



TOWN OF CAMDEN
AMENDMENT TO ORDINANCE #89
ADOPTION OF THE 2018 EDITION OF THE
INTERNATIONAL BUILDING CODE

WHEREAS, the Town Council finds that there is a need to create the “Adoption of the 2018 Edition of the International Building Code”;

DESCRIPTION: An ordinance of the Town of Camden adopting the *2018 edition of the International Building Code*, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the Town of Camden; providing for the issuance of permits and collection of fees therefore; repealing all other Town of Camden Ordinances and parts of Ordinances in conflict therewith.

The Mayor and Council of the Town of Camden does ordain as follows:

Section 1

That certain documents, a copy of each, which are on file in the office of the Town Clerk of the Town of Camden, being marked and designated as the *2018 edition of the International Building Code*, including any applicable Appendix Chapters published by the International Code Council, be and are hereby adopted as the Building Code of the Town of Camden, in the State of Delaware for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for

human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the Town of Camden are hereby referred to, adopted, and made a part hereof, as if fully set out in this Ordinance.

Section 2

This Ordinance, Amendment to Ordinance #89 Adoption of the 2018 Edition of the International Building Code, shall apply except where it may conflict with the building ordinances, codes, statutes, rules and regulations, set forth by the State of Delaware and/or Kent County and/or the Land Use Ordinance and/or Comprehensive Plan of the Town of Camden, in which case the ordinances, codes, statutes, rules and regulations of the State of Delaware and/or Kent County and/or the Land Use Ordinance and/or Comprehensive Plan of the Town of Camden shall apply, as applicable to the situation.

Section 3

That Ordinance No. 89 of the Town of Camden entitled 2006 Edition of the Int'l Building Code, and all other ordinance or parts of ordinances in conflict herewith are hereby repealed.

Section 4

That if any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The Mayor and Council of the Town of Camden hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional.

Section 5

That nothing in this Ordinance or in the Building Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or Ordinance hereby repealed as cited in Section 3 of this Ordinance; nor shall any just or legal right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 6

That the Town Clerk and/or Town Manager of the Town of Camden is hereby ordered and directed to cause this Ordinance to be published. (An additional provision may be required to direct the number of times the ordinance is to be published and to specify that it is to be in a newspaper in general circulation. Posting may also be required.)

Section 7

That this Ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and effect 180 days, from and after the date of its final passage and adoption, to allow for proper implementation, training, and transition to the applicable 2018 International Codes.

Section 8

The Town of Camden will utilize State of Delaware Unified Fire Code as the Primary Fire Code for Inspections and all Construction Projects. The International Fire Code 2018 shall be the document of reference.

Section 9

ADDITIONS; INSERTIONS; DELETIONS; MODIFICATIONS; CHANGES

The following section is hereby modified to read:

Section 903.2.8 Group R

An automatic sprinkler system installed in accordance with section 903.3 shall be provided throughout all buildings with a Group R fire area, except Group R-3 one and two family, detached and semi-detached buildings, with a separate means of egress. Automatic Sprinkler system. Group R-3 occupancies defined and regulated by the International Residential code as detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress per dwelling, are exempt from the requirement to install an automatic fire sprinkler system. Group R-1, R-2, R-3, R-4 dwelling units and sleeping units located within and a part of mixed-use commercial buildings and

regulated by the International Building code are not exempted from the Group R sprinkler requirement.

Congregate living facilities, such as boarding houses, lodging houses, care facilities, dormitories, fraternities, sororities., apartment houses of two or more units classified as R-3 and mixed-use occupancy buildings containing any Group R with any other occupancy use are not exempted from the automatic sprinkler requirement.

HEREBY, BE IT SO ORDAINED, by the Mayor and the majority of the Council Members of the Town of Camden, present at a regular session of the Camden Town Council, to be effective upon adoption.

ENACTED AND ORDAINED THIS 7th DAY OF JUNE 2021.

APPROVED AS TO FORM:

Town Solicitor

ATTEST:

Town Manager

1 st reading	<u>May 3, 2021</u>
2 nd reading	<u>June 7, 2021</u>
Public Hearing	<u>June 7, 2021</u>
Adopted	<u>June 7, 2021</u>

Authorizing Signatures

Tracy Torres

Mayor Tracy Torres

Michael Schock

Vice Mayor Michael Schock

Vicki Rhodes

Councilwoman Vicki Rhodes

Mark Girty

Councilman Mark Girty

Daniel Woodall

Councilman Daniel Woodall