placed on the roof above, including but not limited to, skylights, sun rooms, greenhouses, and pedestrian areas, to limit the potential for sliding snow or ice onto pedestrian areas below said roof areas for all occupancies. Minimum design shall be equal to the design roof snow load of 100 pounds per square foot.

**19. Section R1003.9.2 is amended to read:**

**R1003.9.2 Spark arrestors.** A spark arrestor is required on all masonry chimneys and shall meet all of the following requirements:

**20. Section R1005.9 Chimney Chases**

**R1005.9 Chimney Chases.** If a factory-built solid fuel burning appliance chimneys is enclosed within a shaft or chase, it shall be protected on the interior (flue) side as required for one-hour fire-resistive construction. All factory- built chimneys shall have approved spark arrestors installed at the point of termination.

**C. Amendments to the International Energy Conservation Code**

1. **Section C101.1** Insert: [City of Ketchum, Idaho]
2. **Section R101.1** Insert: [City of Ketchum, Idaho]

**D. Amendments to the International Swimming Pool and Spa Code**

1. **Section 101.1** Insert: [City of Ketchum, Idaho]

**E. Amendments to the International Existing Building code, as amended by the Idaho Building Code Board**

1. **Section 101.1** Insert: [City of Ketchum, Idaho]
2. **Section 409.1** is amended to read as follows:  
**409.1 Conformance.**

Structures moved into or within the jurisdiction shall be evaluated by a registered engineer and shall comply with the provisions of the international building code for new structures as amended by the city of Ketchum.

3. **Section 1302.3** is amended as follows:

Buildings shall be evaluated by a registered engineer and shall comply with the international building code or international residential code wind provisions as applicable and as amended by the city of Ketchum.

**F. AMENDMENTS TO THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE:**

1. **Section 101.1** Insert: [City of Ketchum, Idaho]

2. **Sections 103.1, 103.2, 103.3, and 103.4** are deleted.

3. **Section 103.5 is amended to read:**

**103.5 Fees.** The fees for activities and services performed by the city of Ketchum in carrying out its responsibilities under this code shall be as set forth in a resolution of the city of Ketchum.

4. **Section 106.3 is amended to read:**

**106.3 Prosecution of Violation.** Any person failing to comply with a notice of violation or order served in accordance with section 107 shall be deemed guilty of a misdemeanor, with the exception of any violation of section 302, which shall be an infraction, and any violation shall be deemed a strict liability offense. If the notice of violation is not complied with, the code official or community development director shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

5. **Section 106.4 is amended to read:**

**106.4 Violation Penalties.** Any person, who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, may be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

6. **Section 107.1 is amended to read:**

**107.1 Notice to Person Responsible.** Whenever the community development director or code official determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with section 108.3. Any notice or action shall be given at the discretion of the community development director or the code official and a determination by the community development director or the code official that such a notice should be given because of the condition of such property shall be conclusive on the question of whether the condition warrants such action. It



shall be the duty of the owner of any lot, place, or area in the city which has been declared a public nuisance as provided herein, within twenty (20) days of posting, mailing, personal service or last day of publication (whichever is later) of the nuisance abatement notice to remove or abate the nuisance or to make written arrangements satisfactory to the city for abatement in the future. Upon the failure, neglect, or refusal of any owner or occupant so notified to remove the nuisance or make such arrangements, the city may cause legal action to be taken.

**7. Section 107.3 is amended to read:**

**107.3 Method of Service.** Such notice shall be deemed to be properly served if a copy thereof is:

1. Delivered personally;
2. Sent by certified mail addressed to the last known address;
3. If the notice is returned showing that the letter was not delivered, a notice shall be placed in a newspaper of general circulation in Blaine County. Said newspaper advertisement shall be a general notice and shall contain a general statement of the effect of such posting.

**8. Section 108.1.5 paragraph 11 is amended to read:**

11. Any portion of a building remains on a site after the demolition, destruction or reasonable cessation of construction activity of the building or structure or whenever any building or structure is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

**9. Section 110.1 is amended to read:**

110.1 General. The code official may order the owner of any premises upon which is located any structure, which in the code official's judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than one years, the code official may order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official.

**10. X Section 111.1 is amended to read:**

**111.1 Application for Appeal.** Any person directly affected by a decision of the *code official* or a notice or order issued under this code shall have the right to appeal to the city council, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

**11. X Sections 111.2 through 111.8 are deleted.**

**12. X Section 112.4** is amended to read:

112.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable in accordance with either a misdemeanor or civil infraction subject to prosecution as set forth herein.

**13. X Section 302.4** is amended to read:

302.4 Weeds. All rubbish and weeds which constitute a fire or health hazard shall be removed from all land within the city. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens. Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

**14. Section 304.3** is amended to read:

304.3 Premises identification. Building shall have approved address numbers placed in a position to be plainly eligible and visible from the street or road fronting the property. Numbers shall be not less than 6 inches in height with a stroke width of not less than 0.5 inches and shall be placed a minimum of 4 feet above finished grade.

**15. X Section 302.10** is added to read:

302.10 Motorized/Non-Motorized Campers. No motorized or non-motorized camper, camper shell, camper apron, or camper trailer shall be parked, kept, or stored unenclosed on any premises for a period exceeding 90 days.

**16. X Section 304.14** Insert: [May 1] [September 30]

**17. Section 308** is deleted in its entirety.

**18. Section 602.3** Insert: [October 1] [April 30]

**19. Section 602.4** Insert: [October 1] [April 30]

**15.04.030: CRIMINAL VIOLATION; PENALTY; CIVIL ENFORCEMENT:**

A. Any person, firm, association, or corporation that fails to comply with or violates any of these regulations or adopted codes shall be guilty of a misdemeanor and upon conviction shall be subject to a fine of not more than one thousand dollars (\$1,000.00) or imprisonment for a period not to exceed six (6) months, or both. Each day that said violation continues shall be considered a separate offense.



B. Appropriate actions and proceedings at law or in equity may be instituted by the city of Ketchum to restrain or abate violations of this chapter or adopted codes, or compel compliance herewith, or to prevent illegal construction or occupancy of any buildings, structures, or premises in violation of this chapter or adopted codes together with appropriate damages therefor. These remedies shall be cumulative and in addition to all other legal remedies and penalties provided by law. (Ord. 1126, 2014, Ord. 1217, 2021)

## Chapter 15.08

### FIRE CODE

#### 15.08.010: ADOPTION OF CODE:

A certain document, one copy of which is available for review in city hall of the City of Ketchum, being marked and designated as the International Fire Code, 2018 edition, including appendix chapters B, C, D, E and F published by the International Code Council, be and is hereby adopted as the fire code of the City of Ketchum, in the State of Idaho, regulating and governing the safeguarding of life and property from fire, explosions and hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said fire code on file in the office of the City Clerk in the City of Ketchum are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes, if any, prescribed in this chapter.

#### 15.08.020: CHAPTER 1 SCOPE AND ADMINISTRATION AMENDMENTS:

**A. Section 109.1:** Said international fire code is hereby amended by deleting section 109.1 in its entirety and adopting a new section 109.1, as follows:

**109.1 Appeals.** To determine the suitability of alternate materials and types of construction and to provide for reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals consisting of five (5) members who are qualified by experience and training to pass judgment upon pertinent matters. The fire chief shall be an *ex officio* member and shall act as secretary of the board. The board of appeals shall be appointed by the city council and hold office at their pleasure. All appeals from a decision of the fire chief shall be made by the aggrieved party to the board of appeals by delivering a copy of said appeal to the Ketchum City Clerk in writing within fifteen (15) days of the date of notification of the decision by the fire chief to the aggrieved party. Said written notice of appeal shall contain a written statement of the decision being appealed and the basis of the appeal. The board of appeals shall hold a due process hearing and make its decision with written findings of fact and conclusions of law within thirty (30) days from the date that the notice of appeal is filed. The fire chief, fire code official or any party aggrieved by decision of the board of appeals shall file an appeal to the Ketchum City Council by delivering a written notice of appeal to the Ketchum City Clerk within fifteen (15) days of the date of notification of a decision of the board of appeals. The Ketchum City Council shall hear the appeal based on the record before the board of appeals and shall hold a due process hearing and render its decision with written findings of fact and conclusions of law within sixty (60) days of the date of the filing of the notice of appeal. Any party aggrieved by the decision of the Ketchum City Council shall file an appeal with a court of competent jurisdiction within twenty-eight (28) days of notification of the decision by the Ketchum City Council. Any decision not appealed within the time periods set forth herein shall be final and not subject to review.

**B. Section 109.4:** Said international fire code is hereby amended by adding a new section 109.4 as follows:

**109.4 Violation Penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or



certificate used under provisions of this code, shall be guilty of a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000) or by imprisonment not exceeding six (6) months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**109.4.1 Abatement of Violation.** In addition to the imposition of the penalties herein described, the fire code official is authorized to institute appropriate action to prevent unlawful construction or to restrain, correct or abate a violation; or to prevent illegal occupancy of a structure or premises; or to stop an illegal act, conduct of business or occupancy of a structure on or about any premises.

**C. Section 106.1:** Said international fire code is hereby amended by deleting section 106.1 in its entirety and adopting a new section 106.1, as follows:

**106.1 Plan Check Fees, Permit Fees, Inspection And Re-Inspection Charges, Fee For Use Of Fire Equipment, And Other Fees And Charges.**

1. For every permit issued under the official fire code of the City of Ketchum, Idaho, as amended, a fee therefore shall be charged by and paid in advance to the fire department.
2. For every initial plan check for issuance of a permit by the fire department, a fee therefore shall be paid to the fire department.
3. For every inspection and test of fire extinguishing systems or equipment by the fire department, a fee therefore shall be paid to the fire department.
4. For each additional plan check for issuance of a permit, inspection and/or test of any system by the fire department, an additional fee shall be paid to the fire department.
5. For every fire clearance certificate issued by the fire department, a fee therefore shall be paid to the fire department.
6. For use of fire department fire equipment and/or use of fire department personnel, a fee therefore shall be paid to the fire department.
7. For any checks, inspections or tests of systems or structures that must be completed on the building site, the person seeking said check, inspection or test shall schedule with the city of Ketchum fire department for such check, inspection or test at least forty-eight (48) hours prior to the described time for said check, inspection or test.
8. The City of Ketchum Fire Department, upon payment of fees as set forth in the City of Ketchum Fire Department fee schedule, and scheduling of, shall check, inspect and/or test the system and/or premises at the next possible opportunity arising during any weekday from nine o'clock A.M. to five o'clock P.M. The City of Ketchum Fire Department shall, prior to the check, inspection or test, give notice to the applicant of when the check, inspection and/or test of the system or premises will take place.
9. The applicant or an authorized agent shall be at the site at the time of any test of systems or structures that must be completed on the building site. In the event the applicant, or an authorized agent, is not at the building site at the specified time, the initial inspection fee may be forfeited and a new application, with an additional initial fee, may be required before the check, inspection and/or test of the system or premises will take place.

10. Fees to be charged for the services set forth above including fees for all permits, plan checks, certificates, and for use of fire department fire equipment and fire department personnel shall be as set by resolution of the Ketchum City Council for the city of Ketchum Fire Department fee schedule.

**15.08.030: CHAPTER 5 FIRE SERVICE FEATURES AMENDMENTS:**

**A. Section 505.1:** Said international fire code is hereby amended by adding new section 505.1 as follows:

**505.1 Physical Addresses.** Actual address numbers for all buildings and individual units in multi-unit buildings shall be issued by the City of Ketchum Addressing Officer and approved by the fire code official. Number shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of a ½ inch (12.7 mm). Actual address numbers and letters shall be located so that the bottom of the letters or numbers is a minimum of 48 inches above final grade.

**15.08.040: CHAPTER 6 BUILDING SERVICES AND SYSTEMS AMENDMENTS:**

**A. Sections 606:** Said International Fire Code is hereby amended by adding new sections 606.8.5 as follows:

**606.8.5 Elevator Emergency Communication**

All new buildings including residential structures containing an elevator in which a building attendant (building employee, watchman, etc.) is not continuously available to take action when the required emergency signal is operated, the elevator shall be provided with a means within the car for communicating with or signaling to a continuously monitored service which is capable of taking appropriate action when a building attendant is not available in accordance with the American Society of Mechanical Engineers (ASME) A17.1.

**15.08.050: CHAPTER 9 FIRE PROTECTION AND LIFE SAFETY SYSTEMS AMENDMENTS:**

**A. Section 903:** Said International Fire Code is hereby amended by deleting section 903 in its entirety and adopting a new section 903, as follows:

**Section 903 Automatic Sprinkler Systems.**

**903** An approved fire sprinkler system shall be installed throughout all new buildings with 6,000 or more square feet of floor area including basements and garages or as contained in the following chapter. Partially fire sprinklered buildings are not allowed in the City of Ketchum. For purposes of this chapter, fire walls shall not define separate buildings.

**903.1 General.**

Automatic sprinkler systems shall comply with this section.



**903.1.1 Alternative Protection.**

Alternative automatic fire-extinguishing systems complying with section 904 shall be permitted in lieu of automatic sprinkler protection where recognized by the applicable standard and approved by the fire code official.

**903.2 Where Required.**

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in sections 903.2.1 through 903.2.12.

**Exception:** Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with section 707 of the international building code or not less than 2-hour horizontal assemblies constructed in accordance with section 711 of the international building code, or both.

**903.2.1 Group A.**

An automatic sprinkler system shall be provided throughout buildings - used as group A occupancies as provided in this section. For group A-1, A-2, A-3 and A-4 occupancies, the automatic sprinkler system shall be provided throughout the -building where the group A-1, A-2, A-3 or A-4 occupancy is located. - For group A-5 occupancies, the automatic sprinkler system shall be provided in the spaces indicated in section 903.2.1.5.

**903.2.1.1 Group A-1.**

An automatic sprinkler system shall be provided for group A-1 occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557 m<sup>2</sup>).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multi-theater complex.

**903.2.1.2 Group A-2.**

An automatic sprinkler system shall be provided for group A-2 occupancies where one of the following conditions exists:

1. The fire area exceeds 5,000 square feet (464 m<sup>2</sup>).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

**903.2.1.3 Group A-3.**

An automatic sprinkler system shall be provided for group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557 m<sup>2</sup>).

2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

#### **903.2.1.4 Group A-4.**

An automatic sprinkler system shall be provided for group A-4 occupancies where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557 m<sup>2</sup>).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

#### **903.2.1.5 Group A-5.**

An automatic sprinkler system shall be provided for group A-5 occupancies in the following areas: concession stands, retail areas, press boxes and other accessory use areas in excess of 1,000 square feet (93 m<sup>2</sup>).

#### **903.2.2 Ambulatory Care Facilities.**

An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation, whether rendered incapable by staff or staff has accepted responsibility for care recipients already incapable.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor where such care is provided as well as all floors below, and all floors between the level of ambulatory care and the nearest level of exit discharge, including the level of exit discharge.

#### **903.2.3 Group E.**

An automatic sprinkler system shall be provided for group E occupancies as follows:

1. Throughout all group E fire areas greater than 6,000 square feet (557 m<sup>2</sup>) in area.
2. Throughout every portion of educational buildings below the lowest level of exit discharge serving that portion of the building.

**Exception:** An automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area where every classroom throughout the building has at least one exterior exit door at ground level.

#### **903.2.4 Group F-1.**

An automatic sprinkler system shall be provided throughout all buildings containing a group F-1 occupancy where one of the following conditions exists:



1. A group F-1 fire area exceeds 6,000 square feet (557 m<sup>2</sup>).
2. A group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all group F-1 fire areas on all floors, including any mezzanines, exceeds 6,000 square feet (557 m<sup>2</sup>).
4. A group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m<sup>2</sup>).

**903.2.4.1 Woodworking Operations.**

An automatic sprinkler system shall be provided throughout all group F-1 occupancy fire areas that contain woodworking operations in excess of 2,500 square feet in area (232 m<sup>2</sup>) which generate finely divided combustible waste or which use finely divided combustible materials.

**903.2.5 Group H.**

Automatic sprinkler systems shall be provided in high-hazard occupancies as required in sections 903.2.5.1 through 903.2.5.3.

**903.2.5.1 General.**

An automatic sprinkler system shall be installed in group H occupancies.

**903.2.5.2 Group H-5 Occupancies.**

An automatic sprinkler system shall be installed throughout buildings containing group H-5 occupancies. The design of the sprinkler system shall not be less than that required under the international building code for the occupancy hazard classifications in accordance with table 903.2.5.2.

Where the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

**TABLE 903.2.5.2  
GROUP H-5 SPRINKLER DESIGN CRITERIA**

Location	Occupancy Hazard Classification
Fabrication areas	Ordinary hazard group 2
Service corridors	Ordinary hazard group 2
Storage rooms without dispensing	Ordinary hazard group 2
Storage rooms with dispensing	Extra hazard group 2
Corridors	Ordinary hazard group 2

**903.2.5.3 Pyroxylin Plastics.**

An automatic sprinkler system shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

### **903.2.6 Group I.**

An automatic sprinkler system shall be provided throughout buildings with a group I fire area.

#### **Exceptions:**

1. An automatic sprinkler system installed in accordance with section 903.3.1.2 shall be permitted in group I-1 facilities.
2. An automatic sprinkler system installed in accordance with section 903.3.1.3 shall be allowed in group I-1 facilities when in compliance with all of the following:
  - 2.1. A hydraulic design information sign is located on the system riser;
  - 2.2. Exception 1 of section 903.4 is not applied; and
  - 2.3. Systems shall be maintained in accordance with the requirements of section 903.3.1.2.
3. An automatic sprinkler system is not required where day care facilities are at the level of exit discharge and where every room where care is provided has at least one exterior exit door.
4. In buildings where group I-4 day care is provided on levels other than the level of exit discharge, an automatic sprinkler system in accordance with section 903.3.1.1 shall be installed on the entire floor where care is provided and all floors between the level of care and the level of exit discharge, all floors below the level of exit discharge, other than areas classified as an open parking garage.

### **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 6,000 square feet (557 m<sup>2</sup>).
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 6,000 square feet (557 m<sup>2</sup>).
4. A group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m<sup>2</sup>).

#### **903.2.7.1 High-Piled Storage.**

An automatic sprinkler system shall be provided as required in chapter 32 in all buildings of group M where storage of merchandise is in high-piled or rack storage arrays.

### **903.2.8 Group R.**

An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a group R fire area. All new construction of one and two family dwellings and townhome buildings of 6000 square feet or greater shall have an approved automatic fire sprinkler system installed. Where an addition or alteration to an existing building bring the total area of the building over 6000 square feet, only the addition or altered area of the building must have an approved automatic fire sprinkler system. Nothing in this chapter shall prevent any person



from voluntarily installing an automatic fire sprinkler system.

**903.2.8.1-903.2.8.3 Group R-3 Or R-4 Congregate Residences.**

An automatic sprinkler system installed in accordance with section 903.3.1.3 shall be permitted in group R-3 or R-4 congregated living facilities with 16 or fewer residents.

**903.2.8.4 Care Facilities.**

An automatic sprinkler system installed in accordance with section 903.3.1.3 shall be permitted in care facilities with 5 or fewer individuals in a single-family dwelling.

**903.2.9 Group S-1.**

An automatic sprinkler system shall be provided throughout all buildings containing a group S-1 occupancy where one of the following conditions exists:

1. A group S-1 fire area exceeds 6,000 square feet (557 m<sup>2</sup>).
2. A group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all group S-1 fire areas on all floors, including any mezzanines, exceeds 6,000 square feet (557 m<sup>2</sup>).
4. A group S-1 fire area used for the storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m<sup>2</sup>).
5. A group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m<sup>2</sup>).

**903.2.9.1 Repair Garages.**

An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with section 406.8 of the international building code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 6,000 square feet (557 m<sup>2</sup>).
2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 6,000 square feet (557 m<sup>2</sup>).
3. Buildings with repair garages servicing vehicles parked in basements.
4. A group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m<sup>2</sup>).

**903.2.9.2 Bulk Storage Of Tires.**

Buildings and structures where the area for the storage of tires exceeds 10,000 cubic feet (276 m<sup>3</sup>) shall be equipped throughout with an automatic sprinkler system in accordance with section 903.3.1.1.

**903.2.10 Group S-2 Enclosed Parking Garages.**

An automatic sprinkler system shall be provided throughout buildings classified as enclosed parking garages in accordance with section 406.6 of the international building code as follows:

1. Where the fire area of the enclosed parking garage exceeds 6,000 square feet (557 m<sup>2</sup>); or
2. Where the enclosed parking garage is located beneath other groups.

#### **903.2.10.1 Commercial Parking Garages.**

An automatic sprinkler system shall be provided throughout buildings used for storage of commercial trucks or buses where the fire area exceeds 5,000 square feet (464 m<sup>2</sup>).

#### **903.2.11 Specific Buildings Areas And Hazards.**

In all occupancies other than group U, an automatic sprinkler system shall be installed for building design or hazards in the locations set forth in sections 903.2.11.1 through 903.2.11.6.

##### **903.2.11.1 Stories Without Openings.**

An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet (139.4 m<sup>2</sup>) and where there is not provided at least one of the following types of exterior wall openings:

1. Openings below grade that lead directly to ground level by an exterior stairway complying with section 1009 or an outside ramp complying with section 1010. Openings shall be located in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side. The required openings shall be distributed such that the linear distance between adjacent openings does not exceed 50 feet (15 240 mm).
2. Openings entirely above the adjoining ground level totaling at least 20 square feet (1.86 m<sup>2</sup>) in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on at least one side. The required openings shall be distributed such that the linear distance between adjacent openings does not exceed 50 feet (15 240 mm). The height of the bottom of the clear opening shall not exceed 44 inches (1118 mm) measured from the floor.

##### **903.2.11.1.1 Opening Dimensions And Access.**

Openings shall have a minimum dimension of not less than 30 inches (762 mm). Such openings shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that firefighting or rescue cannot be accomplished from the exterior.

##### **903.2.11.1.2 Openings On One Side Only.**

Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet (22 860 mm) from such openings, the story shall be equipped throughout with an approved automatic sprinkler system or openings as specified above shall be provided on at least two sides of the story.

##### **903.2.11.1.3 Basements.**

Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by section 903.2.11.1, or where walls, partitions or other obstructions are installed that restrict the application of water from hose streams, the basement shall be equipped throughout with an approved automatic sprinkler system.

##### **903.2.11.2 Rubbish And Linen Chutes.**

An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest intake. Where a rubbish chute extends through a building more than one floor below the lowest intake, the extension shall have sprinklers installed that are recessed from the drop area of



the chute and protected from freezing in accordance with section 903.3.1.1. Such sprinklers shall be installed at alternate floors beginning with the second level below the last intake and ending with the floor above the discharge. Chute sprinklers shall be accessible for servicing.

**903.2.11.3 Buildings 55 Feet Or More In Height.**

An automatic sprinkler system shall be installed throughout buildings with a floor level having an occupant load of 30 or more that is located 55 feet (16 764 mm) or more above the lowest level of fire department vehicle access.

**Exceptions:**

1. Airport control towers.
2. Open parking structures.
3. Occupancies in group F-2.

**903.2.11.4 Ducts Conveying Hazardous Exhausts.**

Where required by the international mechanical code, automatic sprinklers shall be provided in ducts conveying hazardous exhaust, flammable or combustible materials.

**Exception:** Ducts where the largest cross-sectional diameter of the duct is less than 10 inches (254 mm).

**903.2.11.5 Commercial Cooking Operations.**

An automatic sprinkler system shall be installed in a commercial kitchen exhaust hood and duct system where an automatic sprinkler system is used to comply with section 904.

**903.2.11.6 Other Required Suppression Systems.**

In addition to the requirements of section 903.2, the provisions indicated in table 903.2.11.6 also require the installation of a fire suppression system for certain buildings and areas.

**TABLE 903.2.11.6  
ADDITIONAL REQUIRED FIRE SUPPRESSION SYSTEMS**

Section	Subject
914.2.1	Covered and open mall buildings
914.3.1	High rise buildings
914.4.1	Atriums
914.5.1	Underground structures
914.6.1	Stages
914.7.1	Special amusement buildings
914.8.2	Airport traffic control towers

914.8.3, 914.8.6	Aircraft hangars
914.9	Flammable finishes
914.10	Drying rooms
914.11.1	Ambulatory care facilities
1029.6.2.3	Smoke-protected assembly seating
1103.5.1	Existing Group A occupancies
1103.5.2	Pyroxylin plastic storage in existing buildings
1103.5.3	Existing group I-2 occupancies
2108.2	Dry cleaning plants
2108.3	Dry cleaning machines
2309.3.1.5.2.	Hydrogen motor fuel-dispensing area canopies
2404.2	Spray finishing in group A, E, I or R
2404.4	Spray booths and spray rooms
2405.2	Dip-tank rooms in group A, I or R
2405.4.1	Dip tanks
2405.9.4	Hardening and tempering tanks
2703.10	HPM facilities
2703.10.1.1	HPM work station exhaust
2703.10.2	HPM gas cabinets and exhausted enclosures
2703.10.3	HPM exit access corridor
2703.10.4	HPM exhaust ducts
2703.10.4.1	HPM noncombustible ducts
2703.10.4.2	HPM combustible ducts
2807.3	Lumber production conveyor enclosures
2808.7	Recycling facility conveyor enclosures
3006.1	Class A and B ovens
3006.2	Class C and D ovens
Table 3206.2	Storage fire protection



3206.4	Storage
5003.8.4.1	Gas rooms
5003.8.5.3	Exhausted enclosures
5004.5	Indoor storage of hazardous materials
5005.1.8	Indoor dispensing of hazardous materials
5104.4.1	Aerosol warehouses
5106.3.2	Aerosol display and merchandising areas
5204.5	Storage of more than 1,000 cubic feet of loose combustible fibers
5306.2.1	Exterior medical gas storage room
5306.2.2	Interior medical gas storage room
5306.2.3	Medical gas storage cabinet
5606.5.2.1	Storage of smokeless propellant
5606.5.2.3	Storage of small arms primers
5704.3.7.5.1	Flammable and combustible liquid storage rooms
5704.3.8.4	Flammable and combustible liquid storage warehouses
5705.3.7.3	Flammable and combustible liquid group H-2 or H-3 areas
6004.1.2	Gas cabinets for highly toxic and toxic gas
6004.1.3	Exhausted enclosures for highly toxic and toxic gas
6004.2.2.6	Gas rooms for highly toxic and toxic gas
6004.3.3	Outdoor storage for highly toxic and toxic gas
6504.1.1	Pyroxylin plastic storage cabinets
6504.1.3	Pyroxylin plastic storage vaults
6504.2	Pyroxylin plastic storage and manufacturing

For SI: 1 cubic foot = 0.023 m<sup>3</sup>.

### **903.2.12 During Construction.**

Automatic sprinkler systems required during construction, alteration and demolition operations shall be provided in accordance with section 3313.

### **903.3 Installation Requirements.**

Automatic sprinkler systems shall be designed and installed in accordance with sections 903.3.1 through 903.3.7.

### **903.3.1 Standards.**

Sprinkler systems shall be designed and installed in accordance with section 903.3.1.1, 903.3.1.2 or 903.3.1.3 and other chapters of this code, as applicable.

#### **903.3.1.1 NFPA 13 Sprinkler Systems.**

Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this section, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in section 903.3.1.1.1.

##### **903.3.1.1.1 Exempt Locations.**

Automatic sprinklers shall not be required in the following rooms or areas where such rooms or areas are protected with an approved automatic fire detection system in accordance with section 907.2 that will respond to visible or invisible particles of combustion. Sprinklers shall not be omitted from any room merely because it is damp, of fire-resistance rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official.
3. Generator and transformer rooms separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. Rooms or areas that are of noncombustible construction with wholly noncombustible contents.
5. Fire service access elevator machine rooms and machinery spaces.
6. Machine rooms and machinery spaces associated with occupant evacuation elevators designed in accordance with section 3008 of the international building code.

##### **903.3.1.1.2 Bathrooms**

In Group R occupancies, sprinklers shall not be required in bathrooms that do not exceed 55 square feet in area and are located within individual dwelling units or sleeping units, provided that walls and ceilings, including the walls and ceilings behind a shower enclosure or tub, are not combustible or limited combustible materials with a 15-minute thermal barrier rating.

#### **903.3.1.2 NFPA 13R Sprinkler Systems.**

Automatic sprinkler systems in group R occupancies up to and including four stories in height shall be permitted to be installed throughout in accordance with NFPA 13R.

##### **903.3.1.2.1 Balconies And Decks.**

Sprinkler protection shall be provided for exterior balconies, decks and ground floor patios of dwelling units where the building is of type V construction, provided there is a roof or deck above. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch (25 mm) to 6 inches (152 mm) below the structural members and a



maximum distance of 14 inches (356 mm) below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

#### 903.3.1.2.3 Attics

Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.

#### 903.3.1.3 NFPA 13D Sprinkler Systems.

Automatic sprinkler systems installed in one and two-family dwellings, group R-3 and R-4 congregate living facilities and townhouses shall be permitted to be installed throughout in accordance with NFPA 13D. All buildings protected by an 13D automatic fire sprinkler system shall cover all areas of the structure including attached garages and basements. The City of Ketchum does not allow buildings to be partially covered by automatic fire sprinklers systems.

#### 903.3.2 Quick-Response And Residential Sprinklers.

Where automatic sprinkler systems are required by this code, quick-response or residential automatic sprinklers shall be installed in the following areas in accordance with section 903.3.1 and their listings:

1. Throughout all spaces within a smoke compartment containing care recipient sleeping units in group I-2 in accordance with the international building code.
2. Throughout all spaces within a smoke compartment containing treatment rooms in ambulatory care facilities.
3. Dwelling units and sleeping units in group I-1 and R occupancies.
4. Light-hazard occupancies as defined in NFPA 13.

#### 903.3.3 Obstructed Locations.

Automatic sprinklers shall be installed with due regard to obstructions that will delay activation or obstruct the water distribution pattern. Automatic sprinklers shall be installed in or under covered kiosks, displays, booths, concession stands or equipment that exceeds 4 feet (1219 mm) in width. Not less than a 3-foot (914 mm) clearance shall be maintained between automatic sprinklers and the top of piles of combustible fibers.

**Exception:** Kitchen equipment under exhaust hoods protected with a fire-extinguishing system in accordance with section 904.

#### 903.3.4 Actuation.

Automatic sprinkler systems shall be automatically actuated unless specifically provided for in this code.

#### 903.3.5 Water Supplies.

Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in section 903.3.1. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the international plumbing code.

#### 903.3.5.1 Domestic Services.

Where the domestic service provides the water supply for the automatic sprinkler system, the supply

shall be in accordance with this section.

### **903.5.2 Residential combination services.**

A single combination water supply shall be allowed provided that the domestic demand is added to the sprinkler demand as required by NFPA 13R.

### **903.3.6 Hose Threads.**

Fire hose threads and fittings used in connection with automatic sprinkler systems shall be as prescribed by the fire code official.

### **903.3.7 Fire Department Connections.**

Fire department connections (FDC) for automatic sprinkler systems shall be 2 ½ inch, female, National Hose Thread (NHT) connection. The location of the fire department connection shall be prescribed by the Fire Code Official prior to construction of the fire sprinkler system.

### **903.3.8 Limited Area Sprinkler Systems.**

Limited area sprinkler systems serving fewer than 20 sprinklers on any single connection are permitted to be connected to the domestic service where a wet automatic standpipe is not available. Limited area sprinkler systems connected to domestic water supplies shall comply with each of the following requirements:

1. Valves shall not be installed between the domestic water riser control valve and the sprinklers.

**Exception:** An approved indicating control valve supervised in the open position in accordance with section 903.4.

2. The domestic service shall be capable of supplying the simultaneous domestic demand and the sprinkler demand required to be hydraulically calculated by NFPA 13, NFPA 13D or NFPA 13R.

### **903.4 Sprinkler System Supervision And Alarms.**

All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

#### **Exceptions:**

1. Control valves to commercial kitchen hoods, paint spray booths or dip tanks that are sealed or locked in the open position.
2. Valves controlling the fuel supply to fire pump engines that are sealed or locked in the open position.
3. Trim valves to pressure switches in dry, preaction and deluge sprinkler systems that are sealed or locked in the open position.

#### **903.4.1 Monitoring.**

Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station or, when approved by the fire code official, shall



sound an audible signal at a constantly attended location.

**Exceptions:**

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

**903.4.2 Alarms.**

An approved audible device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

**903.4.3 Floor Control Valves.**

Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in high-rise buildings.

**903.5 Testing And Maintenance.**

Sprinkler systems shall be tested and maintained in accordance with section 901.

**903.6 Where Required In Existing Buildings And Structures.**

An automatic sprinkler system shall be provided in existing buildings and structures where required in chapter 11.

**903.7 Construction Documents.**

One (1) electronic copy and two (2) paper copies of construction documents, including hydraulic calculations and device specifications, along with a Ketchum fire department fire sprinkler plan review form for all fire sprinkler systems shall be submitted for review and approval prior to system installation. Fire department review and approval shall normally be completed within fifteen (15) calendar days. Exceptions to the fifteen (15) calendar day review may be made where in the opinion of the fire chief, the plans submitted are too complex and additional time for review is required. Construction shall not commence until approval and a permit from the fire department is obtained.

**903.8 Hydrostatic Testing of New Fire Sprinkler Systems.**

All new sprinkler system shall be hydrostatically tested to 200 psi for two hours prior to having any portion of the fire sprinkler piping covered. An additional hydrostatic test of 200 psi for two hours shall be conducted on the Final Building Inspection prior to approval of the system.

**B. Section 907:** Said International Fire Code is hereby amended by deleting section 907.1.1 in its entirety and adopting a new section 907.1.1, further amended by adopting a new section 907.2.24, a new section 907.10 and adopting a new section 907.11 as follows:

**907.1.1 Construction Documents.**

A Ketchum fire department fire alarm installation permit application, one (1) electronic copy and

two (2) paper copies of construction documents and fire alarm shop drawings for fire alarm systems shall be submitted for review and approval prior to system installation. Fire department review and approval shall normally be completed within fifteen (15) calendar days. Exceptions to the fifteen (15) calendar day review may be made where in the opinion of the fire code official, the plans submitted are too complex and additional time for review is required. Construction shall not commence until approval and a permit from the fire department is obtained. Construction documents for fire alarm systems shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code, the international building code, and relevant laws, ordinances, rules and regulations, as determined by the fire code official.

#### **907.2.24 City of Ketchum Required Installations.**

Fire alarm systems shall be installed as required by the International Fire Code as adopted time to time by City of Ketchum ordinance. Additionally, an approved monitored automatic fire alarm system in compliance with the currently adopted International Fire Code and NFPA 72 shall be installed in the following locations:

Notwithstanding the previous installation requirements, an approved monitored automatic fire alarm system shall be installed in the following locations;

(a) In all zoning districts every new building constructed for nonresidential occupancy, including buildings with sleeping quarters as a secondary use.

(b) In all zoning districts every new building constructed for any residential use, and over 4,000 square feet in floor area, and every newly constructed hotel, motel, apartment house or lodge of any size.

(c) In all zoning districts every existing dwelling or commercial unit within a building that is altered or changed, when such modifications exceed fifteen thousand dollars (\$15,000.00) in value. (Cosmetic modifications such as painting, decorative window and floor coverings and furniture shall not be considered as contributing to the fifteen-thousand-dollar (\$15,000.00) value limit). Said systems must provide fire detection for the entire building, including the existing and new construction area, when the alteration or change affects more than fifty (50) percent of the units in that building. Changes to an existing fire alarm system shall meet current code requirements only when this section is applied unless as otherwise set forth in the 2015 International Fire Code.

**Exception:** A separate fire alarm system need not be installed in buildings which are protected throughout by an approved monitored fire sprinkler system conforming to NFPA standards 13, 13D or 13R and having a local alarm to notify all occupants.

Note: Group E, group I, group R-1 and group R-2 occupancies are excluded from this exception.

#### **907.8.5 Inspection, Testing And Maintenance.**

1. The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for maintaining, inspecting and testing such systems or as approved by the Fire Code Official. An annual inspection shall be performed on every required fire alarm system including those in residential occupancies. Said inspection shall be performed to determine that the operation of the alarm system is in accordance with the manufacturer's specifications, design and performance criteria. Required fire alarm systems shall be tested in accordance with testing procedures adopted



by the National Fire Protection Association Chapter 72. The owner of any alarm system, which is shown by such test not to be one hundred (100) percent operational, shall make such repairs as indicated by the test results. If a defect or malfunction is not corrected at the conclusion of system inspection, test, or maintenance, the system owner or the owner's designated representative shall be informed of the impairment in writing within 24 hours (NFPA72 14.2.1.2.3) Service personnel shall not deem the system as passing the annual inspection until all repairs are made.

2. A copy of such test and inspection report shall be maintained on the premises and reported to the Fire Code Official who may request inspection details.

3. A maintenance contract may be required by the Fire Code Official for alarm systems subject to false alarms in excess of section 907.2 of this section 15.08.020. The maintenance contract shall provide for the following minimum services:

(a) Repairs which may be necessary from time to time to maintain the reliability and integrity of the alarm system.

(b) Operational testing of system components shall occur on at least a semi-annual basis, including one hundred (100) percent of all peripheral devices over a period of one (1) year.

5. Trouble calls or service calls regarding an alarm system shall be made to an alarm company. Trouble or service calls made by the building owner or Ketchum Fire Code official shall be responded to within a reasonable time period as determined by the Fire Code Official but in no case, shall the response time exceed twenty-four (24) hours. *Plans for new fire alarm system submitted for permitting shall include the plan to comply with this twenty-four (24) hour response standard.* If repair to a required fire alarm does not occur within seventy-two (72) hours after the initial request, the Fire Code Official in accordance with the International Fire Code may require a change in operation, or place specific restrictions or conditions on the owner including restrictions relating to the use of the building until such time as repairs are completed. Such special restrictions shall be made with consideration of the relative degree of hazard imposed by the nature of the alarm system's condition, and with respect to the nature of the building and its use.

6. Upon request of a Ketchum Fire Code Official, a responsible party shall respond to the premises for the purpose of permitting access to determine the cause of the alarm, secure the property, or reset the alarm system. The city of Ketchum, Idaho shall not be held liable for any loss due to the failure of the responsible party to respond to the premises when requested to do so by a responding officer. Responsible parties shall respond in an expedient manner and shall arrive at the premises within one (1) hour of notification. For purposes of this section a responsible party shall be:

(a) The owner of the property or business.

(b) The manager or authorized agent.

(c) The tenant.

(d) An employee of an alarm company under contract providing for such services.

7. It shall be the responsibility of the property, or building or system owner to provide for the required response in accordance with the above section, and to ensure that the current information is provided to the respective alarm receiving station, including a list of responsible parties, phone numbers and current street and mailing addresses, locations of key boxes, sprinkler valves and

alarm panels.

8. Operational testing of alarm systems shall be made only after notification has been given to the appropriate alarm monitoring facility. It shall be the responsibility of the person conducting the tests to advise tenants, building management and those normally responsible for and occupying the premises of the test in order to prevent unnecessary calls to the Ketchum fire department regarding audible signals.

9. Fire department notifications. The fire department duty officer shall be notified immediately whenever any required fire alarm system is placed temporarily out of service and upon restoration of service. (Review this for practicality)

#### **907.10 Definitions.**

**Alarm Signal** is an audible or visual signal, or both, indicating the existence of an emergency fire condition. Audible devices may be bells, horns, chimes, speakers or similar devices. Voice alarms and their messages shall be approved by the fire code official.

**Alarm System** is a combination of approved compatible devices with the necessary electrical interconnection and energy to produce an alarm signal in the event of fire or system activation.

**Annunciator** is equipment which indicates the zone or area of a building from which an alarm has been initiated, the location of an alarm initiating device or the operational condition of the circuits of the system.

**Compatible** means tested by a nationally recognized testing agency to function properly with the control unit monitoring system.

**Control Unit** is a unit comprising the controls, relays, switches and associated circuits necessary to (1) distribute power to a fire alarm system, (2) receive signals from alarm initiating devices and transmit them to alarm signaling devices and accessory equipment and, (3) electrically supervise the system circuitry.

**False Alarms** - An alarm signal necessitating response by the Ketchum fire department where an emergency does not exist. False alarms shall be classified as follows:

**1. Nuisance Alarms** - Alarms caused by factors which the alarm system is not intended to be activated by. This category shall include, but is not limited to, alarms caused by cooking smoke, inadequate housekeeping, construction dusts, and related building operations causing alarms.

**2. Intentional Alarms** - Alarm system activation or alarm signal transmission by any person knowingly, willingly, or recklessly when no emergency exists. This category shall include, but is not limited to, the activation of manual fire alarm pull stations; discharge of fire-extinguishing equipment or appliances; or activation of an alarm system in violation of orders issued under section 109.3 of this code.

**3. Equipment Malfunction** - An alarm caused by the failure of an alarm system or failure of peripheral equipment, causing or allowing an alarm signal transmission.

**4. Undetermined Cause** - An alarm system activation or transmission of an alarm signal for which the cause cannot or has not been determined by responding personnel and for which there is no



apparent cause and alarms due to failure to maintain alarm systems in violation of orders issued under provisions of this code.

**5. Good Intent** - This category shall include, but is not limited to, alarms transmitted by an individual believing an emergency condition exists. Such alarms under this category shall not be held to constitute a violation of this code.

**Initiating Device** - Any manually or automatically operated equipment which, when activated, initiates an alarm through an alarm signaling device.

**Inspection Contract** - An agreement in writing with an alarm company to perform testing and inspection of a required fire alarm system for a certain contractual period of time. Such contract may include repair, installation and/or relocation of equipment, as necessary.

**Maintenance Contract** - An agreement in writing with an alarm company to perform repair, service and maintenance. Maintenance contracts may be required at the discretion of the fire code official for alarm systems shown to be subject to repeated false alarms. Such contract may include inspection, testing, installation and/or relocation of equipment, as necessary.

**Required Fire Alarm** - A monitored fire or smoke detection system required by this code.

**Signaling Device** is equipment that produces an approved alarm signal.

**Smoke Detector** is an approved device which senses visible or invisible particles of combustion. The detector shall bear a label or other identification issued by an approved testing agency having a service for inspection of materials and workmanship at the factory during fabrication and assembly.

**Voice Over IP (VOIP)** is a methodology and group of technologies for the delivery of voice communications and multimedia sessions over internet protocol (IP) networks, such as the internet. VOIP networks are not approved methods for transmitting alarm signals to a monitoring station.

**Zone** is a building or defined area of a building as approved by the fire code official for purposes of identifying locations.

#### **907.11 Performance Standards.**

1. All required supervised alarm systems shall be afforded a thirty (30) day adjustment period commencing with the date of activation or issuance of a certificate of occupancy in order that the system may be brought to maximum efficiency. During that period of time, no penalty shall be assessed against the owner of the alarm system for system malfunctions. Intentionally caused false alarms, unauthorized service and tampering are not subject to the thirty (30) day grace period.

2. Alarm systems shall be allowed no more than:

2.1. Three (3) false alarms in a thirty (30) day period.

2.2. Six (6) false alarms in a one hundred eighty (180) day period.

2.3. Nine (9) false alarms in a three hundred sixty (360) day period.

The owner of any alarm system found to have a false alarm rate in excess of the foregoing number

of allowable alarms per specified time period, shall receive written notice of violation and the fire code official may require compliance with section 202 of this code, Fire Watch.

3. After the adjustment period, the owner of an alarm system transmitting a false alarm, upon the issuance of a written order by the responding officer or his agent, shall be required to do one and/or more of the following:

3.1. Show a material change in employee training. Such training may be conducted by a representative of the owner or by or in conjunction with a representative of an alarm company.

3.2. Show written proof that the alarm system has been inspected and tested by an alarm company and detected faults have been repaired.

3.3. Show written proof that peripheral equipment has been relocated in accordance with applicable design standards and applicable codes by an alarm company. It is understood, however, that none of the aforementioned requirements shall pertain to a situation where a person reported or transmitted an alarm with good intent as set forth in section 907.10 of this code, the definition of false alarms.

4. Any alarm system owner having complied with orders issued as required by this section, and whose alarm system is still subject to repeated false alarms may be required to participate in a discussion with a representative from the fire department, the owner of the alarm system or his agent, and the alarm company responsible for the installation and/or service and/or the maintenance of the alarm system, for the purpose of determining the cause(s) of and solutions(s) to the problem(s). Orders may be issued to their alarm system owner to facilitate the resolution of the false alarm problem under the foregoing section of this code.

#### **15.08.060: CHAPTER 56 EXPLOSIVES AND FIREWORKS AMENDMENTS:**

Chapter 56: Said International Fire Code is hereby revised by amending chapter 56, as follows:

##### **A. 5601.1.3 Fireworks.**

The possession, manufacture, storage, sale, handling and use of fireworks is prohibited other than non-aerial common fireworks as defined by Idaho Code title 39 chapter 26. The possession, storage or transport of any fireworks for the purpose of retail or wholesale sales in the city of Ketchum is prohibited. The possession, storage, use or transport of special fireworks as defined by Idaho Code title 39 chapter 26 or fireworks 1.3G requires a permit from the fire code official.

Section 5601.2.2 is deleted in its entirety and new section 5601.2.2 is added as follows:

**1. Retail Sales Of Fireworks:** It shall be unlawful to import, export, possess for the purpose of sale, offer for sale, or sell any fireworks 1.3G, fireworks 1.4G or non-aerial common fireworks for any purpose within the city of Ketchum.

**2.** The manufacture of fireworks within the city of Ketchum is prohibited.

**3. Liability Of Parents Or Guardians:** The parents, guardians or other persons having custody or control of a minor shall be liable for damage caused by the use of fireworks by the minor.

**4. Comply With Idaho State Fireworks Act:** It shall be the duty of every person to comply with all the provisions of chapter 26, title 39, Idaho Code, Idaho state fireworks act and of this code.



Violation of the act or any provisions of this ordinance by the permittee, or by any of their agents, employees, or officers shall constitute a cause, in and of itself, to deny any subsequent application for a permit.

**B. 5602 Definitions.** The following definitions are added to section 5602:

**Authority Having Jurisdiction** is the fire chief, fire code official or officer of the fire department in charge.

**Non-Aerial Common Fireworks** means any fireworks such as ground spinners, fountains, sparklers, smoke devices or snakes designed to remain on or near the ground and not to travel outside a fifteen (15) foot diameter circle or emit sparks or other burning material which land outside a twenty (20) foot diameter circle or above a height of twenty (20) feet. Non-aerial common fireworks do not include bottle rockets, firecrackers, jumping jacks, or similar products.

**Wholesale** means sale of fireworks to a retailer or wholesaler.

**C. Section 5609 Temporary Storage of Consumer Fireworks** is deleted in its entirety.

#### **15.08.070: APPENDIX D AMENDMENTS:**

I. Establishment And Duties Of The Fire Department:

1. The international fire code as adopted and amended herein shall be enforced by the fire department of the city of Ketchum and shall be operated under the supervision of the fire chief.

J. Definitions: Wherever the word "jurisdiction" is used in the international fire code, it is the city of Ketchum, Idaho. Where the party responsible for the enforcement of the international fire code is given the title of "fire code official", add the following definition: Fire code official is the fire chief for the fire department of the city of Ketchum, Idaho. Wherever the term "corporation counsel" is used, it shall mean the city attorney of the city of Ketchum, Idaho. (Ord. 1125, 2014)

#### **15.08.080: NEW APPENDIX O FIRE PROTECTION CHARACTERISTICS ADOPTED:**

That a new local appendix O, Fire Protection Characteristics, is adopted as follows:

##### **Section 1. Exterior construction features**

###### 101. Exterior glazing

Exterior windows, window walls, and glazed doors, windows within exterior doors, and skylights shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes.

###### 102. Vents

Attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical exterior walls and vents through roofs shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8", or shall be designed and approved to prevent flame or ember penetration into the structure.

###### 103. Exterior Doors

Exterior doors shall be approved non-combustible construction, solid core wood not less than 1 3/4", or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with section 101

Exception: Vehicle access doors.

#### 104. 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 2. Defensible Space Required**

Defensible spaces are required in the City of Ketchum and shall be maintained in accordance with Section 2.

#### 201. Fire Resistive Vegetation

Nonfire-resistive vegetation or growth shall be kept clear of buildings and structures, in such a manner as to provide a clear area for fire suppression operations.

#### 202. Responsibility

Persons, owning leasing, controlling, operating, or maintaining buildings or structures are responsible for maintenance of defensible spaces. Maintenance of the defensible space shall include modifying or removing nonfire-resistive vegetation and keeping leaves, needles, and other dead vegetative material regularly removed from decks, roofs, gutters, and from around foundations of buildings and structures.

#### 203. Trees

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet. Tree crowns within 30 feet of any structure shall be pruned to remove limbs located less than 6 feet above the ground surface adjacent to the trees.

##### 203.1 Chimney Clearance

Portions of tree crowns that extend to within 10 feet of the outlet of any chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet.



**ORDINANCE NO. 1217**

**AN ORDINANCE OF THE CITY OF KETCHUM, BLAINE COUNTY, IDAHO, AMENDING TITLE 15, BUILDINGS AND CONSTRUCTION, REPEALING CHAPTER 15.04, BUILDING CODES; ADOPTING A NEW CHAPTER 15.04, BUILDING CODES; REPEALING CHAPTER 15.08, FIRE CODES; ADOPTING A NEW CHAPTER 15.08, FIRE CODES; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.**

A summary of the principal provisions of Ordinance No. 1217 of the City of Ketchum, Blaine County, Idaho, adopted on February 16, 2021, is as follows:

**SECTION 1.** Amends Chapter 15.04, Building Codes, by repealing the existing Chapter 15.04, which contains local amendments to the 2012 International building code, residential code, energy code, existing building code, and property maintenance code, and replacing it with a new Chapter 15.04, Building Codes, which contains local amendments to the 2018 International Building, Residential, Energy Conservation, Swimming Pool and Spa, Existing Building and Property Maintenance codes as adopted by the state of Idaho.

**SECTION 2.** Amends Chapter 15.08, Fire Codes, by repealing the existing Chapter 15.08, which contains local amendments to the 2012 International Fire Code, and replacing it with a new Chapter 15.08, Fire Codes, which contains local amendments to the 2018 International Fire Code as adopted by the state of Idaho.

**SECTION 3.** Establishes a savings and severability clause.

**SECTION 4.** Established a repealer clause.

**SECTION 5.** Provides for publication by summary.

**SECTION 6.** Establishes an effective date.

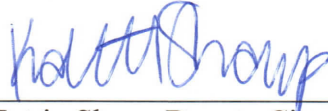
The full text of this Ordinance is available at the City Clerk's Office, Ketchum City Hall, 480 East Avenue North, Ketchum, Idaho 83340 and will be provided to any citizen upon personal request during normal office hours.

APPROVED:



Neil Bradshaw, Mayor

ATTEST:



Katrin Sharp, Deputy City Clerk

