

## ***EXISTING BUILDING CODE***

### **§ 150.060 ADOPTED.**

- (a) The *International Existing Building Code*, 2018 edition, including Resource A, Guidelines on Fire Ratings of Archaic Materials and Assemblies, as published by the International Code Council Inc., and amendments and additions thereto as provided in this article, are hereby adopted as the existing building code by the city for regulating and governing the repair, alteration, change of occupancy, addition, and relocation of existing buildings, including historic buildings, as herein provided and provides for the issuance of permits and the collection of fees therefor.
- (b) The adoption of the *International Existing Building Code*, 2018 edition, will become effective June 1, 2019. The minimum building standards in the 2018 edition of the *International Existing Building Code* and amendments thereto shall be applied to any building permit issued after May 31, 2019.
- (c) The city shall publish this ordinance, without attachments, after its passage. The attachments are on file and available for inspection at the office of the city clerk.

### **§ 150.061 AMENDMENTS, ADDITIONS, AND DELETIONS TO THE 2015 INTERNATIONAL EXISTING BUILDING CODE.**

The following sections and subsections of the existing building code adopted in this article shall be amended, added, or deleted as follows. All other sections or subsections of the 2018 *International Existing Building Code* shall remain the same.

[A] 101.1 Title. These regulations shall be known as the *Existing Building Code* of ~~[NAME OF JURISDICTION]~~the City of Sioux Falls, herein after referred to as “this code.”

***Commentary: This simply inserts that these local modifications are applicable to the “City of Sioux Falls.”***

[A] 103.1 Creation of enforcement agency. ~~The Department of Building Safety~~Building Services is hereby created, and the official in charge thereof shall be known as the *code official*.

***Commentary: This inserts the correct title of the office that enforces minimum existing building standards, Building Services.***

[A] 103.2 Appointment. ~~The code official shall be appointed by the chief appointing authority of the jurisdiction.~~Not adopted by the city.

***Commentary: This is eliminated because the building official is not an appointed position.***

[A] 104.8 Liability. The *code official*, member of the Board of Appeals, or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties.

This code shall not be construed to relieve from or lessen the responsibility of any person owning, operating, or controlling any building or structure for any damages to persons or property caused by

defects, nor shall the code enforcement agency or the city be held as assuming any such liability by reason of the inspection authorized by this code or any permits or certificates issued under this code.

***Commentary: The second paragraph maintains language as it relates to assuming liability in the enforcement of the minimum building standards of the code.***

[A] **104.8.1 Legal defense.** Any suit or criminal complaint instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be ~~defended by legal representatives of the jurisdiction until the final termination of the proceedings~~afforded all the protection provided by the city's insurance pool and immunities and defenses provided by other applicable state and federal laws and shall be defended by legal representatives of the jurisdiction until the final termination of the proceedings. The *code official* or any subordinate shall not be liable for cost in any action, suit, or proceeding that is instituted in pursuance of the provisions of this code.

***Commentary: This amendment inserts that an employee who enforces the code is protected from liability within the limitations of the City's insurance pool or any other applicable state or federal law.***

[A] **104.11 Alternative materials, design and methods of construction, and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design, or method of construction shall be *approved* where the *code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method, or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. ~~Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved.~~

***Commentary: The last sentence was added in the 2015 IEBC. Building Services has always prided itself to open conversation on alternative methods; however it has not been our practice to write a letter each time an alternative method has been requested to be used and denied.***

[A] **105.1 Required.** Any owner or owner's authorized agent who intends to repair, add to, alter, relocate, demolish, or change the occupancy of a building or to repair, install, add, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *code official* and obtain the required permit. The code official may exempt permits for minor work.

[A] **105.1.1 Annual permit.** ~~Instead of an individual permit for each alteration to an already approved electrical, gas, mechanical, or plumbing installation, the code official is authorized to issue an annual permit on application therefor to any person, firm, or corporation regularly employing one or more qualified trade persons in the building, structure, or on the premises owned or operated by the applicant for the permit.~~Not adopted by the city.

[A] **105.1.2 Annual permit records.** ~~The person to whom an annual permit is issued shall keep a detailed record of alterations made under such annual permit. The code official shall have access to such records at all times, or such records shall be filed with the code official as designated.~~Not adopted by the city.

***Commentary: This gives the authority to exempt permits for work that is considered minor enough to not require inspections. Annual permit issuance is eliminated based on there never being a need for it.***

108.7 Delinquent accounts. The city may refuse to issue permits or conduct inspections for any person or business whose account is delinquent.

**Commentary:** This reserves the right to refuse permits and inspections for a firm whose accounts are delinquent.

[A] **109.3.1 Footing or foundation inspection.** Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. ~~For~~ If an inspection is required for concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready-mixed in accordance with ASTM C94, the concrete need not be on the job.

**Commentary:** The reference to foundation inspections is adjusted because to be consistent with the IBC inspections do not occur for the foundation walls.

[A] **110.1 Change of occupancy.** ~~Altered areas of a~~ No building ~~and relocated buildings~~ shall ~~not~~ be used or occupied, and *change of occupancy* of a building or portion thereof shall not be made until the *code official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

**Commentary:** Certificates of Occupancy are only issued for new buildings and changes of occupancy; therefore, the reference to a certificate of occupancy issuance for an alteration or relocated building is eliminated.

[A] **110.2 Certificate issued.** After the *code official* inspects the building and does not find violations of the provisions of this code or other laws that are enforced by ~~the Department of Building Safety~~ Building Services, the *code official* shall issue a certificate of occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
- ~~3. The name and address of the owner or the owner's authorized agent.~~
- ~~4. A description of that portion of the structure for which the certificate is issued.~~
- ~~5.~~3. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- ~~6.~~4. The name of the *code official*.
- ~~7.~~5. The edition of the code under which the permit was issued.
- ~~8.~~6. The use and occupancy in accordance with the provisions of the *International Building Code*.
- ~~9.~~7. The type of construction as defined in the *International Building Code*.
- ~~10.~~8. The design occupant load ~~and any impact the alteration has on the design occupant load of the area not within the scope of the work~~ in assembly occupancies only.

~~11.9.~~ If fire protection systems are provided, whether the fire protection systems are required.

~~12.10.~~ Any special stipulations and conditions of the building permit.

**Commentary: This clarifies what is included on a Certificate of Occupancy for a new structure, is consistent with what Building Services has included and is consistent with the Building and Residential Codes.**

[A] **112.1 General.** In order to hear and decide appeals of orders, decisions, or determinations made by the building and fire code official relative to the application and interpretation of this code and the fire code, to review all prospective changes to the respective codes and to submit recommendations to the responsible official and the city council, to approve permits for house moves, and to examine applicants for licensing and to investigate matters brought to the board, there shall be and is hereby created a board of appeals. ~~The board of appeals~~ Members shall be appointed by the ~~governing body~~ mayor with advice and consent of the city council by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions in writing to the appellant with a duplicate copy to building services.

**Commentary: Whereas the primary purpose of the Building Board of Appeals is to review interpretations of the Building and Fire Code Officials, these modifications include the additional responsibilities of the Board which relates to review of ordinances, review residential house moves, and review residential licensure. This also clarifies that the members are appointed by the Mayor with the advice and consent of the City Council and that any findings are referred to the appellant in writing.**

[A] **112.2 Limitations on authority.** An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall not have authority relative to the administrative provisions of this code nor shall the board be empowered to waive requirements of this code.

**Commentary: This language was in the legacy codes but not included in the International Codes. The purpose of the Board is to review technical determinations by the Building and Fire Code Officials, not administrative provisions.**

[A] **113.3 Prosecution of violation.** If the notice of violation is not complied with promptly, the *code official* is authorized to request the legal counsel of the jurisdiction to deem the violation as a strict liability offense and 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 building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

**Commentary: The reference to strict liability offense is referenced in only one of the I-Codes but is legally applicable to any violation of a building code provision.**

**SECTION 202---GENERAL DEFINITIONS** Add the following definition:

**STRICT LIABILITY OFFENSE.** An offense, in which the prosecution in a legal proceeding, is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

**Commentary: This term brings the code in line with the current legal terminology used in other codes with regard to the prosecution of violations. With this term, the prosecutor is not required to prove that**

**code violations were intended by a defendant or were even due to negligence. It is difficult to prove such intentions or negligence in a court of law. This provision is located only in the Property Maintenance Code but is inserted into all of the adopted building services codes.**

**302.3 Additional codes.** Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the International Energy Conservation Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, ~~International Uniform Plumbing Code, International Private Sewage Disposal Code,~~ International Property Maintenance Code, International Residential Code and NFPA 70. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.

**Commentary: This section references those codes that are adopted accessory to the existing building code. Because the City does not utilize the International Plumbing Code or the International Private Sewage Disposal Code, the references are eliminated and instead simply refer to the plumbing ordinance, which adopts the Uniform Plumbing Code mandated by the State Plumbing Commission.**

**406.1 Material.** Existing electrical wiring and equipment undergoing repair shall be allowed to be repaired or replaced with like material. Minor additions, alterations, and repairs to existing electrical systems or equipment may be installed in accordance with the law in effect at the time the original installation was made, when approved by the electrical inspector.

**Commentary: This matches the administrative provision of the electrical ordinance, which clarifies that a minor electrical modification may be installed consistent with the electrical code that was in effect at the time of the original installation.**

**406.1.4 Group B and Group I-2 receptacles.** Receptacles in patient bed locations of Group B medical offices and ambulatory health care facilities, and Group I-2 that are not “hospital grade” shall be replaced with “hospital grade” receptacles, as required by NFPA 99 and Article 517 of NFPA 70.

**Commentary: This inserts that hospital grade receptacles are additionally required in medical offices and ambulatory health care facilities in addition to hospitals. This clarifies for consistency what the electrical code already requires.**

**406.1.6 New electrical service entrances in existing single-family and multiple-family dwellings.** When adding a new service entrance with increased amperage, the existing electrical system shall, at a minimum, comply with the following:

- (1) Kitchens. Each kitchen shall have a minimum of one 20-ampere circuit serving a countertop receptacle and a grounded receptacle serving a refrigerator.
- (2) Overcurrent device location. Each occupant shall have access to his branch circuit overcurrent devices without going outdoors or through another occupancy.
- (3) Habitable areas. All habitable areas, other than closets, kitchens, basements, garages, hallways, laundry areas, utility areas, storage areas, and bathrooms, shall have a minimum of two duplex receptacle outlets, or one duplex receptacle outlet and one ceiling or wall-type lighting outlet.
- (4) Minimum lighting outlets. At least one lighting fixture shall be provided in every habitable room, bathroom, hallway, stairway, attached garage, and detached garage with electrical power, in utility

rooms and basements where such spaces are used for storage or contain equipment requiring service, and to illuminate outdoor entrances and exits.

(5) *Ground fault circuit interrupters.* Ground fault circuit interrupter protection shall be provided for all receptacles in bathrooms, above kitchen counters, attached and detached garages provided with power, at readily accessible receptacles within 6 feet of sinks, unfinished basements, and at outdoor locations. The exceptions of the *National Electrical Code* 210.8(A) 3 and 5 shall apply.

(6) *Laundries.* Each laundry shall be provided with at least one separate 20-ampere circuit.

(7) *Heat sources.* Any heat source shall be provided with a separate circuit.

(8) *Exposed wiring methods.* All exposed wiring methods shall be installed in accordance with the applicable *National Electrical Code* article.

***Commentary: Again for consistency with the electrical ordinance, this includes those updates that have been required for an installation of a larger electrical service in an existing dwelling.***

**408.1 Materials.** Plumbing materials and supplies shall not be used for *repairs* that are prohibited in the *International-Uniform Plumbing Code*.

***Commentary: This eliminates the reference to the International Plumbing Code and simply references the Plumbing Ordinance, which utilizes the Uniform Plumbing Code mandated by the State Plumbing Commission.***

**702.6 Materials and methods.** New work shall comply with the materials and methods requirements in the *International Building Code*, *International Residential Code*, *International Energy Conservation Code*, *International Mechanical Code*, *International Fuel Gas Code*, *NFPA 70* and the *International Uniform Plumbing Code*, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.

***Commentary: Materials and methods provisions of the existing building code refers to the requirements of the applicable codes.; however it did not include the IRC, the IFGC, and NFPA 70, which is the National Electrical Code, which have been inserted. The reference to International Plumbing Code is eliminated to refer to the Plumbing Ordinance which mandates the Uniform Plumbing Code.***

**[M] 702.6.2 International Mechanical Code.** The following sections of the *International Mechanical Code* shall constitute the mechanical materials and methods requirements for Level 1 alterations:

1. All of Chapter 3, entitled “General Regulations,” except Sections 303.7 and 306.

2. All of Chapter 8, entitled “Chimneys and Vents.”

3. All of Chapter 9, entitled “Specific Appliances.”

**[R] 702.6.3 International Residential Code.** The following sections of Part V—Mechanical of the *International Residential Code* shall constitute the residential mechanical and fuel gas materials and methods requirements for Level 1 alterations:

1. All of Chapter 13, entitled “General Mechanical System Requirements,” except Section M1305.

2. All of Chapter 18, entitled “Chimneys and Vents.”

3. [All of Sections G2431 through G2454 governing the appliances and equipment specifically identified therein.](#)

**Commentary:** *Whereas the existing building code references the International Fuel Gas Code to reference what falls under materials and methods relating to fuel gas, it does not include methods and materials for the International Mechanical Code and the portion of the International Residential Code that details HVAC systems in one- and two-family dwellings. These references are inserted as a local amendment.*

**805.3.1.2.1 Fire escape access and details.** Fire escapes shall comply with all of the following requirements:

1. Occupants shall have unobstructed access to the fire escape without having to pass through a room subject to locking.
2. Access to a new fire escape shall be through a door, except that windows shall be permitted to provide access from single dwelling units or sleeping units in Group R-1, R-2 and I-1 occupancies or to provide access from spaces having a maximum occupant load of 10 in other occupancy classifications.
  - 2.1 The window shall have a minimum net clear opening of ~~5.75.0~~ square feet (~~0.53.46~~ m<sup>2</sup>) ~~or 5 square feet (0.46 m<sup>2</sup>) where located at grade.~~
  - 2.2 The minimum net clear opening height shall be 24 inches (610 mm) and net clear opening width shall be 20 inches (508 mm).
  - 2.3 The bottom of the clear opening shall not be greater than ~~44.48~~ inches (~~1118.1219~~ mm) above the floor.
  - 2.4 The operation of the window shall comply with the operational constraints of the International Building Code.
3. Newly constructed fire escapes shall be per-mitted only where exterior stairways cannot be utilized because of lot lines limiting the stairway size or because of the sidewalks, alleys, or roads at grade level.
4. Openings within 10 feet (3048 mm) of fire escape stairways shall be protected by fire assemblies having minimum 3/4-hour fire-resistance ratings.

**Exception:** Opening protection shall not be required in buildings equipped throughout with an *approved* automatic sprinkler sys-tem.
5. In all buildings of Group E occupancy, up to and including the 12th grade, buildings of Group I occupancy, rooming houses, and childcare centers, ladders of any type are prohibited on fire escapes used as a required means of egress.

**Commentary:** *This matches the local amendments in the Building and Residential Codes concerning the size of the egress openings and the height of the opening for egress.*

**809.1 Minimum fixtures.** Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in [Chapter 29, Plumbing Systems of the International ~~Plumbing~~-Building Code](#) based on the increased occupant load.

**Commentary:** This recognizes that the amount of plumbing fixtures is calculated from the IBC rather than the IPC which is not adopted by the city.

**1009.1 Increased demand.** Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the *International Uniform Plumbing Code*, the new occupancy shall comply with the intent of the respective *International Uniform Plumbing Code* provisions.

**1009.2 Food-handling occupancies.** If the new occupancy is a food-handling establishment, all existing sanitary waste lines above the food or drink preparation or storage areas shall be panned or otherwise protected to prevent leaking pipes or condensation on pipes from contaminating food or drink. New drainage lines shall not be installed above such areas and shall be protected in accordance with the *International Uniform Plumbing Code*.

**1009.3 Interceptor required.** If the new occupancy will produce grease or oil-laden wastes, interceptors shall be provided as required in the *International Uniform Plumbing Code*.

**1009.5 Group I-2.** If the occupancy group is changed to Group I-2, the plumbing system shall comply with the applicable requirements of the *International Uniform Plumbing Code*.

**Commentary:** This eliminates the reference to the International Plumbing Code and simply references the Plumbing Ordinance which utilizes the Uniform Plumbing Code mandated by the State Plumbing Commission.

**TABLE 1011.4  
MEANS OF EGRESS HAZARD CATEGORIES**

Relative Hazard	Occupancy Classification
1 (highest Hazard)	H; <del>I-2; I-3; I-4</del>
2	<del>I-2; I-3; I-4</del> I-1; R-1; R-2; R-4, Condition 2
3	A; E; <del>I-1; M; R-1; R-2; R-4, Condition 2</del> R-4, Condition 1
4	B; F-1; R-3; <del>R-4, Condition 1;</del> S-1
5 (Lowest Hazard)	F-2; S-2; U

**Commentary:** Where there is a change in occupancy classification, the higher the relative hazard, the more compliance as it relates to exiting and egress is required. This local modification places a residential occupancy where people live and sleep in a higher hazard category than other commercial occupancies and places an institutional occupancy such as a hospital or an assisted living center where mobility may be impaired in an emergency to the highest hazard category.

**1011.4.1 Means of egress for change to a higher-hazard category.** Where a change of occupancy classification is made to a higher-hazard category (lower number) as shown in Table 1011.4, the means of egress shall comply with the requirements of Chapter 10 of the *International Building Code*.

**Exceptions:**

1. Stairways shall be enclosed in compliance with the applicable provisions of Section 903.1.

2. Existing stairways including handrails and guards complying with the requirements of Chapter 9 shall be permitted for continued use subject to approval of the *code official*.
3. Any stairway replacing an existing stairway within a space where the pitch or slope cannot be reduced because of existing construction shall not be required to comply with the maximum riser height and minimum tread depth requirements.
4. Existing corridor walls constructed on both sides of wood lath and plaster in good condition or 1/2-inch-thick (12.7 mm) gypsum wallboard shall be permitted. Such walls shall either terminate at the underside of a ceiling of equivalent construction or extend to the underside of the floor or roof next above.
5. Existing corridor doorways, transoms and other corridor openings shall comply with the requirements in Sections 805.5.1, 805.5.2 and 805.5.3.
6. Existing dead-end corridors shall comply with the requirements in Section 805.6.
7. An existing operable window with clear opening area not less than 4 square feet (0.38 m<sup>2</sup>) and minimum opening height and width of 22 inches (559 mm) and 20 inches (508 mm), respectively, provided the operable window has a sill height of not more than 48 inches (1,219 mm) above the floor, shall be accepted as an emergency escape and rescue opening.

**Commentary: This matches the local amendments in the Building and Residential Codes concerning the size of the egress openings and the height of the opening for egress.**

**TABLE 1011.5  
HEIGHTS AND AREAS HAZARD CATEGORIES**

Relative Hazard	Occupancy Classifications
1 (highest Hazard)	H; I-2; I-3; I-4
2	A-1; A-2; A-3; A-4; I-1; R-1; R-2; R-4, Condition 2
3	E; F-1; S-1; M
4 (Lowest Hazard)	B; F-2; S-2; A-5; R-3; R-4, Condition 1; U

**Commentary: Where there is a change in occupancy classification, the higher the relative hazard, the more compliance as it relates to allowable heights and areas that are allowed for the change in use. This local modification places an institutional occupancy such as a hospital or a nursing center where mobility may be impaired in an emergency to the highest hazard category.**

**1011.6.2 Exterior wall rating for change of occupancy classification to an equal or lesser-hazard category.** Where a change of occupancy classification is made to an equal or lesser-hazard category as shown in Table 1011.6, existing exterior walls, including openings, shall be accepted.

Exception. Where a property line is platted creating a Group R-3, multifamily dwelling (townhouse), the walls separating the dwelling units shall be constructed to provide a continuous fire separation using construction materials consistent with the existing wall or complying with the requirements for a new structure. The fire-resistive elements are not required to be continuous between concealed floor spaces, although there shall be provided a draft-stop, located above and in line with the dwelling unit separation walls.

**Commentary: This calls for at least a draft stop in an interstitial attic space where a platted property line is located between dwelling units.**

## SECTION 1106

### STORM SHELTERS [Not adopted by the city.](#)

~~**1106.1 Addition to a Group E occupancy.** Where an *addition* is added to an existing Group E occupancy located in an area where the shelter design wind speed for tornados is 250 mph in accordance with Figure 304.2(1) of ICC 500 and the occupant load in the *addition* is 50 or more, the *addition* shall have a storm shelter constructed in accordance with ICC 500.~~

#### **Exceptions:**

- ~~1. Group E day care facilities.~~
- ~~2. Group E occupancies accessory to places of religious worship.~~
- ~~3. Additions meeting the requirements for shelter design in ICC 500.~~

~~**1106.1.1 Required occupant capacity.** The required occupant capacity of the storm shelter shall include all buildings on the site, and shall be the greater of the following:~~

- ~~1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.~~
- ~~2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.~~

#### **Exceptions:**

- ~~1. Where an *addition* is being added on an existing Group E site, and where the *addition* is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on site, the storm shelter shall at a minimum accommodate the required capacity for the *addition*.~~
- ~~2. Where *approved* by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the site.~~

~~**1106.1.2 Location.** Storm shelters shall be located within the buildings they serve, or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet (305 m).~~

**Commentary: This is removed from the IEBC in order to maintain consistency with the IBC where it has been removed.**

**1401.2 Conformance.** The building shall be safe for human occupancy as determined by the *International Fire Code* and the *International Property Maintenance Code*. Any repair, alteration or change of occupancy undertaken within the moved structure shall comply with the requirements of this code applicable to the work being performed. Any field-fabricated elements shall comply with the requirements of the *International Building Code* or the *International Residential Code* as applicable.

## Exceptions:

1. Manufactured homes used as a dwelling and located in a licensed manufactured home park.
2. Structures used as a temporary office or shelter on a construction or development site when approved by the building official.
3. Structures used as a temporary business office for a period as specified in Section [A] 108.1 of the *International Building Code* when approved by the building official and provided it meets the applicable accessibility requirements of this code.
4. Manufactured homes used as a sales office at a location where such homes are offered for sale, provided it meets the applicable accessibility requirements of this code.

***Commentary: This allows 4 different types of structures that would have not been constructed in accordance with the IRC or IBC to be used.***

**1401.3 Definitions.** For the purpose of this section, the following words and phrases mean:

1. *Building mover.* Any person, firm, partnership, corporation, or association who engages in the business or work of moving a building across public property within the city.
2. *Building moving.* The moving of any house, building, structure, or any part or parts thereof, except structures or parts of structures less than 12 feet wide and 13.5 feet high when loaded, from one location to another when moving requires traveling upon, across, along, or over any street, avenue, highway, thoroughfare, alley, sidewalk, or other public ground in the city. This term does not apply to manufactured or modular structures or assemblies that do not exceed 15 feet in height and 16.6 feet in width including all nonstructural appendages, or a length of 80.6 feet including all nonstructural appendages.
3. *Agency.* The planning and building services department, police department, city forester, and city engineering department.

**1401.4 License required.** No person except a building mover licensed by the city shall move any building, house, or structure, or part thereof, across, along, or over any public property.

**1401.5 License application.** Any person desiring to engage in the business of building moving must file a written application for the building mover's license in the city engineering department.

**1401.6 Bonding.** The applicant for a building mover's license shall file with the application a bond running to the city in the penal sum of \$10,000.00 with sufficient sureties and conditioned that the license will comply with all city requirements to the satisfaction of the city engineering department and shall encompass repairs due to any damage to any sidewalk, crosswalk, hydrant, street, alley, or other property done or caused by himself, his servants, or employees in connection with moving any building.

The bond will guarantee payment for damages to property and payment to the city for services provided by the city. The license will indemnify and save harmless the city against any and all liability for damages, costs, or expenses arising out of any negligence on his part or on the part of his servants or employees in connection with the moving of any building or the use of any public street or ground for that purpose.

**1401.7 Revocation.** A building mover's license may be revoked at any time if the mover violates the provisions of this chapter or rules established by the agency, or conducts his business in a careless or

reckless manner, or refuses to make prompt payment of any sums due the city from him under any of the provisions of this chapter, or whose bond or insurance as required herein has been canceled or otherwise terminated.

**1401.8 Transferability.** No license or permit issued pursuant to this chapter shall be transferable.

**1401.9 Permits required.** No person shall engage in building moving unless and until he has obtained a building moving permit, which will not be issued to anyone except a person licensed as the building mover. Such permit shall be obtained not less than 48 hours prior to the move.

**1401.10 Prerequisites to a permit.** No permit to move a building shall be issued as hereunder provided until the following conditions have been satisfied:

1. A permit for capping the sanitary sewer service and/or water service shall be obtained pursuant to Section 50.020: Permit To Raze or Remove Building Required and Section 50.021: Disconnection, of the Code of Ordinances of Sioux Falls, SD.
2. A building permit is required to place a one- or two-family dwelling in a residential zoning district on the property described on the application if located in the city. Before a city building permit can be issued for a one- or two-family dwelling to be moved in a residential zoning district, the applicant shall post the property. A hearing before the building board of appeals will be required prior to the issuance of the building permit upon request from the public. A hearing will be initiated and scheduled at the request of the public within the time period of posting the signs per Item 1 below. The request shall be in writing on forms provided by building services.

Before any action can be taken by the board, the applicant shall:

1. Post the property where the dwelling is to be moved for a continuous period of not less than five working days with signs furnished by the building official. At least two signs shall be posted. The applicant shall submit a written oath that the signs were properly posted.
  2. Submit one certified copy of the restrictions and covenants of the property where the dwelling is proposed to be moved. Those portions applicable to the dwelling shall be highlighted. If the property contains no restrictions or covenants, a statement to that fact shall be submitted.
  3. Submit a proposed site plan containing the legal description where the dwelling is proposed to be moved.
  4. Submit the inspection report from the building inspector.
  5. Submit original clear photographs of the front, rear, and side elevations of the dwelling to be moved.
3. Any person filing an application for a moving permit shall file with the city engineer a liability insurance policy issued by the insurance company authorized to do business in this state and approved as to form by the city attorney in the following amounts: \$250,000.00 per person, \$500,000.00 per accident, \$500,000.00 property damage.
  4. When required by the building official, satisfactory evidence from a licensed pest control company that all nuisance pests have been exterminated from the structure.
  5. Approval of the route and time of move by the city traffic engineer and city forester.

6. Approval from planning and building services concerning the moving of any building or structure in the historic district.

**1401.11 Permit application.** The application shall contain the date or dates of the moving of the building, house, or structure; a detailed statement setting forth the proposed route to be followed; the name of the person in charge of the move; the location of the premises to which the structure or building is to be moved; and an agreement that the applicant will immediately report any damage done by the moving operation to any public property and will indemnify and hold the city harmless from any claims or damages for injuries to persons or property resulting from the moving of the building or structure.

**1401.12 Fees.**

1. The fee for a permit for a house shall be \$75.00.
2. The fee for a permit for all other structures shall be \$50.00.
3. The following fees shall be paid for services provided by city departments:
  - 3.1. Street department/traffic device service worker or vehicle:
    - 3.1.1. \$20.00 per hour for each traffic service worker.
    - 3.1.2. \$15.00 per hour for each pickup.
    - 3.1.3. \$15.00 per hour for a one-half-ton utility pickup.
    - 3.1.4. \$25.00 per hour for each aerial.
  - 3.2. Police department/police officer and vehicle:
    - 3.2.1. \$50.00 per hour for each police officer.
    - 3.2.2. \$75.00 per overtime hour for each police officer.
  - 3.3. Light department/line worker and vehicle:
    - 3.3.1. \$30.00 per hour for each line worker.
    - 3.3.2. \$25.00 per hour for truck and tool.

Expenses shall be calculated from the date and hour the move will commence until the move is actually completed. Overtime expense will be computed at one and one-half times the hourly rate.

**1401.13 Denial.** If the applicant fails to agree or comply with the conditions as set forth herein or if in the judgment of the building official the building or structure is in such a state of disrepair that it would not be safe to move the building, or if in the judgment of the traffic engineer or the city forester the proposed move would result in an undue hazard to public traffic or undue damage to streets, sidewalks, trees, or other public property, the permit will be denied and reasons therefor endorsed upon the application.

**1401.14 Restrictions on moving through streets.** All moving of the building once started shall continue until completed, and no building shall be parked along the route unless deemed an emergency and approved by the traffic engineer. The traffic engineer may require police escorts, temporary removal of

traffic devices, or may restrict or specify the day and hours during which the moving operation must be accomplished.

**1401.15 Posting.** Two moving placards must be posted on a visible location on opposite ends of the building being moved during the entire move, and the person moving the building must carry a signed duplicate of the permit.

**1401.16 Escorts.** Movers shall provide a front and rear escort for all movements.

**1401.17 Flags.** Red and orange flags, 12 inches by 12 inches, must be fastened to the rear corners of the moving structure.

**1401.18 Notice to public service companies, cable TV operations, and the city of Sioux Falls.** Before moving any building, the building mover shall notify Metro Communications (911) immediately prior to entering public property. The mover shall make arrangements with the police department and traffic engineers 48 hours prior to the move if a police escort is required. The mover shall also give 48 hours' notice to all city departments, public service operations, and cable TV operators whose wires, traffic control devices, or other appliances which affect the moving of such building of the time when the move is to take place and request and arrange for the passage of such building. Such building mover shall pay to the city and said corporation and operators the reasonable cost and expense of the work required to be done.

**1401.19 Tampering with private property.** The mover during all moves shall obey all laws pertaining to tampering with private property and vehicles on the street. Tampering with any wires or facilities belonging to private or public service companies is prohibited.

**1401.20 Reporting damage.** The building mover shall immediately report any damage done by the moving operation to any street, sidewalk, curb, utility equipment, tree sign, or other public or private property to the city engineer.

***Commentary: These are the requirement for moving a building within the city limits.***