

HALL COUNTY BUILDING CODES

INCLUDING THE TOWNS OF ALDA, CAIRO, DONIPHAN, WOOD RIVER

2021 INTERNATIONAL BUILDING CODE

2021 INTERNATIONAL RESIDENTIAL CODE

2021 UNIFORM PLUMBING CODE

2023 NATIONAL ELECTRICAL CODE



BUILDINGS

Article I. General

Division 1. International Building Code

International Building Code (IBC) Adopted

The International Building Code, 2021 Edition, published by the International Code Council, is hereby adopted, together with any amendments thereto as may be made from time to time, except such portions as are hereinafter deleted, modified, or amended by ordinance and set forth in this chapter of the Hall County Building Code.

One copy of the International Building Code, 2021 Edition, and all supplements or amendments thereto shall be filed in the office of the Hall County Clerk as provided by law.

International Residential Code (IRC) Adopted

The International Residential Code, 2021 Edition, published by the International Code Council, is hereby adopted, together with any amendments thereto as may be made from time to time, except such portions as are hereinafter deleted, modified, or amended by ordinance and set forth in this chapter of the Hall County Building Code.

One copy of the International Residential Code, 2021 Edition, and all supplements or amendments thereto shall be filed in the office of the Hall County Clerk as provided by law.

International Building Code (IBC) and International Residential Code (IRC); Standards Adopted

The following standards shall be used with the International Building Code and the International Residential Code

Acceptable Wind Load Design Procedures:

2021 I.B.C. - Basic Wind Speed

The ultimate design wind speed shall be 120 mph, in risk category II, III, & IV.

2021 I.R.C.-Basic Wind Speed shall be 90 mph

Exposure C only

Ground Snow Load - 30 pounds per sq. ft.

Frost Depth - 36 inch minimum

Seismic Design Category A, Site Class D

IRC, Table R301.5 Amend live load for sleeping rooms from 30 pounds to 40 pounds per square foot.

IBC-Certain Sections not Adopted

It is especially provided that the following chapters, sections, and tables of the International Building Code are not adopted or approved, and the same shall be of no force and effect:

Chapter 1

Section 101.4.1 Gas

Section 101.4.2 Mechanical

Section 101.4.3 Plumbing

Section 101.4.4 Property Maintenance

Section 101.4.6 Energy

Section 103 Department of Safety

Section 106 Floor and Roof Design Loads

Section 107.2.6.1 Design Flood Elevations

Section 108 Temporary Structures and Uses

Section 113 Board of Appeals

Chapter 13-Energy Efficiency Section 1612 Flood Loads

Section 1809.5-Frost Protection; #2 Constructing in accordance with SCE-32, and

Exception: 1, 2, 3.

Chapter 27-Electrical

Chapter 28-Mechanical

Chapter 30-Elevators and Conveying Systems
Chapter 32-Encroachments into the Public Right-of-Way
Chapter 33-Safeguards during Construction
Chapter 34-Reserved
Appendix A Employee Qualifications
Appendix B Board of Appeals
Appendix C Group U Agricultural Buildings
Appendix D Fire Districts
Appendix E Supplementary Accessibility Requirements
Appendix F Rodent Proofing
Appendix G Flood-Resistant Construction
Appendix H Signs
Appendix I Patio Covers
Appendix J Grading
Appendix K Administrative Provisions
Appendix L Earthquake Recording Instruments
Appendix M Tsunami-Generated Flood Hazard
Appendix N Replicable Buildings

IRC-Certain Sections and Parts Not Adopted

It is especially provided that the following parts, chapters, and sections of the International Residential Code are not adopted or approved, and the same shall be of no force and effect:

Section R105.3.1.1 Determination of Substantially Improved or Substantially Damaged Existing Building in Flood Hazard Areas.
Section R107 Temporary Structures and Uses
Section R109.1.3 Floodplain Inspections
Section R112 Board of Appeals
Section R302.5.1 Opening Protection, Delete, Equipped with a Self-closing Device
Section R302.13 Fire Protection of Floors, Delete Entire Section
Section R313 Automatic Fire Sprinkler Systems
Section R322 Flood Resistant Construction
Section R403.1.4.1 Frost Protection; 2. Constructing in Accordance with Section R403.3
Section R403.1.4.1 Frost Protection; 3. Constructing in Accordance with ASCE 32.
Section R403.1.4.1 Frost Protection Exceptions: 1, 2, & 3
Section R403.3 Frost Protected Shallow Foundations
Section R403.3.1 Foundations Adjoining Frost Protected Shallow Foundations
Section R403.3.1.1 Attachment to Unheated Slab-on-Ground Structure
Section R403.3.1.2 Attachment to Heated Structure
Section R403.3.2 Protection of Horizontal Insulation Below Ground
Section R403.3.3 Drainage
Section R403.3.4 Termite Protection
Part IV – Energy Conservation
Part V – Mechanical
Part VI – Fuel Gas
Part VII – Plumbing
Part VIII – Electrical
Appendices A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S and T

IRC-Amendment to Sections R403 and R404, and Tables R404.1.1 (1) and R404.1 (2)

Sections R403 Footings and R404 Foundation Walls of the International Residential Code are hereby amended by adding the following to read as follows:

Minimum Footing and Foundation Requirements for Residential Construction

- (1) The minimum footing foundation requirement, balanced fill, for a one-story, single family residence shall be eight (8) inches in width by thirty-six (36) inches below grade, with two #4 horizontal rebar continuous.
 - (2) The minimum footing foundation requirement, unbalance fill, for a one-story frame residence shall be sixteen (16) inches in width by eight (8) inches deep, with two #4 rebar continuous and a minimum eight (8) inch wall of block or concrete.
 - (3) In addition to the requirements set forth in subparagraphs (1) and (2) above, the following reinforcement requirements for wall foundations must be met:
 - 8" solid concrete from 60" up to 84" unbalanced fill-three #4 horizontal strands, equally spaced throughout height of wall;
 - 8" block-from 48" to 60" unbalanced fill-one #4 rebar vertical, 4' on center to grade height;
 - 8" block-from 60" to 84" unbalanced fill-one #4 rebar vertical, 4' on center to top of foundation.
- R403.1.6 Foundation Anchorage.
 Maximum anchor-bolt spacing shall be 6 feet on center, there shall be a minimum of two bolts per plate section with one bolt located not more than 12 inches from each end of the plate section. Bolts shall be at least ½ inch in diameter and shall extend a minimum of 7 inches into masonry or concrete.

Permits Required; Amendment of IBC Section 105 and IRC Section R105

Section 105 of the International Building Code and Section R105 of the International Residential Code shall be amended by adding the following:

No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy, or maintain any building or structure in the city, or cause the same to be done without first obtaining a separate building permit for each such building or structure from the Building Department; provided, no permit shall be issued by the Building Department unless and until authorized by resolution of the County Board in any one or more of the following cases:

- (1) Where the real property described in the application for permit does not front upon a dedicated street or public road;
 - (2) Where a subdivision as required by state statutes has not been lawfully approved and recorded with the Register of Deeds.
 - (3) When the County Planning Commission certifies that surface water drainage is unavailable or inadequate to drain the public street or road abutting upon the real property described in the application for permit.
 - (4) Where the County Planning Commission certifies that surface water drainage from the real property described in the application for permit will create or add to an impounding of surface water upon a public street or road.
- Amend section R105.2 Work exempt from building permit. Buildings 1. Replace 200 square feet with 120 square feet.

All buildings constructed with basements or floor levels twenty-four (24) inches or more below the elevation of the center line of the adjacent public street shall be provided with subsurface drainage system. A subsurface drainage system shall consist of the minimum following elements:

- (1) Minimum four (4") inch diameter perforated or scored drain pipe embedded in four inches (4") of coarse gravel installed around the inside of the perimeter footing such that no floor location is greater than ten feet (10') to such drain pipe.
- (2) Minimum fifteen inch (15") diameter by thirty inch (30") deep sump pump pit for each one thousand five hundred (1,500) square feet of floor area to be drained.
- (3) Minimum four inch (4") gravel bed under floor slab.

- (4) A 3” minimum diameter pipe shall be installed through the floors and into the attic, capped and sealed to facilitate a future soil gas ventilation system.

Swimming Pools

Swimming Pool; Definition

Private Swimming Pool means any constructed or assembled pool that is not publicly owned which is more than 24 inches in depth and has a surface area of more than 150 square feet and which is used or intended to be used as a swimming pool.

Storable pool means any inflatable or soft-sided pool that has the ability to be taken down and stored.

Swimming Pool; Permit Required

It shall be required that a permit be issued for the construction of a private swimming pool from the chief building official prior to such construction or placement. An application for a permit shall be submitted by the owner or his agent of the property upon which the pool is to be located. Such application shall be accompanied by a duplicate set of plans, specifications, and plot plans. The plot plan shall show the accurate location of the proposed pool on the property and properly establish distances to existing lot lines, buildings and fences, and to additional proposed structures or fences. No permit shall be issued until such plans, specifications and plot plans have been approved by the chief building official as being in conformance with all local regulations pertaining to private swimming pools.

Storable pools shall not require a permit as identified by this section.

Swimming Pool; General

The pool shall be constructed or assembled so as to be water tight, easily cleaned and maintained, made of non-absorbent and durable material, and be free of open cracks and joints.

Swimming Pool; Conformance with Codes

All building, plumbing, electrical, and other codes shall be adhered to in the construction or assembly of the private swimming pool.

Swimming Pool; Enclosure Required

Every private swimming pool shall be completely surrounded by a fence or wall not less than four (4) feet in height which shall be of a type which precludes passage through or under and is not readily climbable by small children. This shall not mean an additional fence within a completely fenced yard, provided, the fence meets the stated minimum requirement. All gates shall be equipped with a latch which is not readily operated by small children.

The main building, or any accessory structure, on the site may form part of the enclosure. The sides of above-ground pools are acceptable as integral barriers, provided, that the sides extend not less than four (4) feet above the outside ground at all points, and provided further, that access steps or ladders are capable of being rendered inaccessible by being removed or raised more than four (4) feet above the outside grade.

Swimming Pool; Retroactivity

The lack of a minimum enclosure as herein described, on any existing pool, is hereby deemed to be a serious public safety hazard. The owner of the property, upon which such a pool is located, shall comply with the enclosure requirements within thirty (30) days after date of notification to comply.

Swimming Pool; Discharge System

All private swimming pools constructed after the effective date of this ordinance shall be provided with an approved drainage outlet to the city sanitary sewage system, or may be used for surface irrigation of the owner's property, provided, that no water shall overflow onto adjacent private or public property in a manner as to cause a nuisance.

PLUMBING CODE

1.0 Uniform Plumbing Code Adopted

The Uniform Plumbing Code, 2021 Edition, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted except such portions as are hereinafter deleted, modified or amended by ordinance and set forth in this section of the Hall County Code. One copy of the Uniform Plumbing Code, 2021 Edition, and all supplements or amendments thereto shall be filed in the office of the county clerk as provided by law.

2.0 UPC-Certain Sections not adopted

It is especially provided that the following chapters, sections and tables of the Uniform Plumbing Code are not adopted or approved, and the same shall be of no force and effect.

1. Appendices A, B, C, D, E, F, G, H, I, J, K, L and M.
2. Table 104.5-Plumbing Permit Fees.
3. Section 612.0- Residential Fire Sprinkler Systems.
4. Chapter 13-Health Care Facilities and Medical Gas and Medical Vacuum Systems.
5. Chapter 15-Alternative Water Sources for Nonpotable Applications.
6. Chapter 16-Nonpotable Rainwater Catchment Systems.

3.0 UPC-Amendment of Subsection 103.1.1

Subsection 103.1.3 of the Uniform Plumbing Code is hereby amended to include the following:

- (A) No permit shall be issued to any person to do or cause to be done any work regulated by this Code, except to a person holding a valid unexpired and unrevoked plumbing license as required by this chapter, except when and as otherwise hereinafter provided in this section.
- (B) No person shall allow any other person to do or cause to be done any work under a permit secured by a permittee except persons in his or her employ.
- (C) No person or concern who has obtained a plumber's license pursuant to this article shall allow his or her name to be used by another person or concern, either for the purpose of obtaining permits, or for doing business or work under such registration or license. Every person licensed pursuant to this section shall notify the Board of any change of street address.
- (D) A permit may be issued to a properly licensed person not acting in violation of any current contractor licensing law.
- (E) Any permit by this Code may be issued to do any work regulated by this Code in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings in the event that such person is a bona fide owner of any such dwelling and accessory buildings and quarters, and that the same are currently occupied by said owner, provided, that said owner shall personally purchase all material and shall personally perform all labor in connection therein. This, however, shall exclude all gas piping and venting of fuel combustion appliances.

4.0 UPC-Amendment of Subsection 104.1

Subsection 104.1 of the Uniform Plumbing Code is hereby amended to include the following: 104.1 Permits Required.

A permit and inspection are required when repairing, replacing, or installing a sewer lateral, sewer tap, or sewer cap within five (5) feet of the City main, and when repairing or replacing fifty (50) percent or more of the sewer lateral. Any repair, replacement, or installation of a new sewer tap shall be done in the authority having jurisdiction.

5.0 UPC-Amendment of Subsection 104.5

Subsection 104.5 of the Uniform Plumbing Code is hereby amended to read as follows:

104.5-Permit Fees.

The fee for each permit identified in this chapter shall be set forth in accordance with the Hall County Fee Schedule.

6.0 UPC-Amendment of Section 717.1

Subsection 717.1 of the Uniform Plumbing Code is hereby amended to read as follows:

717.1-General.

The minimum size of a building sewer shall be determined on the basis of the total number of fixture units drained by such sewer, in accordance with Table 717.1. No building sewer shall be smaller than the building drain and in no case less than four (4) inches.

7.0 UPC-Amendment of Subsection 722.1

Subsection 722.1 of the Uniform Plumbing Code is hereby amended to read as follows:

722.1-Building (House) Sewer.

Every abandoned building (house) sewer or part thereof shall be plugged or capped in an approved manner at the city main.

8.0 UPC-Amendment of Table 604.1

Table 604.1 of the Uniform Plumbing Code is hereby amended to delete the use of CPVC.

9.0 UPC-Amendment of Subsection 604.3 Exceptions:

Subsection 604.3-Exception of the Uniform Plumbing Code is hereby amended to read as follows:

Type M copper tubing may be used for water piping when piping is above ground in a building. Copper tube for underground water piping within a building shall have a weight of not less than Type L. Copper tube for underground water service piping shall have a weight of not less than Type K.

10.0 Registration Required

No person shall engage in the business of plumbing in the County until registered with the Hall County Building Inspection Department as a contracting plumber.

11.0 Registration: Fee.

The fees to be collected by the Chief Building Official for the Registration of Plumbing Contractor shall be in accordance with the Fee Schedule.

12.0 Insurance.

- (1) Every registrant shall maintain in full force and effect insurance policies written by a company or Companies authorized to do business in the State of Nebraska, with the following coverages, amounts, And provisions:
- (a) Comprehensive General Liability Insurance covering the operations of the registrant including coverage for completed operations, with limits of not less than \$1,000,000 per occurrence for bodily injury and property damage.
 - (b) The registrant shall furnish the Hall County Building Inspection Department with a certificate or certificates of insurance for the above insurance coverage.
 - (c) Any registration certificate issued under the provisions of this chapter shall be revoked should the registrant permit the insurance policy herein required to expire or lapse.

ELECTRICITY

Article I. Licenses; Installations; Inspections

Division 1. Generally

Applicability of Article

This article shall apply to all structures, constructed, assembled or placed within the County zoning jurisdiction, and provides standards for electrical wiring as identified in the Nebraska State Electrical Act.

National Electrical Code Adopted

There is hereby adopted by Hall County for the purpose of safeguarding persons and buildings from hazards arising from the use of electricity for light, heat, power, radio, signaling, and other purposes, that certain code known as the National Electrical Code, 2023 Edition, recommended by the National Fire Protection Association, except as modified by this section.

One copy of the National Electrical Code, 2023 Edition, shall be on file in the County Clerk's office for public use and inspection as provided by law.

Amendments to National Electrical Code, 2020 Edition

The following sections are adopted as amendments to the same numbered sections of the National; Electrical Code 2023 Edition:

Article 210.11(C)(3) Shall be limited to two bathrooms.

Article 330 – Metal-Clad Cable (Type MC)

Anti-short bushings shall be used.

Article 250.53 (4) Ground rod shall be required to be installed to supplement service grounding required in Article 250.

Article 210.52(C)(2) A minimum of 1 outlet shall be installed. Located in accordance with requirements of Article 210.52 (C)(2).