

Ordinance No. 6050

AN ORDINANCE TO AMEND PROVISIONS IN THE INTERNATIONAL RESIDENTIAL CODE TO ADDRESS COMPRESSIBLE, SHIFTING AND EXPANSIVE SOILS BY AMENDING CHAPTER 15.13 OF THE RAPID CITY MUNICIPAL CODE

WHEREAS, in Ordinance No. 6009 the City adopted the 2012 edition of the International Residential Code by amending Chapter 15.13 of the Rapid City Municipal Code; and

WHEREAS, compressible, shifting, and expansive soils are located throughout Rapid City; and

WHEREAS, foundations placed on compressible, shifting, and expansive soils require appropriate site preparation to eliminate the possibility of shifting and heaving soil below the structures; and

WHEREAS, homeowners throughout Rapid City have dealt with the negative effects of shifting, compressible, or expansive soils on their homes; and

WHEREAS, the City wishes to amend R.C.M.C. Chapter 15.13 to adopt requirements to address compressible, shifting, and expansive soils found throughout Rapid City; and

WHEREAS, the City wishes to require a geotechnical evaluation on each building site so that the permit holder is informed of the condition of the soils on the building site; and

WHEREAS, the Common Council concludes that amendment of R.C.M.C. Chapter 15.13 to adopt requirements to address compressible, shifting, or expansive soils will benefit the health, safety, and general welfare of the City and its residents.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City, that Chapter 15.13.410 of the Rapid City Municipal Code is hereby added to read in its entirety as follows:

15.13.410 IRC Chapter 4, Section R401.4 Soil tests –Amended.

IRC Chapter 4, Section R401.4 Soil tests is hereby amended to read in its entirety as follows:

R401.4 Soil preparation. Compressible, shifting, and expansive soils are located throughout Rapid City, and foundations placed on such soil require appropriate site preparation. A geotechnical evaluation shall be provided for all new one and two family dwellings. Such evaluation shall be provided at the time of the building permit or prior to a footing inspection.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City, that Chapter 15.13.420 of the Rapid City Municipal Code is hereby added to read in its entirety as follows:

15.13.420 IRC Chapter 4, Section 401.4.1 Geotechnical evaluation – Deleted.

IRC Chapter 4, Section 401.4.1 Geotechnical evaluation is hereby deleted in its entirety.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City, that Chapter 15.13.430 of the Rapid City Municipal Code is hereby added to read in its entirety as follows:

15.13.430 IRC Chapter 4, Section 401.4.2 Compressible or shifting soil – Deleted.

IRC Chapter 4, Section 401.4.2 Compressible or shifting soil is hereby deleted in its entirety.

NOW THEREFORE, BE IT ORDAINED by the City of Rapid City, that Chapter 15.13.440 of the Rapid City Municipal Code is hereby added to read in its entirety as follows:

15.13.440 IRC Chapter 4, Section 403.1.8 Foundations on expansive soils – Amended.

IRC Chapter 4, Section 403.1.8 Foundations on expansive soils, is hereby amended to read in its entirety as follows:

R403.1.8 Foundations on expansive soils. Foundation and floor slabs for buildings located on expansive soils as provided in R403.1.8.1 shall be designed by a design professional.

Exception: Slab-on-ground and other foundation systems which have performed adequately in soil conditions similar to those encountered at the building site are permitted subject to the approval of the building official.

CITY OF RAPID CITY

Mayor

ATTEST

Finance Officer

(seal)

First Reading:
Second Reading:
Published:
Effective: