

ORDINANCE NO. 358

AN ORDINANCE REGULATING THE ERECTION, CONSTRUCTION, ALTERATION, REPAIR, AND DEMOLITION OF BUILDINGS OR STRUCTURES IN THE CITY OF REXBURG, MADISON COUNTY, STATE OF IDAHO: PROVIDING FOR THE APPOINTMENT OF A BUILDING INSPECTOR, THE APPLICATION FOR AND THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFOR: PROVIDING PENALTIES FOR THE VIOLATION THEREOF, AND REPEALING SECTION 3 and 4 OF ARTICLE 1, ORDINANCE NO. 353, AND ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF REXBURG AS FOLLOWS,

SECTION 1. TITLE.

This ordinance shall be known as the "Building Code", and may be cited as such and will be referred to in this ordinance as "this Code."

SECTION 2. PURPOSE

The purpose of this Code is to provide certain minimum standards, provisions and requirements for safe and stable design, methods of construction and uses of materials in buildings and structures hereafter erected, constructed, altered, or repaired.

The provisions in this Code shall be deemed to supplement any and all State and Federal laws relating to buildings.

SECTION 3. SCOPE.

New buildings and structures hereafter erected in the City, and buildings and structures moved into the City, shall conform to all requirements of the Code; and all requirements of the Code, unless otherwise specifically provided, shall apply to all such buildings and structures.

Additions, alterations and repairs in all buildings and structures shall comply with the requirements for new buildings and structures.

When alterations and repairs in excess of 50 percent of the value of an existing building are made to such buildings within any period of 12 months, the entire building shall be made to conform with the requirements given herein for new buildings. Any existing building which for any reason whatsoever requires repair, at any one time in excess of 50 percent of the value thereof, not deducting from such value any loss caused by fire or any other reason shall be made to conform to the requirements of this Code or shall be demolished.

SECTION 4. BUILDING INSPECTOR

The Mayor shall appoint some fit and suitable person as City Building Inspector whose appointment shall be confirmed by the City Council in the same manner as provided for other appointive officers. He shall be a licensed architect, a graduate architect, or a trained builder of ten or more years experience as a builder.

It shall be the duty of said building inspector to examine and pass upon all building applications referred to him. He shall require from the person applying for the permit such detailed plans and specifications as will enable him to pass said application and make recommendations to the City Council. Said Building Inspector shall work in conjunction with the chief of the fire department and they shall make such recommendations to the City Council as they shall deem necessary.

It shall be his further duty to inspect all buildings while in the process of construction; and if the construction of the same is not in accordance with the plans submitted and with the stipulations in this Code, he may stop such work at any time and give notice thereof to the person in charge of construction of shall not proceed until the same is made to conform with the rules and regulations governing the construction of such buildings.

SECTION 5 APPLICATION FOR PERMIT.

No person shall erect or proceed with the erection, construction or remodeling of any building or structure which shall exceed an estimated cost of \$100.00 without first obtaining a permit issued by the Building Inspector.

The application for such permit shall be filed with the City Clerk, who shall collect a fee of the amount herein set forth and notify the Building Inspector of such application, if the Building Inspector is not already there to receive it.

Any person submitting the application must furnish the necessary plans and specifications, or drawings, details and notations sufficient to clearly set forth the nature of the work to the satisfaction of the Building Inspector, copies of which are to be left with him to be filed until the completion of the work. They shall show the location of the building on the lot, and the application shall describe the location of the lot, either by lot, block and tract, or similar description that will readily identify and definitely locate the proposed building or work.

SECTION 6 BUILDING PERMITS

It is the duty of the Building Inspector to examine, without unnecessary delay, such plans, specifications, drawings and notations, and issue a permit if he finds them to be in accordance with safe and proper building regulations and the stipulations set forth in this Code, or reject them if they are not acceptable. The Chief of the Fire Department may also inspect them and pass upon them as to the storage of volatile and flammable liquids and installation of fire-prevention and fire-extinguishing apparatus and facilities as provided in this Code or in any of the City ordinances.

The issuance of a permit upon plans and specifications shall not prevent the Building Inspector from thereafter requiring the correction of errors in said plans and specifications or from preventing building operations being carried out thereunder when in violation of this Code or any other ordinance of the City.

If a period greater than 70 days shall expire after the issuance of the permit, before starting the work, or the work stopped for the length of time, the Building Inspector has the authority to pronounce the permit null and void, and to have it reinstated, and additional fee of 50 per cent of the amount of the original permit will be charged.

SECTION 7 FEES

Any person desiring a building permit shall, at the time of filing an application therefor, as provided in Section 5 of this Code, pay the City Clerk a fee as required in the Section.

For a total valuation of \$100.00 or less.. no fee.

For a total valuation from \$100.00 to \$1,001.00 - a \$2.00 fee; and an additional fee of \$2.00 for each additional \$1,000 or fraction thereof of total valuation to an including \$15,000; and an additional fee of \$1.00 for each additional \$1,000 or fraction thereof of total valuation to and including \$50,000; and an additional fee of 50¢ for each additional \$1,000 or fraction thereof of total valuation exceeding \$50,000.

The City, County, or the United States of America shall be exempt from the payment of any fee for any building.

No other exemptions are to be made except by a two-thirds vote by the City Council.

SECTION 8. BUILDING INSPECTION CARDS

No building construction, alteration, repair or demolition requiring a building permit shall be permitted until the permit holder or his agent shall have posted the building permit card in a conspicuous place on the front premises and in such position as to permit the Building Inspector to conveniently make the required entries thereon relative to the inspection of the work.

SECTION 9. CERTIFICATE OF OCCUPANCY

No building shall be occupied in any part thereof unless or until a Certificate of Occupancy has been issued by the Building Inspector. The Building Inspector shall issue a Certificate of Occupancy for such building, if after inspection it is found that such building complies with the provisions of this Code and all other requirements of law or ordinances applicable thereto.

A temporary Certificate of Occupancy may be issued by the Building Inspector for the temporary use of a portion of a building prior to the completion of the entire building.

SECTION 10. VIOLATIONS AND PENALTIES

Whenever any work is being done contrary to the provisions of this Code, or is being done in an unsafe and dangerous manner, the Building Inspector may order, the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done, and any such persons shall forthwith stop such work until authorized by the Building Inspector to resume and proceed with the work.

It shall be unlawful for any person, firm, or corporation to erect, construct, remodel, repair, move, remove, or demolish any structure in the City, contrary to or in violation of any provision in this Code, or to cause, permit, or suffer the same to be done.

Any person, firm, or corporation violating any of the provisions of this Code shall be deemed guilty of misdemeanor, and upon the conviction of any such violation such person shall be punishable by a fine of not more than \$100.00, or by imprisonment in the city jail for not more than two months, or by both fine and imprisonment.

SECTION 11. LOCATION OF BUILDING ON LOTS

In the business district, the buildings may be placed to the property line. But in the residential districts, there must be at least 20 feet between the front of the building and the property line, and a minimum width of 5 feet from the side yards. However, a minimum width of not less than one foot is acceptable if the minimum distance of 10 feet is maintained, in the case of one-story buildings, or 15 feet for two-story buildings, from the wall to an existing or future opposing structure, or obstruction.

No structure of any kind which might obstruct the view shall be put on a corner lot of intersecting streets nearer than 20 feet from the street property line.

The City Council has the authority to grant special exceptions to these rules when thought to be for the best interests to the public.

SECTION 12. LIGHT AND VENTILATION.

All habitable rooms shall be provided with one or more windows having a total glass area of not less than 10 per cent of the floor area of the room.

Water closet compartments and bathrooms shall be provided with a window having a glass area of not less than 3 square feet.

The total area of the ventilation portions of windows in habitable rooms shall not be less than 4 per cent of the floor area of the room.

Inside spaces used for heating equipment shall be provided with ventilation openings equal in free area to cross-sectional area of heater flue or vent.

Basements shall be provided with means of light and ventilation of not less than 2 per cent of floor areas.

Attic spaces shall be provided with the proper louvers for ventilation, and the dead spaces under floor joists with vent flues through foundation walls.

SECTION 13. ROOMS AND ARRANGEMENTS.

All rooms shall be of sufficient size to meet requirements for their particular purpose. Minimum ceiling height shall be -

- a. Main floor story - 7'-6" clear
- b. Basement - 6'-6" clear
- c. Basement with habitable rooms - 7'-0" clear
- d. Second story rooms 7'-0" clear

A door shall be provided for entrance to bedroom and bathroom or toilet compartment. A bathroom opening into a kitchen will not be acceptable. Sole access to a habitable room shall not be through a bedroom.

A closet shall be provided for each bedroom; and in addition, a utility room, closet, or accessible attic or basement storage space of at least 30 sq feet.

SECTION 14. Excavation and Grading.

Excavation for trench walls and piers shall be at least 2 feet below finished grade line. The ground level in basementless spaces shall be at least 16 inches below the bottom of floor joists. Finish grade shall be brought to the levels shown on the drawings and shall slope to drain surface water away from the building.

SECTION 15. CONCRETE.

All material shall be clean and free from loam or other foreign matter. Double forms shall be used for all poured concrete foundation walls, except for walls 8 inches or more in thickness where soil conditions permit a clean sharp excavation. Concrete shall not be poured in freezing weather unless proper precautions are taken.

Concrete mixture shall not be less than the following:

- a. Plain concrete-1 part Portland cement, 2 1/2 parts sand, 4 1/2 parts gravel or crushed stone.
- b. Reinforced concrete, and concrete subject to heavy stresses or extreme exposure to high or low temperatures, such as road beds, sidewalks, lintels, bearing piers, chimney flues, etc. shall have proportions of -

1 part Portland cement, 2 parts sand, 3 1/2 parts gravel.

Water content is not to be more than 7 1/2 gallons per 94- lb. sack of cement.

No gravel stones larger than 2 inches in diameter shall be used.

If a sand and gravel mixture is used without first screening same, then the concrete mixture shall not be less than 1 part cement to 6 parts sand and gravel for plain concrete and 1 part cement, 5 parts sand and gravel for reinforcement concrete.

Reinforced Concrete - Design, materials, metal reinforcement, limitations, and other requirements shall comply with the recommendations of the Building Regulations for Reinforced Concrete (A.C.I. 501-36-T), American Concrete Institute Building Code.

Cement Floor Finish Topping applied integrally, 1 part Portland Cement and 2 1/2 parts sand.

SECTION 16. FOUNDATIONS:

Minimum dimensions of footings:

a. Under foundation walls of frame or masonry veneer frame dwellings without basement: 6 inches thick; 3-inch projection on each side of wall.

b. Under foundation walls of frame or masonry veneer frame dwellings, with basement, or masonry dwellings with or without basement; 8 inches thick; 4-inch projection on each side of wall.

c. Under masonry pier: 8 inches thick; 4 inch projection on each side.

d. Under posts and columns; 12 inches thick; size, 3 square feet.

e. Under chimneys; 8 inches thick; 4-inch projection on all sides.

f. Under masonry walls of business houses, factories, and public buildings, the dimensions of footings shall be of ample size and construction to meet the requirements for safety and strength of construction.

Where foundation walls extend in depth to the solid lava rock, footings will not be necessary.

Foundation Walls:

a. Masonry or poured concrete shall extend from footing to at least 8 inches above finish grade.

b. Walls of hollow masonry units shall be capped with not less than 4 inches solid masonry or concrete.

c. Where girders frame into the hollow masonry unit walls, provide bearings 4 inches thick of solid masonry or concrete. If the girder span exceeds 12 feet, build pilaster built integral with the wall and capped with at least 8 inches thick concrete or solid masonry.

d. Minimum foundation wall thickness shall be:

(1) Poured concrete: 8 inches thick for frame or brick veneer wood frame walls and not less than the thickness of the walls for masonry walls.

(2) Masonry unit walls: Masonry unit walls extending not more than 7 feet below finish grade, 8 inches thick; for more than 7 feet, 12 inches thick.

(3) Rubble stone: 16 inches thick.

(4) Flat-bed, square-edge stone: 12 inches thick.

It must not be construed that these minimum requirements will be applicable in all cases. The chief architect or the City Building Inspector may make changes in the requirements if the nature of the soil bed or other conditions warrant it.

e. Damp-Proofing. Where moisture conditions require dampproofing, foundation walls enclosing basements or cellars, unless damp-proofed in some other manner approved by the chief architect, shall be plastered on the exterior with rich cement plaster mortar having a little lime putty added. The plaster coat shall form a cove at and extending to the outside edge of footing.

SECTION 17. EXTERIOR MASONRY WALLS.

Masonry walls shall have a thickness of not less than 8 inches for one-story buildings and 12 inches for the first story of two-story buildings, and if built of brick, shall be bonded every six courses with headers or with noncorrodible metal ties. An additional thickness of 4 1/2 inches shall be added for each additional story in height. A minimum thickness of 12 inches is required for walls higher than 12 feet or for straight walls longer than 50 feet, unless strengthened every 16 feet by pilasters for lateral support.

SECTION 18. MASONRY VENEERED WALLS.

Masonry veneer applied to wood frame shall be anchored with noncorrodible metal ties spaced every fifth course or 15 inches vertically and not more than 32 inches o. c. horizontally. Provide a 1-inch space between the veneer and the wood construction. The veneer shall be backed up with waterproof building paper or saturated asphalt felt which shall extend under the bottom course of veneer.

Masonry veneer applied to masonry walls shall be securely anchored to the wall by full-length headers or non-corrodible metal wall ties spaced as provided in above paragraph for metal ties.

SECTION 19. CEMENT FLOORS DRIVEWAYS, AND WALKS

1. Basement floors:

(a) Basement or cellar floor slabs shall be not less than 3-inch concrete if finished monolithic; otherwise 3 inch concrete and 1-inch topping.

(b) Under favorable conditions, the floor slab in basements may be omitted when approved by the Chief Architect, but a slab foundation shall be installed under the heating plant.

(c) When the heating plant is located above the basement, the floor area where the heating plant is located shall be finished with noncombustible material.

2. Miscellaneous Floors:

(a) The garage, terrace and porch floors, walks, and driveways, where of concrete construction, shall have a minimum thickness of 4 inches. The slabs shall be laid on a solid bed.

(b) An expansion joint shall be provided between driveway slab and concrete apron at garage door and in driveways at intervals of not more than 30 feet.

SECTION 20. CHIMNEYS.

Masonry chimneys, unless built with solid brick walls 8 inches or more in thickness, shall have fire clay or terra cotta flue linings, Flues for heating equipment shall be of the size recommended by the manufactures of the equipment.

Chimneys shall bear on masonry foundations and shall be;

(a) Capped to form a wash from flue to outside edge.

(b) Not less than 2 feet above the highest ridge.

SECTION 21. FIREPLACES

Fireplaces shall have hearths supported on masonry or concrete construction. The hearths shall project at least 16 inches from the chimney breast, and width shall be not less than 16 inches more than the width of the fireplace opening.

Fireplaces shall be constructed with smoke chambers and dampers. Effective flue area shall be not less than 1/12th the area of the fireplace opening. When an ash dump is provided, ashes shall empty into a concrete or masonry chamber, provided with a metal cleanout door.

SECTION 22. STRUCTURAL STEEL AND IRON

Structural steel and iron shall comply with the recommendations of the American Institute of Steel Construction.

Connections shall be riveted, bolted, or welded, and designed to carry superimposed loads. Steel beams and girders supported on masonry walls shall have at least a 4 inch bearing. Bearing plates will be required under all steel beams except those of the wideflange type. The bearing plates shall be solidly bedded in mortar and designed to carry the load, and shall have a minimum thickness of 5/16 inch.

Steel or cast iron columns shall have flanged bases and caps. Column caps shall be anchored to beam or girders. Bases of columns shall be anchored by bolts, or embedded in concrete. Loose shims will not be acceptable.

SECTION 23 BUILDINGS IN FIRE DISTRICT

All buildings hereinafter constructed in the fire district shall be built with masonry walls of fireproof material and the roofs covered with approved fire retardant roofing material. Frame structures or wood shingled roofs will not be acceptable.

In certain outlying portions of the fire district, frame buildings having walls stuccoed, brick veneered, or covered by other fire retardant materials, and the roofs also covered with fire retardant materials, may be built providing same is approved by the Fire Chief and City Building Inspector, and passed by the City Council in each case.

Any changes, alterations or repairs made to existing buildings in the fire district must be made to conform with the stipulations in this section.

Changes, alterations, and repairs to the interior of such buildings, or to the front thereof facing a public street may be made, providing such changes do not, in the opinion of the City Building Inspector, increase fire hazard of such building.

SECTION 24 WOOD CONSTRUCTION

1. Lumber

(a) Framing lumber shall be No. 2 Dimension (Common) or better.

Note. Board lumber, No 4 common of woods comparable to No. 3 Common grade in the other softwoods, will be acceptable, such as: White Fir, Spruce (except Sitka), Ponderosa Pine, Sugar Pine, Idaho White Pine, Northern White Pine, Norway Pine, Western Larch. THIS APPLIES TO (b) BELOW.

(b) Board lumber for subflooring, sheathing, roof boarding, shingle lath, etc., shall be No 3 Common or better.

(c) Lumber shall be dry and well seasoned, and moisture content shall not exceed 19 per cent.

SECTION 25. FRAMING

1. Openings. Double frame around openings in walls, bearing partitions, floors, ceilings, and roofs.

2. Wood framing members shall not bear on the masonry of chimneys, except where piers are built integral with the chimney masonry. An air space of not less than one inch between chimney and framing timber must be allowed.

3. Firestops shall be provided in partitions and outside stud walls at first floor and at attic. Masonry or wood blocks cut in solidly, or other approved method will be acceptable.

4. Wood posts in basements shall bear on a cement base which shall extend not less than 3 inches above the finish floor and shall rest on top of the footing. Top of posts shall be securely fastened to the girders.

5. Floor Joists.

(a) Maximum Span for Floor Joists:

The maximum span allowable for floor joists using native lumber, will be as follows:

- 2x6 spaced 16 inch o. c. 9 feet
- 2x8 spaced 16 inch o. c. 12 feet
- 2x 10 spaced 16 inch o. c. 15 feet
- 2 x 12 spaced 16 inch o. c. 18 feet

(b) Floor joists framing into the side of wood girders shall be supported on metal joist hangers or on a bearing strip on ledger board not less than 2 x 3 inches. The notch in the end of the joist shall be not more than 1/4 of the joist depth.

(c) Floor joists framing into masonry walls shall have not less than 3 inch bearing and a 2 inch bevel or fire cut. Joists framing into masonry walls below outside finish grade shall receive a good brush coat of creosote.

(d) Floor joists shall be doubled under bearing partitions running parallel to the floor joists. Block joists apart at 4 foot intervals where piping or duct work occurs.

(e) Ends of joists resting on girders or on bearing partitions shall be securely nailed to plate and be lapped and spiked or tied together.

(f) All headers and trimmers shall be doubled, except that headers 4 feet or less in length may be of single thickness. Headers receiving more than four tail beams shall have ends supported in metal hangers.

(g) The cutting of floor joists to facilitate the installation of piping and duct work will be permitted with the following limitations:

(1) Top or bottom edge of joists (except in middle third of span) may be notched not to exceed 1/16 of joist depth.

(2) If cutting of a floor joist more than 1/6 of its depth is necessary, the end of the joist shall be supported by a header.

(3) Where pipes must pass through the joists, holes shall be drilled to receive the pipes. Edge of holes shall not be located nearer than 2 inches from the top and bottom edges of the joist.

(h) Floor joists shall be crossbridged with 1 x 3 inch bridging at intervals not to exceed 8 feet and double nailed at each end.

(6. Ceiling Framing, Ceiling joists, wherever possible, shall serve as ties for the rafters and shall be securely nailed to the rafters.

Opening into each attic space shall be provided. The access opening shall not exceed 20 inches square, except when ceiling joists comply with maximum spans for floor joists.

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Maximum spans for Ceiling Joists:

2 x 4 spaced 16 inch o. c. 10 feet

2 x 6 spaced 16 inch o. c. 16 feet

2 x 8 spaced 16 inch o. c. 20 feet

7. Rafters, Maximum Spans for Rafters:

(Clear span or horizontal projection)

2 x 4 spaced 16 inch o. c. 8 feet

2 x 6 spaced 16 inch o. c. 12 feet

2 x 8 spaced 16 inch o. c. 16 feet

Bearing plates for rafters and roof joists resting on masonry walls shall be anchored to the masonry walls, with 1/2 inch bolts with washers. Bolts shall be at least 10 inches long and spaced not more than 8 feet apart.

Rafters shall be securely spiked to the wall plate. Opposing rafters shall be framed directly opposite each other at the ridge. There shall be ridge board at all ridges and a valley rafter at all valleys.

Collar beams of 1 x 6 s or 2 x 4 s shall be installed, maximum spacing 6 feet o. c.

8. Walls bearing partitions Studs shall be in continuous lengths without splicing and shall be not less than 2 x 4s spaced not more than 16 inches o. c. for stucco or interior plaster finish; not more than 16 inches o. c. for stucco or interior plaster finish; not more than 24 inches o. c. for interior dry wall finish.

Walls shall have corner posts built up using three 2" x 4" studs set forming an interior lathing corner.

Corners for all rooms shall be framed solid for interior finish.

Sills bearing on foundation walls and piers shall be anchored with 1/2 inch bolts with 3 inch washers, length 15 inches; Maximum spacing on walls, 8 feet.

All external corners, except where diagonal sheathing is used, shall have 1 x 4 inch braces let into outside face or studs, set approximately at 45 degrees and extending from plate to sill wherever possible. When openings occur near the corner, knee braces shall be installed from the corner post to the sill and to the top plate, extending over at least three stud spaces.

Lintels or headers over all openings in exterior frame walls and bearing partitions shall not exceed the following:

Spans up to 4 feet: two 2 x 4s set on edge.

Spans 4 feet to 7 feet: two 2 x 6's

Spans over 7 feet: two 2 x 8's

Top plates shall be not less than two 2 x 4s lap at all corners and intersecting partitions.

Partition studs shall bear on a 2 inch sole plate. Exterior wall studs may bear on either a sole plate on top of the subfloor or on the sill.

Interior partitions connecting to masonry walls shall have the end stud anchored or spiked.

Wood bearing partitions in cellars or basements will not be acceptable, except where provided with 6" to 12" concrete footings and sill shall bear on concrete base 6 inches wide and not less than 3 inches above finish floor of basement.

SECTION 26 SUBFLOORING AND SHEATHING

1. The subflooring should be laid diagonally, well nailed, with joints over joists.

2. Sub flooring may be omitted when 12/16 inch finish flooring is applied over joists spaced not to exceed 16 inches o. c. All single floors over basementless areas shall be treated with waterproofing on the under side.

3. Roof sheathing may be spaced according to shingle exposure when wood shingles are used, but laid close together for composition shingles or other roofing material.

4. Wall Sheathing, Wood boards laid diagonally on exterior walls shall be applied at 45 degrees and extend in opposite directions from each corner. If it is not laid diagonally, the frame work must be well braced.

Wood sheathing boards shall be applied horizontally under stucco finish.

SECTION 27 WALL COVERING

Cover the wall sheathing boards with water-resistant building paper or asphalt saturated felt, or over the stud frame when sheathing is not used. Apply it single fashion with 4 inch laps and lap paper 4 inches on strips around openings.

The wall covering may be finished with:

a. Brick or stone veneering

b. Stucco finish

c. Wood rustic of various approved designs and grades.

d. Wood shingles

e. composition shingles of approved grades.

SECTION 28. EXTERIOR WOOD TRIM.

The cornice lumber, window and door casing, porch finishings and all other exterior wood trimmings shall be well seasoned finishing lumber of good grade that will take a good paint job. Boards having loose knots or filled with sap must not be used.

SECTION 29 ROOF COVERING

1. Roof pitch requirements shall be as follows:

a. On shingle and tile roofs (except porches): 5 in 12 minimum

b. On shingle and tile porch roofs: 3 in 12 minimum.

c. Built-up roofs (gravel or slag surface): 3 in 12 maximum.

d. Built-up roofs with mineral surfaced cap sheet: 3 in 12 maximum.

2. A double starting row will be required on all shingle applications.

3. Nails for attaching roof covering will be galvanized or waterproofed.

4. Asphalt saturated felt underlay shall be -

a. Not less than 30 lbs. per 100 square feet under tile, asbestos cement shingle or slate roofs.

b. Not less than 15 lbs. per 100 square feet under asphalt shingles. or in lieu thereof, a 10 lb. per 100 square feet asphalt saturated and coated building paper.

5. Wood Shingles. Wood shingles shall be of No. 1 grade. All shingles must lap at least one inch past the joint in the row below, and must be nailed with two nails, one near each edge. Avoid nailing over the joints of the under layers or in the joints between sheathing boards.

The exposed portion of the shingle should be such that each row laps at least 3/4 inch over the third row below.

6. Tile and Asbestos - Cement Shingles shall be applied in accordance with recommendations of the manufacturers.

7. Built-up roofs:

a. Built-up asphalt and tar and gravel coverings, including flashing, shall comply with the requirements of the Underwriters' Laboratories, Inc. for Class "B", 3-ply covering, and shall be applied according to the manufacturers directions.

The minimum weight of each ply of felt shall be 14 pounds per square. Such roofs shall be surfaced with approximately 400 pounds of roofing gravel or crushed stone, or with 300 pounds of crushed slag per 100 square feet of finished roof.

b. The top ply of felt and the crushed stone or slag surfacing may be replaced with one layer of mineral surfaced cap sheet weighting not less than 85 pounds per square.

c. Roofs will be considered flat if the pitch is less than 3 inches in 12 inches.

8. Other types of roof coverings such as sheet metal, metal shingles, canvas, etc., may be used when the type and weight of the material and methods of application are approved by the Chief architect.

SECTION 30. SHEET METAL.

1. Sheet metal shall be of the following minimum weight or gauge:

a. Copper: flashings, gutters, downspouts-16 ounce.

b. Tin: 40-pound block tin coating.

c. Galvanized sheet metal; 20-gauge, 2 Ounce zinc coating per square foot.

d. Zinc: As recommended by manufacturers.

e. Lead Sheets, 2 1/2 pounds per square foot.

2. Metals other than copper, lead, galvanized iron and zinc shall be painted before installing.

3. Flashings shall be installed in valleys, around chimneys, at intersection of roofs, and walls, and at all other angles where it is needed to prevent the leakage of water.

All metal flashings shall be of corrosion-resisting metals.

Shingled roofs shall have heavy roofing felt or flashing material placed over the sheathing boards at the eaves and extending up the roof at least 3 feet and going the entire length of the roof on the north side of the building and at the lower end of each valley. The shingles are to be placed on top of this flashing.

Where double-thickness asphalt shingles are used, the valleys may be flashed with two thicknesses of mineral surfaced roll-roofing material cut from rolls weighing not less than 85 pounds per square.

On flat roofs the flashing may be of the same material as the roof covering. It shall be flashed and counter flashed. There shall be a 45-degree cant strip placed in the angles where the roof intersects with the vertical walls and parapets.

SECTION 31. LATH AND PLASTERING. MINIMUM REQUIREMENTS.

1. Lath.

a. Wood lath shall be No. 1 grade 5/16 inch thick and spaced from 1/4 to 3/8 inch apart. Joints shall be broken every seventh lath and nailed at each bearing.

b. Expanded Metal Lath, painted or galvanized, 2.5 pounds per square yard when placed on studs 16 inches o. c. or less.

c. Insulating fiber board lath; 18 by 48 inches, 1/2 inch thick; secured with four nails at each bearing.

d. Rock lath or similar make: 16 by 48 inches, nailed with four nails at each bearing.

g. All external corners shall have galvanized iron corner beads.

h. Internal corners that are not solidly formed, or corners where studding partitions meet masonry walls shall have 6 inch metal lath cornerites, 3 inches on each surface.

i All solid wood surfaces shall be covered with metal lath.

2. Plaster.

a. Metal lath shall be covered with three coats of plaster, a scratch coat, a brown coat and a finish coat.

Two-coat work, 1/2 inch thick will be acceptable on other lath and on masonry walls.

It shall be mixed and applied according to the best methods and manufacturers' directions; including hydrated lime and patent plasters.

It shall be applied so that the ceilings are level and the walls and corners are plumb and straight.

The lime used for plastering shall be thoroughly slacked.

When white coat finish is used it must be troweled to a smooth even finish.

b. Dry Wall Finish.

Rock wall boards, cellotex panneling and other composition boards may be used by following the directions of the manufacturers. Solid blocking shall be installed behind all horizontal joints when stud spacing exceeds 16 inches o. c.

SECTION 32. STUCCO WORK.

a. Expanded metal lath: 3.4 pounds per square yard furred at least 3/8 inch from sheathing.

b. Paper-backed wire lath; Maximum wire spacing 2 inches o. c, weight 2.75 yard.

c. Stucco Mesh; Welded or woven wire hexagonal mesh fabric (galvanized after weaving or welding) will be acceptable when sheathing is covered with waterproof building paper or saturated asphalt felt. Gauge of mesh sizes shall be as follows;

(1) No. 16 gauge wire; 2-inch mesh maximum.

(2) No. 17 gauge wire; 1 1/2 inch mesh maximum.

(3) No. 18 gauge wire: 1- inch mesh maximum.

d. Metal lath shall be zinc coated and wholly embedded in stucco.

e. Wood lath is not acceptable.

f. Stucco.

1. Base; 1 part Portland cement, 3 parts sand, and hydrated lime equal to 10 per cent of cement.

2. Three-coat work. Two-coat acceptable on masonry.

3. One inch thick over lath base.

4. Stucco shall not be applied in freezing weather.

SECTION 33. STAIRS.

1. Stringers shall have solid bearings at top and bottom and when built against walls or between partitions shall be securely fastened thereto.

2. If the stairway is more than 2'-8" wide an extra stringer must be added.

Stringers in open stairs shall be at least 2 inches thick.

3. There shall be at least 6'-6" vertical head-room above the line of the treads.

4. In winding stairs the width of tread 18" from the outer end shall be as much as the tread width on the straight stair run.

5. The width of tread and height of riser shall be proportioned such that their product in inches shall not be less than 64 nor more than 78.

SECTION 34 INSIDE WOOD FINISH

1. The wood for inside finish shall be thoroughly seasoned, free from loose knots, sappy lumber or other defects.

2. The finish flooring shall be well matched and driven in place and nailed to each bearing. Two adjoining boards shall not have end joints nearer than 8 inches, and joints of alternate boards shall not be in line with each other.

Squeaky floors will not be acceptable.

3. The top of the floor shall be smoothed and sanded preparatory to the finished painting or the covering it is to have.

4. All joints in casings, base boards, stair cases, cabinets and moldings shall be tightly joined to match. The doors, windows, bins and drawers shall be properly hung and fit in a workmanlike manner.

For the better grade of work, the surface should be smoothed and sandpapered.

Finishing nails should be used and set into the surface 1/16 inch deep.

Open joints, poor nailing, bad hammer marks, and other poor workmanship will not be acceptable.

SECTION 35 PAINTING.

1. All exposed woodwork and corrodable metal shall be painted with a minimum of 2 coats of good quality paint, and applied according to the directions of the manufacturers. Three coats or more is recommended. The prime coat to be applied before or soon after installation.

A. building will not be considered finished until the painting work is completed.

2. Wood, shingles and half-timber work, 2 coats of stain or penetrating oil, except no finish will be required on wood shingled roofs.

3. Floor finish.

a. 2 coats wax or wax stain.

b. 1 coat filler, 1 coat shellac, or varnish, or lacquer, 1 coat wax.

c. 1 coat filler, 1 coat shellac, 1 coat varnish.

d. 1 coat filler, 2 coats varnish.

e. 2 coats floor paint (enamel), 1 coat wax.

4. Masonry or concrete surfaces if painted, 2 coats of paint especially prepared for painting masonry or concrete surfaces.

5. Varnish, when used on exterior work shall be spar varnish and shall not be subjected to direct exposure to rain.

6. All nail holes and cracks shall be puttied full and smooth. Putty shall be applied after the priming coat is on. Knots, pitch pockets, sap streaks shall be shellaced before paint is applied.

7. The inside finish should have 3 or more coats of good grade material. For high grade finish the work should be sanded with 00 sandpaper or steel wool between coats, and the finish coat rubbed down with ground pumice stone in oil or water.

8. The walls and ceilings of living, or habitable rooms, should be either tinted, painted or papered except that the walls of white hard finish may go a year without finish if desired, providing they are clean and free from bad finger marks.

9. The above requirements for painting may be materials are used according to manufacturer's recommendations and are approved by the chief architect.

SECTION 36 PLUMBING

1. Plumbing installations or other sanitary conveniences shall comply with the recommendations of the State Board of Health, and be in conformity with the "Recommended Minimum Requirements for Plumbers" published by the National Bureau of Standards.

2. A. Any plumber doing commercial plumbing work must be licensed by the city and pay a fee of \$10.00 per year or portion thereof.

b. To obtain a license he must have had at least 3 years of practical experience under a competent plumber, or 3 years of practical experience and schooling in plumbing work and give evidence to the city Building Inspector that he is qualified for the work.

c. Contractors or owners wishing to do their own plumbing can do so only under the supervision and direction of a competent plumber and approved by the city Building Inspector.

3. SEWAGE SEPTIC TANK, WATER SUPPLY

a. Where city water supply and sewer are available, connections shall be made thereto, and the kitchen sink and bathroom fixtures installed.

b. Where sewer is not available, a septic tank shall be provided, and bathroom fixtures and kitchen sink installed.

c. Where the city water supply is not available, a well may be drilled, driven or dug.

d. A certificate of approval covering the location, type and construction of private sewage disposal systems; including septic tanks, cess pools and privies, and also wells in the neighborhood of such systems, shall be secured from the public health authorities having jurisdiction.

4. piping

a. Materials shall be new sound stock of quality and weight specified.

b. Pipes located in exterior walls or in other locations subject to freezing shall be insulated.

c. Drain and soil pipes shall have cleanouts at the bottom of each vertical stack and at ever 50 feet of horizontal run.

d. All fixtures connected to the sewage disposal system shall have the proper traps and vents; the vents extending above the roof. If one vent is used for two or more fixtures, the connection or connections must be above the highest fixture.

5. When the piping system is all installed, and before the plastering is commenced, the plumber shall notify the city Building Inspector and make tests in the presence of or to the satisfaction of said inspector.

SECTION 37 HEATING.

1. The building may be heated by steam, hot water, or hot air furnaces; or in small buildings by small heaters or stoves. Coal, wood or oil burning units may be used. In each case they must be of ample size to furnish the heat needed to keep the temperature of the rooms at 70 degrees or warmer in the coldest of weather.

2. Furnaces and stokers placed in basement shall be placed on cement floors. Frame partitions and ceilings and wooden doors within 6 feet of the furnace shall be covered with plaster, sheet metal or other fire resisting material.

3. Chimneys. (See Section 20 of this code.)

4. Installation. The heating unit or system shall be installed in accordance with all applicable Rules and Regulations of the National Board of Fire Underwriters and with all applicable local laws, codes and ordinances and when no conflict occurs, with the instructions of the manufacturer of the equipment used.

SECTION 38. ELECTRICAL WORK

1. a. Any one doing commercial electrical work must be licensed by the city and pay a fee of \$10.00 per year or portion thereof.

b. To obtain a license he must have had 3 years or more training and practical experience under a competent electrician and in electrical school studies or courses, and give evidence to the city Building inspector that he is qualified for the work.

c. Contractors or owners wishing to do their own electrical work, or the installation of part thereof, can do so only under the direction and supervision of a competent electrician and approved by the city Building Inspector.

2. The installation of all electrical work including equipement shall comply with the regulations of the National Electrical Code and with regulations of the local electric utility company.

3. At the completion of the wiring, and before the plastering or covering is commenced, the electrician shall notify the city Building Inspector and aid in making such tests as may be required for the inspection of the work.

4. Materials used shall be new and shall conform to standards, established by the Underwriters' Laboratories, Inc.

5. Wire size- Minimum requirements.

a. Outside service- No 8

b. Light duty branch circuits- No 14.

c. Heavy duty branch circuits-

No. 12.

d. Small motors- No 12

3 Water Heaters- No 12.

f. Ranges- No 8.

6. There shall be no reduction in wire size between the appliance or outlet and the distributing panel.

SECTION 39. REPEAL OF ORDINANCES

Sections 3 and 4 of Article 1, Ordinance No 353 of the City of Rexburg, passed the 12th day of February, 1946, and entitled, "An Ordinance Creating a City Planning Commission for the City of Rexburg, Idaho, Pursuant to the Provisions of Chapter 51 of the First Extraordinary Idaho Session Laws of 1935, and Appointing a Zoning Commission Pursuant to the Provisions of Chapter 49-406, Idaho Code Annotated; Creating a Board of Adjustment; To Provide a Master Plan for the Development of the City; Adopting the Uniform Building Code, Published by the Pacific Coast Building Officials Conference, and Providing for Amendments Thereto; Creating the Office and Position of Building Inspector of the City of Rexburg, Idaho; Defining Certain Terms Used in Said Ordinance; to Prescribe Penalties; and the Manner in which such Provisions Shall be Enforced, : and all other ordinances or parts of ordinances in conflict with this ordinance be and the same are hereby repealed.

SECTION 40 VALIDTY

Should any section, sub-section, sentence or clause of the ordinance, for any reason, be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the ordinance as a whole or any part thereof other than the part so declared to be invalid.

SECTION 41 EFFECTIVE DATE

This ordinance shall become effective from and after its passage and due publication.

Passed by the Council of the City of Rexburg, on this 19th day of February, 1947.

Approved by the Mayor of the City of Rexburg, Idaho, this 19th day of February. 1947.

J. B. De Mott,
Mayor

Attest:
Gilbert Mc Kinley,
City Clerk