



CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

Development Services


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MEMORANDUM

To: Legal and Finance Committee

From: Brad Solon, Building Official 

Date: August 6, 2015

Subject: Ordinance 6049 Fire Protection of Floors

At the July 1, 2015 Legal and Finance meeting, Alderman Laurenti asked to have staff bring forward a recommendation to identify concessions that could be given to off-set the cost to a contractor due to the potential result of the proposed ordinance.

First, at the October 2014 Building Board meeting, the section on under floor protection was passed and the requirement was included in the draft ordinance at the November meeting. Several individuals attend the subsequent meetings and the Building Board was urged to strike the section. They did, and the IRC that passed and became effective July 4, 2015 does not include the section. The current Code does not require the protection of the underside of the floors.

Second, we reviewed the current adopted code. There are many concessions already provided through the adoption of the local amendments. Staff does not at this time recommend additional concessions, when the adopted code already gives a number of concessions, including some for fire and life safety. The list includes, but is not limited to:

- Definition of townhouse is changed to allow for one common fire wall between dwellings
- Draftstopping in a concealed floor/ceiling is increased from 1000 square feet to 1500 square feet
- Media rooms and such are not required to have an egress window for fire response or rescue.
- Egress windows are allowed to be 48" from the floor. The published code is 44"
- Ladders or steps out of a window well are allowed to be 48", also



EQUAL HOUSING
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

- Stair risers is amended from 7 3/4" to 8" allowing for a taller riser
- Stair run is amended from 10" to 9", allowing for a shorter run
- Protection against termites is deleted
- A foundation is not required on small detached accessory buildings and detached decks
- An affidavit is allowed for ice barrier installation
- Energy Code is deleted in its entirety
- Patio covers can be placed on a slab without a foundation

Also, State Law prohibits the City from adopting ordinances which require dwellings to be sprinkler protected.

The concessions are numerous. Staff does not recommend allowing more concessions. The requirement for under floor protection is not in the adopted version currently. The requirement was not in any of the prior editions of the IRC.

Staff Recommendation: Take no action on proposed Ordinance 6049 at this time.