

City Council Special Meeting Agenda

Date: 11/13/18
Time: 4:15 p.m.
Location: City Hall Council Chambers

- ❑ Mayor Matt Hall
- ❑ Donny Anderson
- ❑ Karen Ballinger
- ❑ Jerry Fritz
- ❑ Landon Greer
- ❑ Glenn Nielson
- ❑ Stan Wolz
- ❑ City Administrator, Barry Cook
- ❑ Administrative Services Officer, Cindy Baker
- ❑ City Attorney, Scott Kolpitcke

- ❑ 4:15-4:25 – Discuss options for City Owned Land in the “South Industrial Park”
 - ❑ Staff Reference - Todd Stowell, City Planner
- ❑ 4:25-4:35 - Discuss Residential Building Code Changes.
 - ❑ Staff Reference – Todd Stowell, City Planner
- ❑ 4:35-4:45 - Discuss of Rumsey and Beck Avenue Intersections
 - ❑ Staff Reference - Phillip Bowman, Public Works Director
- ❑ 4:45- 5:00 – Deer Task Force – Update
 - ❑ Staff Reference – Chief Baker and/or Sgt Heydenberk
- ❑ Updates – City Administrator -
- ❑ Council Committee Reports
- ❑ Other Matters from Council
- ❑ Meeting Reminders:
 - ❑ **Tuesday, November 20, 2018** – Regular Council Meeting 7:00 p.m. Council Chambers
 - ❑ **Tuesday, November 27, 2018** -Special Work Session 4:15 p.m. Council Chambers
 - ❑ **Tuesday, December 4, 2018** – Regular Council Meeting 7:00 p.m. Council Chambers
 - ❑ **Tuesday, December 11, 2018** – Special Work Session 4:15 p.m. Council Chambers

MEETING DATE: NOVEMBER 13, 2018
DEPARTMENT: COMMUNITY DEVELOPMENT
PREPARED BY: TODD STOWELL, AICP
CITY ADM. APPROVAL: _____
PRESENTED BY: TODD STOWELL

SUMMARY REPORT POTENTIAL LEASE OR SALE OF CITY LAND

ACTION:

Discuss options for city owned land in the "South Industrial Park" (area south of Reesy Road area).

SUMMARY:

Randy Olson of High Country Log Homes has approached the City with a request to lease land from the City in order to develop a log home production facility. The land is in an undeveloped, industrially-zoned area off of the Meeteetse Highway. While Mr. Olson has had some conversations with individual staff and a couple of council members, we need to provide him with a unified response as to whether and under what conditions the City is willing to lease the land. The land is identified in the aerial photos and maps attached to this report. It is within the City limits. Initial conversations were based on a request for 8-10 acres. The current request is for 14.8 acres.

It is noted that there are no City utilities available in the area. Rocky Mountain Power has the capacity to provide power, provided the City is agreeable to grant a license for Rocky Mountain Power to serve the property—the license is required for them to serve within the City limits. Water will need to be hauled in and sewage disposal would need to be through a septic system. It is anticipated that the production facility would be primarily outdoors, with a small office building and equipment buildings.

Mr. Olsen has made a verbal offer of \$200.00 per month for the 14.8 acres, requesting an initial term of 15 years, a 90-day termination clause, and option to renew. He would fence the lease area to keep out livestock and agree to reclaim the land to a natural state if the lease were to end.

If Council is able to agree to lease terms, the City attorney would prepare the lease agreement. In the case of a lease, there is no requirement to lease at fair market value, advertise for competing offers, or use the bid process. If Council believes sale of the property should be contemplated, it would be open to advertising and competitive bidding. The reason that the topic of sale is brought up now is that the lease would effectively preclude sale for a number of years.

If Council is willing to lease the land, staff would recommend that a Planning and Zoning site plan review process be required to be completed before the lease is executed. That process will help identify specific details that need addressed such as access road construction, septic system permitting, erosion control, fire prevention, etc.

FISCAL IMPACT

Revenue from the lease agreement.

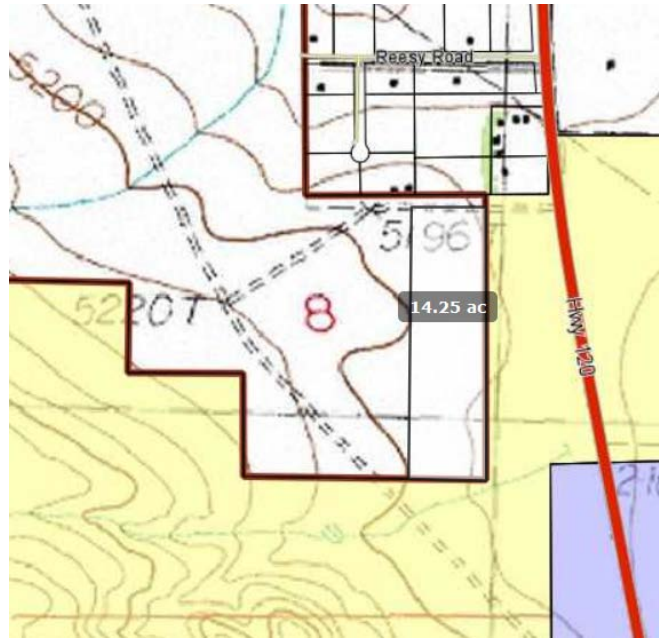
ALTERNATIVES

Provide direction to staff regarding sale and/or lease.

ATTACHMENTS

Maps.

AGENDA ITEM NO. _____



CAMPBELL & ASSOCIATES
 LAND SURVEYING
 COBY, WYOMING
 April 16, 1987
 WO 9669, V-1, BK-A175, PG-45

6th P.M., Park County, Wyoming
 Resurvey T.52N., R.101W.
 Section 7 & 8
 SHOWING

RECORD OF SURVEY

- SCALE 1" = 800'
- LEGEND
- = Found G.L.O. Stone
 - ⊙ = Found Brass Cap
 - ⊙ = Found Alum. Cap
 - = Set 2" Alum. Cap on 5/8" x 2 1/2" Rebar
 - ⊗ = Set 3 1/4" Alum. Cap on 5/8" x 2 1/2" Rebar
 - = City of Cody Boundary
 - = Broken Soaks
 - (m.l.c.) = Area in acres ±
 - () = 1986 G.L.O. Recovery Record

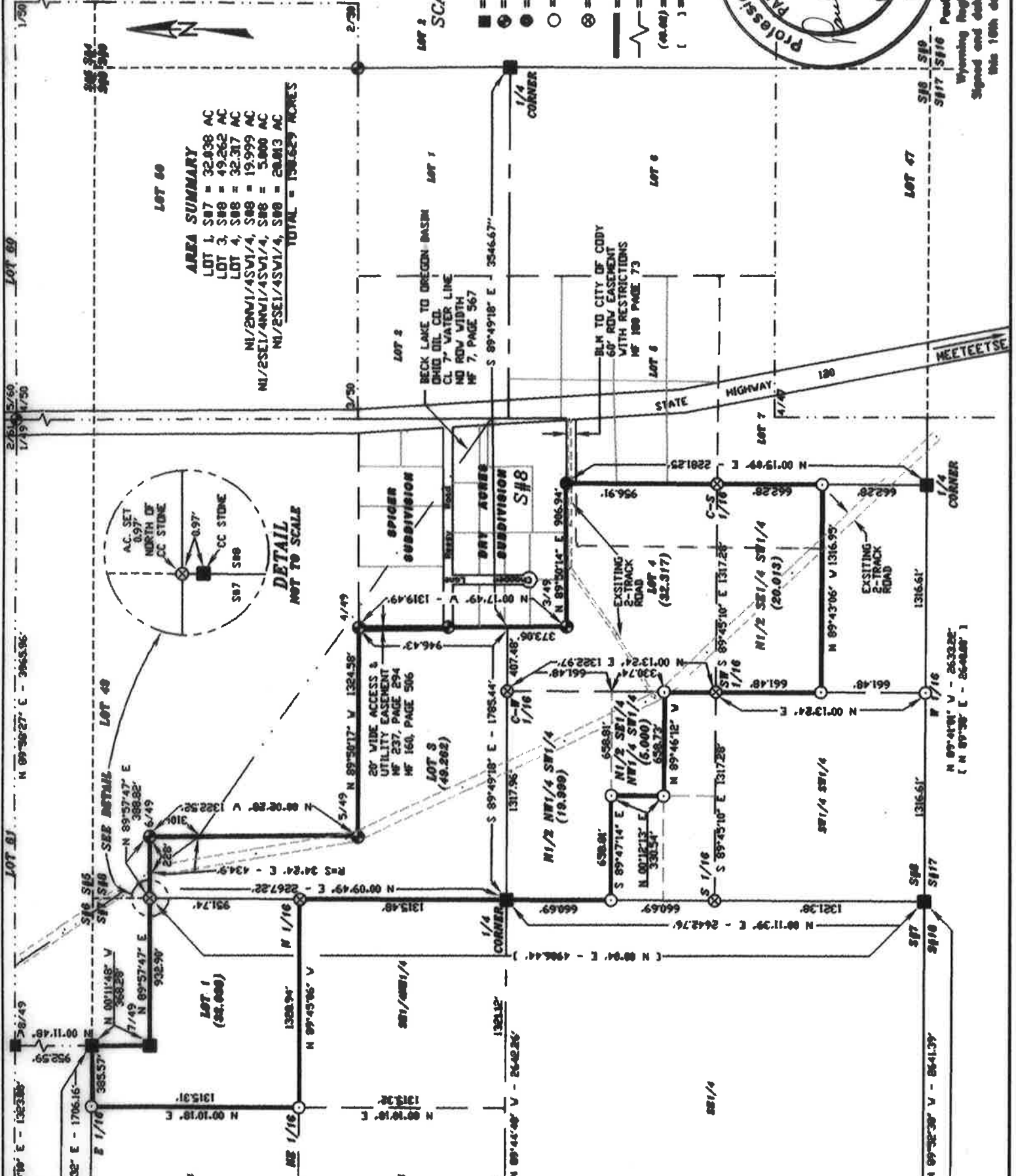
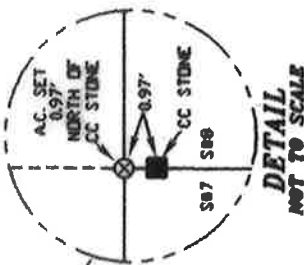


Paul R. Campbell
 Wyoming Registration No. - L.S. 2571
 Signed and dated at Cody, Wyoming on
 this 16th day of April, 1987.

LOT 60

AREA SUMMARY

LOT 1, S87	= 32.938 AC
LOT 3, S88	= 49.262 AC
LOT 4, S88	= 32.317 AC
N1/2NW1/4SV1/4, S88	= 19.999 AC
N1/2SE1/4SV1/4, S88	= 5.000 AC
N1/2SE1/4SV1/4, S88	= 20.013 AC
TOTAL = 159.529 AC	



LOT 59
 2/60
 1/49
 1/50
 2/60
 1/49
 1/50
 2/60
 1/49
 1/50

LOT 47
 S18 S19
 S17 S16
 S16 S15
 S15 S14
 S14 S13
 S13 S12
 S12 S11
 S11 S10
 S10 S9
 S9 S8
 S8 S7
 S7 S6
 S6 S5
 S5 S4
 S4 S3
 S3 S2
 S2 S1
 S1 S0

MEETING DATE:	NOVEMBER 20, 2018
DEPARTMENT:	COMMUNITY DEVELOPMENT
PREPARED BY:	TODD STOWELL
CITY ADM. APPROVAL:	_____
PRESENTED BY:	TODD STOWELL

AGENDA ITEM SUMMARY REPORT

**Resolution 2018-13
A Resolution Adopting the 2018 International Plumbing Code**

ACTION

Consider a resolution to adopt the 2018 International Plumbing Code.

SUMMARY

The City of Cody currently uses the 2015 edition of the International Plumbing Code. The 2018 edition is now available and is proposed to be adopted by resolution. Neither staff nor the contractor’s board have identified any needed changes to the 2018 version.

Note: In effect, almost all portions of the International Plumbing Code are already adopted by the actions the state and City took in adopting the “commercial” building codes, as that action included all portions of the International Plumbing Code that are referenced in the International Building Code. However, it is possible that a project may involve plumbing but not be subject to the building code. To clearly cover those plumbing-only situations, adoption of the plumbing code is recommended.

RECOMMENDATION

Approval of the attached resolution to adopt the 2018 edition of the International Plumbing Code.

ALTERNATIVES

1. Approve the resolution as drafted.
2. Approve the resolution as amended by council.
3. Deny the resolution (we would continue to operate under the 2015 edition).

ATTACHMENTS

Resolution 2018-13

FISCAL IMPACT

There is no direct impact to the City to update to the 2018 edition.

RESOLUTION 2018 - 13

A RESOLUTION ADOPTING THE 2018 INTERNATIONAL PLUMBING CODE

WITNESSETH:

WHEREAS, the State of Wyoming has granted the City of Cody local enforcement authority for fire, building, existing building standards and electrical standards; and,

WHEREAS, 9-2-1 of the Cody City Code states that the City will adopt by resolution the provisions of the International Plumbing Code that are in the best interest of the City.

THEREFORE, BE IT RESOLVED BY THE CITY OF CODY that the International Plumbing Code, 2018 Edition, is hereby referred to, adopted, and made a part hereof as though set forth herein.

PASSED, APPROVED AND ADOPTED THE 20th day of November, 2018.

Matt Hall, Mayor

Attest:

Cynthia Baker, Administrative Services Officer

MEETING DATE:	NOVEMBER 20, 2018
DEPARTMENT:	COMMUNITY DEVELOPMENT
PREPARED BY:	TODD STOWELL
CITY ADM. APPROVAL:	_____
PRESENTED BY:	TODD STOWELL

AGENDA ITEM SUMMARY REPORT

Resolution 2018-12: A Resolution Adopting the 2018 International Residential Code, as Modified

ACTION

Consider a resolution to adopt the 2018 International Residential Code, as modified.

SUMMARY

Presently, the City of Cody regulates the construction of one- and two-family dwellings, and townhouses in accordance with the 2015 International Residential Code, as modified. The 2018 edition of the International Residential Code is now available. Section 9-2-1(C) of the city code specifies that the City will adopt by resolution, the provisions of...the International Residential Code that the Community Development Director, the City Building Official and Council agree are in the best interest of the City.

The City has full authority to adopt, modify, or delete any provision of the International Residential Code (IRC) they desire. City staff has edited the 2018 version in accordance with past city versions, current practice, and conversations with subject matter experts. The edits have been presented to and reviewed by the city’s Contractor’s Board. All edits are clearly identified in the attached resolution.

Many of the substantial edits pertain to elimination of the fire sprinkler requirements (still an alternative), and instead relying on fire-rated drywall to provide separation between areas that have historically been separated with such before fire sprinklers were considered. Also, the city simplifies and leaves out many provisions relating to energy efficiency (e.g. insulation requirements, blower tests).

The full text of the 2018 edition of the International Residential Code can be found on this website: <https://codes.iccsafe.org/category/Wyoming>

RECOMMENDATION:

Approval of the attached resolution to adopt the 2018 edition of the International Residential Code, as modified.

ALTERNATIVES

1. Approve the resolution as drafted.
2. Approve the resolution as amended by council.
3. Deny the resolution (we would continue to operate under the 2015 edition, as modified).

ATTACHMENTS:

Resolution 2018-12

FISCAL IMPACT: There is no direct impact to the City to update to the 2018 edition, as modified.

AGENDA ITEM NO. _____

RESOLUTION 2018 - 12

A RESOLUTION ADOPTING THE 2018 INTERNATIONAL RESIDENTIAL CODE, AS MODIFIED

WITNESSETH:

WHEREAS, the State of Wyoming has granted the City of Cody local enforcement authority for fire, building, existing building standards and electrical standards;

WHEREAS, 9-2-1 of the Cody City Code states that the City will adopt by resolution the provisions of the International Residential Code that are in the best interest of the City; and,

WHEREAS, the City of Cody desires to provide a common set of requirements for the building of residential structures covered by the International Residential Code.

THEREFORE, BE IT RESOLVED BY THE CITY OF CODY that the International Residential Code, 2018 Edition, including Appendices A, B, C, E, G, H, and J are hereby referred to, adopted, and made a part hereof as though set forth herein, provided however, the following portions of the International Residential Code are hereinafter modified and amended as described below:

1. **Section R101.1 Title**, is modified to read: “These provisions shall be known as the Residential Code for One and Two-Family Dwellings of the City of Cody, Wyoming and shall be cited as such and will be referred to herein as “this code”.
2. The Exception of **Section R101.2 Scope**, is modified to read:
The following shall be constructed in accordance with this code:
 1. Owner occupied lodging houses with five or fewer guest rooms and 10 or fewer occupants;
 2. Boarding houses in one and two-family dwellings and townhomes when the dwelling is occupied as a short-term rental; and,
The following shall be permitted to be constructed in accordance with this code where provided with a residential fire sprinkler system complying with Section P2904:
 1. Live/work units located in townhouses and complying with the requirements of Section 419 of the International Building Code.
 2. A care facility with five or fewer persons receiving custodial care within a dwelling unit.
 3. A care facility with five or fewer persons receiving medical care within a dwelling unit.
 4. A care facility for five or fewer persons receiving care that are within a single-family dwelling.
3. **Section R102.2 Other Laws**, is modified to read: “The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law. In case of conflict between this code and any other City ordinances or local laws that exercise control over the same feature, the more stringent regulation shall apply.”
4. **Section R102.7 Existing Structures**, is modified to read: “The legal occupancy of any structure on the date of adoption of this code shall be permitted to continue, without change, except as is specifically covered in this code, or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and public.” *(Note: Removes reference to International Property Maintenance Code.)*
5. **Section R105.2 Work exempt from permits, Building:**

Exemption #1 is modified as follows: “One-story detached accessory structures, provided that the floor area does not exceed 120 square feet as measured at the perimeter of all walls and roof supports (e.g. posts).”

Exemption #2 (Fences) is deleted.

Exemption #3 is modified to read: “Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or located within a public easement or right of way. Retaining walls within public easements and rights of way shall further require approval from the Cody City Council.”

Exemption #5 is modified to read: “Sidewalks and driveways on private property when not serving as ADA compliant means of travel.”

Exemption #8 is modified to read: “Private swings and other private playground equipment.”

Exemption #10 is modified to read: “Decks and patios not exceeding 120 square feet that are not more than 30 inches above grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4. This exemption does not apply to any covering (e.g. pergola or awning) or roof structure over the deck or patio.”

- Table R301.2(1) Climactic and Geographic Design Criteria shall be modified to read as follows. The “Manual J Design Criteria” portion of the table is not adopted as a required design process.

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD ^a	WIND DESIGN				SEISMIC DESIGN CATEGORY ⁱ	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^g	ICE BARRIER UNDERLAY REQUIRED ^h	FLOOD HAZARDS ^g	AIR FREEZING INDEX ^k	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k	Special wind region ^l	Windborne debris zone ^m		Weathering ^a	Frost line depth ^b	Termite ^f					
20	89 W/3 sec. gust of 115	NO	NO	NO	C	Severe	48"	NO	-11	YES	FIRM panels: 58029C2340D, 58029C2345D, 58029C2725D. Effective June 18, 2010	3,000	45

- Sections 2 and 3 of R302, FIRE RESISTANT CONSTRUCTION are modified as found in Exhibit A.
- Table R302.6 “Dwelling-Garage separation” is modified by replacing all references to “½ inch gypsum board” with “5/8 inch Type X gypsum board”, and the language of the last row of the table is modified as follows:

Separation:

Material:

Garages and accessory buildings located less than <u>5</u> feet from a dwelling unit on the same lot.	Not less than <u>5/8</u> ” Type X gypsum board or equivalent applied to the interior side of the <u>parallel</u> exterior wall of the <u>garage/accessory building</u> within this area.
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- Section R302.7 “Under-stair protection” is modified to replace ½” gypsum board with 5/8” Type X gypsum board.
- Exceptions 2 and 3 of Section R302.13 “Fire protection of floors” is modified as follows:

Exception 2 is modified to read: “Portions of floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel fired ~~or electric-powered~~ heating appliances.

Exception 3 is deleted and replaced with the following:

“If a fuel fired appliance is installed in a *crawl space*, the horizontal assembly above the appliance shall be covered with 5/8” Type X drywall above and for a distance of at least two feet horizontally from the perimeter of the appliance, and any joints fire taped or sealed. Penetrations of the membrane by ducting, plumbing pipes or electrical conduit or wires shall be permitted and all penetrations shall be tight fitting.

If a fuel fired appliance is installed in a *basement*, the entire room shall be covered on the inside (walls and ceiling) with 5/8” Type X drywall and fire taped or sealed. Penetrations of the membrane by ducting, plumbing pipes or electrical conduit or wires shall be permitted and all penetrations shall be tight fitting. The door serving the room shall be a rated fire door complying with the standards used in Section R302.5.1. If the underside of a stairway is in the same room as a fuel fired heating appliance, it shall also be covered with 5/8” Type X drywall.”

11. Section R309.5 “Fire sprinklers” (garage) is deleted in its entirety.
12. Section R313 “Automatic Fire Sprinkler Systems” is deleted in its entirety.
13. Section R320 “Accessibility” is deleted in its entirety.
14. Section G2404.11 “Condensate pumps” is deleted in its entirety.
15. Section M1411.4 “Condensate Pumps” is deleted in its entirety.
16. Section P2502.1 “Existing Plumbing Systems” is deleted in its entirety.
17. Section P2603.5.1 “Sewer Depth” is modified to read “Building sewers shall be a minimum of 48 inches below grade unless adequate provision is made to protect such pipes from freezing by insulation.”
18. Section P2705.1 “Installation”, Item 3 is modified to read “Where fixtures come in contact with walls and floors, the contact shall be water tight. Water closets (toilets) shall be exempt from this requirement in one and two-family dwellings and townhouses.”
19. Section P2906.4 “Water Service Pipe”: The following sentence is added as the first sentence of the section. “Water service piping from the curb stop or meter pit to inside of a building meter or shut-off valve location shall comply City of Cody Code 8-2-7, or equivalent approved by the Public Works Director.”
20. Section M1502.4.2 shall be modified to read: “Exhaust ducts shall be supported at intervals not to exceed 8 feet and shall be secured in place. The inset end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1. Ducts shall not be joined with screws or similar fasteners. Each vertical riser shall be provided with a means for cleanout located near the bottom of the riser.”
21. Chapter 11, Energy Efficiency, of the IRC is deleted and replaced with the following:

Insulation and Fenestration Requirements for the City of Cody

- a. **Ceilings with attic spaces:** Attic insulation shall be a minimum of R-49. Baffles shall be installed in truss or joists bays at intervals consistent with the attic ventilation requirements of Section R806.1 through 806.4.
- b. **Ceilings without attic spaces and unvented enclosed rafter assemblies:** Insulation and construction methods shall comply with Section 806.5. In addition, for roof/ceiling assemblies which do not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30. This reduction in R value shall be limited to 500 square feet of ceiling area.
- c. **Above Grade Exterior Walls and Rim Joists:** Above grade exterior walls and rim joists shall be insulated with a minimum of R-19 insulation.
- d. **Floors:** No requirement.
- e. **Crawl Space Walls:** No requirement, except for the minimum R-19 insulation in the rim joist. If the crawl space wall is insulated, it is recommended that it be done using two inches of unfaced extruded polystyrene insulation board extending from the top of the footer to the top of the foundation wall. The insulation board may be installed on the interior or exterior side of the wall. If installed on the exterior side of the crawl space wall, it shall be protected by flashing. If installed on the interior side, the edges and seams of the insulation board shall be sealed to prevent air infiltration between the insulation board and foundation wall.
- e. **Basement Walls:** Basement walls enclosing directly heated or cooled conditioned space (i.e. finished area) shall be insulated with a minimum of R-10 foam board or R-13 batt insulation.
- f. **Glazing:** All glazed fenestration in habitable spaces shall have a U-Factor of .32 or less as documented on the factory sticker on each window. Glazing shall be double glazed in habitable spaces.
- g. **Exterior Wall, Floor, and Foundation Penetrations:** All exterior door jambs, window frames, electrical, HVAC and plumbing penetrations, and any other penetrations shall be sealed by the use of caulk, foam or sealing material to prevent the passage of air, dirt, insects, etc. All exterior wall base plates shall be sealed against the foundation wall or slab.

PASSED, APPROVED AND ADOPTED THE 20th day of November, 2018.

Matt Hall, Mayor

Attest:

Cynthia Baker, Administrative Services Officer

Sections 2 and 3 of R302 are hereby amended as follows:

SECTION R302 FIRE-RESISTANT CONSTRUCTION

(No changes to R302.1 Exterior walls)

R302.2 Townhouses and two-family dwellings with units separated by a lot line. Walls separating either townhouse units or two-family dwelling units that are also separated by a lot line shall be constructed in accordance with Section R302.2.1. Walls separating townhouses that will not be separated by a lot line shall be constructed in accordance with either Section R302.2.1 or R302.2.2.

[Note: No changes to Tables R302.1 (1) or (2)]

R302.2.1 Double walls. Each townhouse or two-family dwelling unit shall be separated by two 1-hour fire-resistance-rated wall assemblies tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*.

R302.2.2 Common walls. Common walls separating *townhouses* shall be assigned a fire-resistance rating in accordance with Item 1 or 2. The common wall shared by two *townhouses* shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

1. Where a fire sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*.

2. Where a fire sprinkler system in accordance with Section P2904 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*.

R302.2.3 Continuity. The fire-resistance-rated wall or assembly separating *townhouses, or two-family dwellings with the units separated by a lot line*, shall be continuous from the foundation to the underside of the roof sheathing, deck or slab. The fire-resistance rating shall extend the full length of the wall or assembly, including wall extensions through and separating attached enclosed *accessory structures*.

R302.2.4 Parapets for townhouses and two-family dwellings with units separated by a lot line. Parapets constructed in accordance with Section R302.2.5 shall be constructed for *townhouses and for two-family dwellings with units separated by a lot line* as an extension of exterior walls or common walls in accordance with the following:

1. Where roof surfaces adjacent to the wall or walls are at the same elevation, the parapet shall extend not less than 30 inches (762 mm) above the roof surfaces.

2. Where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is not more than 30 inches (762 mm) above the lower roof, the parapet shall extend not less than 30 inches (762 mm) above the lower roof surface.

Exception: A parapet is not required in the preceding two cases where the roof covering complies with a minimum Class C rating as tested in accordance with ASTM E108 or UL 790 and the roof decking or sheathing is of noncombustible materials or fire-retardant-treated wood for a distance of 4 feet (1219 mm) on each side of the wall or walls, or one layer of 5/8-inch (15.9 mm) Type X gypsum board is installed directly beneath the roof decking or sheathing, supported by not less than nominal 2-inch (51 mm) ledgers attached to the sides of the roof framing members, for a distance of not less than 4 feet (1219 mm) on each side of the wall or walls and any openings or penetrations in the roof are not within 4 feet (1219 mm) of the common walls. Fire-retardant-treated wood shall meet the requirements of Sections R802.1.5 and R803.2.1.2.

3. A parapet is not required where roof surfaces adjacent to the wall or walls are at different elevations and the higher roof is more than 30 inches (762 mm) above the lower roof. The common wall construction from the lower roof to the underside of the higher roof deck shall have not less than a 1-hour fire-resistance rating. The wall shall be rated for exposure from both sides.

R302.2.5 Parapet construction. Parapets shall have the same fire-resistance rating as that required for the supporting wall or walls. On any side adjacent to a roof surface, the parapet shall have noncombustible faces for the

uppermost 18 inches (457 mm), to include counterflashing and coping materials. Where the roof slopes toward a parapet at slopes greater than 2 units vertical in 12 units horizontal (16.7-percent slope), the parapet shall extend to the same height as any portion of the roof within a distance of 3 feet (914 mm), and the height shall be not less than 30 inches (762 mm).

R302.2.6 Structural independence. Each individual *townhouse*, and all two-family dwellings with the units separated by a lot line, shall be structurally independent.

Exceptions:

1. Foundations supporting *exterior walls* or common walls.
2. Structural roof and wall sheathing from each unit fastened to the common wall framing.
3. Nonstructural wall and roof coverings.
4. Flashing at termination of roof covering over common wall.
5. *Townhouses* separated by a common wall as provided in Section R302.2.2, Item 1 or 2.

R302.3 Two-family dwellings not divided by a lot line. *Dwelling units* in two-family dwellings that will not be separated from each other by a lot line shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119, UL 263 or Section 703.3 of the *International Building Code*. Fire resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the *exterior wall(s), foundation, and underside of the roof sheathing, as applicable, to provide a complete 1-hour fire-resistance rated barrier between the two dwelling units and between any dwelling unit and any common area shared by the units.*, ~~and wall assemblies shall extend from the foundation to the underside of the roof sheathing.~~

Exceptions:

1. A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through *attic* spaces where the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board, an *attic* draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the *dwellings* and the structural framing supporting the ceiling is protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

R302.3.1 Supporting construction. Where floor assemblies are required to be fire-resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

MEETING DATE: NOVEMBER 13, 2018
DEPARTMENT: PUBLIC WORKS - STREETS
PREPARED BY: PHILLIP BOWMAN
CITY ADM. APPROVAL: _____
PRESENTED BY: PHILLIP BOWMAN

SUMMARY REPORT

DISCUSSION OF RUMSEY AVENUE AND BECK AVENUE INTERSECTIONS (STOP CONFIGURATION AND FUTURE IMPROVEMENTS)

ACTION TO BE TAKEN

Continued discussion, and possible implementation of a 4-way stop at the intersection of Rumsey Avenue and 12th Street.

SUMMARY

The city has received complaints about inadequate sight distance at certain intersections along Rumsey Avenue and Beck Avenue. The primary intersections of concern have been Rumsey Avenue and 12th Street, and Beck Avenue and 12th Street, both of which have a through movement that does not stop. As reported in October, there are no issues related to inconsistencies in marking the “no parking” areas at these two intersections when compared to other intersections in the downtown area. In addition, there appear to be no significant visual impediments (such as buildings, driveways, existing trees or vegetation, or the like) that are affecting the sight distance at these two intersections. The conditions present generally appear to be caused by the intersection geometry and width of the existing streets coupled with the through movement condition of Rumsey and Beck at the intersections in question.

City Staff including the Public Works Director, Streets Superintendent, and City Planner have continued to observe and evaluate the intersections over the past month. Based on site visits and the traffic conditions observed, it is recommended that additional signage (i.e. STOP signs and STOP AHEAD signs) be installed at the intersection of Rumsey Avenue and 12th Street to make this intersection a 4-way stop. It is further recommended that this intersection be evaluated over the next six to nine months to determine if a 4-way stop is performing acceptably at this location. If there are concerns at the end of the evaluation period, the additional signage installed can be removed and the intersection can be restored to its current condition.

The anticipated cost for the additional signage and striping to create the 4-way stop is approximately \$600 to \$800. If it is decided to restore the intersection to its current condition, the signs can be re-used by the Streets Division at other locations in the City to utilize their value.

At this time, there is no action recommended at the intersection of Beck Avenue and 12th Street. City Staff will continue to monitor the performance of this intersection, and may develop further recommendations based on the evaluation of the 4-way stop at the intersection of Rumsey Avenue and 12th Street.

AGENDA ITEM NO. _____

Moving forward, both of these intersections are currently planned to be part of the Phase 2 ADA Ramps Project with improvement construction planned in the summer of 2019. The scope of work for the Phase 2 project is starting to be evaluated by the City's design consultant, Morrison Maierle (M-M), and staff has requested that M-M include the analysis and design of traffic calming and pedestrian safety measures at these two intersections. It is planned that M-M will provide a preliminary design of "bulb outs" at these two intersections (and possibly others in the downtown area) for staff evaluation and consideration, and develop a detailed cost estimate for comparison to standard curb ramps. It is anticipated that the cost of these bulb out improvements could be two to three times more expensive than standard curb ramps due to the additional curb, gutter, sidewalk, and concrete quantities required with the design. City Staff will share these designs and cost estimates with the City Council at a future work session to determine if the bulb outs should be implemented at locations in the downtown area.

ALTERNATIVES

1. Install all signage necessary at the intersection of Rumsey Avenue and 12th Street to create a 4-way stop condition, and take no action at the Beck Avenue and 12th Street Intersection. Monitor and evaluate the traffic conditions at both intersections through the coming months. (Recommended)
2. Take no action at either intersection and continue to monitor.
3. Other as directed to City Staff.