

CHAPTER 156

BUILDING CODE

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156.01 ADOPTION OF BUILDING CODE. The International Building Code 2012 Edition; and the International Residential Building Code 2012 Edition, published by the International Code Council, Inc., are adopted in full except for such portions as may be hereinafter deleted, modified or amended. An official copy of the International Building Code 2012 Edition, and the International Residential Building Code 2012 Edition, as adopted, and a certified copy of this chapter are on file in the office of the City Clerk.

(Ord. 1553 – Aug. 16 Supp.)

156.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Building Code, 2012 Edition (hereinafter known as the IBC), and the International Residential Code, 2012 Edition (hereinafter known as the IRC), are amended as hereinafter set out in Sections 156.03 through 156.40.

(Ord. 1553 – Aug. 16 Supp.)

156.03 REFERENCED CODES – DELETIONS. The following are deleted from the IBC and IRC and are of no force or effect in this chapter:

1. *(Repealed by Ord. 1553 – Aug. 16 Supp.)*
2. IRC - Sections R112 Board of Appeals, R322 Flood-Resistant Construction, R408.7 Flood Resistance. *(Ord. 1553 – Aug. 16 Supp.)*

3. R501.3 Fire protection of floors. (Ord. 1553 – Aug. 16 Supp.)

156.04 REFERENCED CODES – AMENDMENTS, MODIFICATION, ADDITIONS AND DELETIONS. The remaining sections in this chapter represent amendments to the requirements contained in the IBC and IRC. In the event there are requirements that conflict with these codes the requirements of this chapter shall prevail.

156.05 101.1 & R101.1 – TITLE. Section 101.1, Title, of the IBC and R101.1, Title, of the IRC, are hereby deleted and there is enacted in lieu thereof the following section:

Section 101.1 Title. These regulations shall be known as the Building Code of the City of Indianola, hereinafter known as "this code."

Section R 101.1 Title. These provisions shall be known as the Residential Code for One- and Two- Family Dwellings of the City of Indianola, and shall be cited as such and will be referred to herein as "this code."

156.06 103.1 & R103.1 - CREATION OF ENFORCEMENT AGENCY. Section 103.1, Creation of enforcement agency, of the IBC and R103.1, Creation of enforcement agency, of the IRC, are hereby amended by adding the following paragraph to said section:

Section 103.1 and R103.1 Building and Zoning Official. The term Building Official is intended to also mean the Director of Community Development, his or her representatives or designees, who are herewith delegated the same powers, authorities, duties and responsibilities as designated for the Building Official.

156.07 103.3 & R103.3 - DEPUTIES. Section 103.3, Deputies, of the IBC and R103.3, Deputies, of the IRC, are hereby amended by adding the following paragraph to said section:

Section 103.3 and R103.3 Director of Community Development. There is also hereby established the position of Director of Community Development, who shall be designated by the City Manager, shall be responsible for the enforcement of the building code, the mechanical code, the plumbing code, the electrical code, and the zoning code of the city. The Director of Community Development shall have authority to file a complaint in any court of competent jurisdiction charging a person with the violation of this title.

156.08 105.2 & R105.2 - WORK EXEMPT FROM PERMIT. Section 105.2, Work exempt from permit, of the IBC and R105.2, Work exempt from permit, of the IRC are hereby amended by deleting the following items and adding a sentence to said sections as follows:

Section 105.2 and R105.2 Work Exempt From Permit

Section 105.2 Building- Item #1 Detached structures not exceeding 150 sq. ft.

Section 105.2 Building- Item #2 Any Fences

Section 105.2 Building- Item #9 Prefabricated swimming pools under 5000 gal.

Section R105.2 Building- Item #1 Detached structures not exceeding 150 sq. ft.

Section R105.2 Building- Item #2 Any Fences

Section R105.2 Building- Item #7 Prefabricated swimming pools under 5000 gal.

Exemption from permit requirements of this chapter shall not preclude requirements for permitting of plumbing, electrical and mechanical installations, systems, and zoning requirement.

156.09 108.2 & R108.2 AMENDED – SCHEDULE OF PERMIT FEES.

Building Permit Fees

<i>Total Valuation</i>	<i>Fee</i>
<i>\$1.00 to \$500.00.....</i>	<i>\$30.00</i>
<i>\$501.00 to \$2,000.00.....</i>	<i>\$30.00 for the first \$500.00 plus \$1.75 for each additional \$100.00 or fraction thereof, to and including \$2,000.00</i>
<i>\$2,001.00 to \$25,000.00.....</i>	<i>\$50.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00</i>
<i>\$25,001.00 to \$50,000.00.....</i>	<i>\$276.00 for the first \$25,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00</i>

<i>\$50,001.00 to \$100,000.00</i>	<i>\$457.00 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00</i>
<i>\$100,001.00 to \$500,000.00</i>	<i>\$738.00 for the first \$100,000.00 plus \$5.25 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00</i>
<i>\$500,001.00 to \$1,000,000.00</i>	<i>\$2703.00 for the first \$500,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00</i>
<i>\$1,000,001.00 and up.....</i>	<i>\$4546.00 for the first \$1,000,000 plus \$3.00 for each additional \$1,000.00 or fraction thereof (Ord. 1542 – Aug. 15 Supp.)</i>

Other Inspections and Fees

- 1. Inspections outside of normal business hours (minimum charge, two hours)\$20.00 per hour**
- 2. Reinspection fees assessed under provisions of Section 305(g)\$20.00 per hour**
- 3. Inspections for which no fee is specifically indicated (minimum charge, one-half hour)\$20.00 per hour**
- 4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge, one-half hour)\$20.00 per hour**

**Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.*

156.10 109.2.1 & R109.2.1 - PLAN REVIEW FEES. Section 109.2.1, Plan Review Fees, of the IBC, and R109.2.1, Plan Review Fees, of the IRC are hereby established by adding the following section:

*Section 109.2.1 and R109.2.1 Plan review fees. Fees for all plan reviews shall be set forth by the Director of Community Development.
(Ord. 1553 – Aug. 16 Supp.)*

156.11 109.3 & R108.3 - BUILDING PERMIT VALUATIONS. Section 109.3, Building permit valuations, of the IBC, and R108.3, Building permit valuations, of the IRC, are hereby amended by deleting said section and inserting in lieu thereof the following:

Section 109.3 and R108.3 Building Permit Valuations. The determination of value or valuations under any of the provisions of this Code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees if required shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment. Valuations shall be established using square foot values with regional modifiers for the use and construction type most closely resembling those published by the International Code Council. Where no category resembles the proposed construction, a reasonable value will be assigned by the Building Official. The latest published valuations established by the International Code Council are hereby adopted and shall be annually revised to incorporate newly published values. The Building Official shall correct the determination of value of any work for which a permit is issued if such valuation appears to be in error or misstated. If the permit or plan review fees are reduced as a result of such correction, a refund may be issued to the applicant. If such fees are increased, the applicant shall pay all additional fees. Failure to pay such additional fees may result in revocation of any permit issued, or work stoppage as otherwise provided in this code.

(Ord. 1553 – Aug. 16 Supp.)

156.12 (Repealed by Ord. 1553 – Aug. 16 Supp.)

156.13 R301.2(I) - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE. Table R301.2(I), Climatic and Geographic Design Criteria is hereby amended by modifying said table as follows:

Table R301.2(I), Climatic and Geographic Design Criteria

Ground Snow Load	Wind Speed MPH	Seismic Design Category	Subject to Damage From:				Winter Design Temp	Ice Barrier Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Line Depth	Termite	Decay			NFIP Adoption		
30 PSF	90	A	Severe	42"	Moderate-Heavy	Slight-Moderate	-5° F	Yes	3/2/2009	2000	48° F

156.14 R302.2A - TOWNHOUSES.

Each townhouse that does not have a sprinkler system shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception: A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain 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 underside of the roof sheathing. Electrical installations shall be installed in accordance with the Indianola Electrical Code. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

156.15 R311.7.5.1 - RISERS. Section R311.7.5.1, Risers, of the IRC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section R311.7.5.1 Risers. The maximum riser height shall be 7 3/4 inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch, except at the top or bottom riser of an interior stair where this dimension may deviate by a maximum of 3/4 inch. In no case shall the risers exceed the maximum height of 7 3/4 inches.

(Ord. 1553 – Aug. 16 Supp.)

156.16 R311.7.8.1 - CONTINUITY. Section R311.7.8.1, Continuity, of the IRC, is hereby amended by adding the following:

Section 311.7.8.1, Continuity, exception 3. Handrails within a dwelling unit or serving an individual dwelling unit shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

(Ord. 1553 – Aug. 16 Supp.)

156.17 R313.1 – TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS. Subsection R313.1, Townhouse automatic fire sprinkler system, of the IRC, is hereby amended by deleting said subsection and inserting the following in lieu thereof (Exception remains unchanged):

Subsection R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses containing more than 12 (twelve) dwelling units.

156.18 R313.2 – ONE AND TWO FAMILY AUTOMATIC FIRE SPRINKLER SYSTEMS. Section R313.2, One and Two Family Automatic Fire Sprinkler Systems, of the IRC is hereby amended by adding the following:

Exception #2 – Dwelling units in which the gross square footage of the dwelling spaces, including all floor levels whether finished or unfinished (exclusive of attached garage area), does not exceed 8,000 square feet.

156.19 *(Repealed by Ord. 1553 – Aug. 16 Supp.)*

156.20 R403.1.4.1 – (FROST PROTECTION) MINIMUM DEPTH. Section R403.1.4.1 of the IRC, is hereby amended by adding the following exception:

Section R403.1.4.1 (frost protection) Minimum Depth exception #1. Detached garages 750 square feet or less in size and more than 10 feet from a dwelling or attached garage may be provided with a floating slab which shall include a thickened slab edge of a minimum 8 inches thick and tapered or squared from a width of 6 inches to 12 inches and have floors of Portland cement concrete not less than 4 inches thick. Garage areas shall have all sod and/or debris removed and shall be provided with a minimum 3" compacted aggregate backfill prior to installation of said floor. The 2nd method found in R403.1.4.1 Frost Protection and R403.3 Frost Protected Shallow foundations are hereby deleted.

(Ord. 1553 – Aug. 16 Supp.)

156.21 R405.2.3 – DRAINAGE SYSTEM. Section R405.2.3, Drainage System, of the IRC, is hereby amended by adding a new section as follows:

In other than Group I soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129m²), shall extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved storm sewer system or to daylight.

(Ord. 1553 – Aug. 16 Supp.)

156.22 RESERVED.

156.23 RESERVED.

156.24 P3101.2.1 - VENTING REQUIRED. Section P3101.2.1, Venting Required, of the IRC is hereby amended by adding the following exception:

Section P3104.2.1 Venting Required exception. A vent is not required on a three inch basement floor drain provided its drain branches into the building drain on the sewer side at a distance of five feet or more from the base of the stack and the branch line to such floor drain is not more than twelve feet in length.

156.25 RESERVED.

156.26 903.2.8 - GROUP R. Section 903.2.8, Group R, of the IBC, is hereby amended by adding the following exception:

Section 903.2.8 Group R-1 and R-2 exception. Sprinkling of group R-1 and R-2 residential buildings of not more than 12 (twelve) dwelling units, guest rooms or combination thereof with each unit being provided with a separate means of egress and of not more than 3 (three) stories above grade plane in height, including back-to-back configurations, is not required when said dwelling units and/or guest rooms are constructed in accordance with separation requirements of section R302 of the IRC.

(Ord. 1553 – Aug. 16 Supp.)

156.27 1008.1 - DOORS. Section 1008.1, Doors, of the IBC, is hereby amended by adding a new section as follows:

Section 1008.1.5.1 Frost Protection. Exterior landings at doors shall be provided with frost protection.

156.28 RESERVED.

156.29 RESERVED.

156.30 1029.3 – (EMERGENCY ESCAPE AND RESCUE) MAXIMUM HEIGHT FROM FLOOR. Section 1029.3, Maximum Height From Floor, of the IBC is hereby amended by adding the following exception:

Section 1029.3 Maximum Height From Floor. Within individual units of Group R-2 and R-3 occupancies where a window is provided as a means of escape and rescue opening from a basement it shall have a sill height of not more than 44 inches above the floor or landing. Where a landing is provided the landing shall be not less than 36 inches wide, not less than 18 inches out from the exterior wall, and not more than 24 inches in height. The landing shall be permanently affixed to the floor below and the wall under the openable area of the window it serves.

156.31 1029.5.3 - WINDOW WELLS. Section 1029.5.3, Window Wells, of the IBC is hereby amended by adding a new section as follows:

Section 1029.5.3 Window Well Drainage. All window wells shall be provided with approved drainage.

156.32 1203.3 - UNDER FLOOR VENTILATION. Section 1203.3 Under Floor Ventilation, of the IBC is hereby amended by inserting exception #6:

Section 1203.3.2 Floor Surface Crawl Space and Sub-basements exception #6. All crawl space or subbasement floors shall be entirely covered with a 6-mil vapor barrier (visqueen). Edges and minimum 12" (inch) overlapping seams (as applicable) of said vapor barrier shall be held in place with a minimum of 2" (inches) of clean aggregate or a concrete mixture of a minimum of 1500 - PSI strength capped with a minimum 1 ½ inches of concrete.

(Ord. 1553 – Aug. 16 Supp.)

156.33 1405.2 - MINIMUM THICKNESS OF WEATHER COVERINGS. Table 1405.2, Minimum Thickness of Weather Coverings, of the IBC is hereby amended by adding the following footnote:

Table 1405.2 Minimum Thickness of Weather Coverings footnote f. Vinyl siding shall be provided with a weather-resistant sheathing paper.

(Ord. 1553 – Aug. 16 Supp.)

156.34 1405.14 - VINYL SIDING. Section 1405.14, Vinyl Siding, of the IBC is hereby amended by adding a new section as follows:

Section 1405.14.2 Water-Resistive Barrier Required. An approved water-resistive barrier shall be provided under all vinyl siding.

156.35 1608.2 - GROUND SNOW LOADS. Section 1608.2, Ground Snow Loads, of the IBC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 1608.2 Ground Snow Load. The ground snow load to be used in determining the design snow load for roofs is hereby established at 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided in the building code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

156.36 1612 - FLOOD LOADS. Section 1612, Flood Loads, of the IBC is hereby amended by deleting said section and inserting in lieu thereof the following sections:

Section 1612.1 General Floodplain Construction Standards. The following standards are established for construction occurring within the one-hundred-year flood elevation:

A. All structures shall:

- 1. Be adequately anchored to prevent collapse or lateral movement of the structure;*
- 2. Be constructed with materials and utility equipment resistant to flood damage; and*
- 3. Be constructed by methods and practices that minimize flood damage.*

B. Residential buildings: All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one foot above the one-hundred-year flood level. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot above the one-hundred-year flood level and extend at such elevation at least eighteen feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers) may be allowed, subject to favorable consideration by the Building Official where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

C. Nonresidential buildings: All new or substantially improved nonresidential buildings shall have the first floor (including basement) elevated a minimum of one foot above the one-hundred-year flood level, or together with attendant utility and sanitary systems, be floodproofed to such a level.

D. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the one-hundred-year flood; that the structure, below the one-hundred-year flood level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to mean sea level) to which any structures are floodproofed shall be maintained by the Building Official.

E. Mobile homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements are that:

1. *Over-the-top ties be provided at each of the four corners of the mobile home with two additional ties per side at intermediate locations for mobile homes 50 feet or more in length or one such tie for mobile homes less than 50 feet in length;*

2. *Frame ties be provided at each corner of the home with five additional ties per side at intermediate points for mobile homes 50 feet in length;*

3. *All components of the anchoring system be capable of carrying a force of four thousand eight hundred pounds; and*

4. *Any additions to the mobile home be similarly anchored.*

F. Mobile homes shall be placed on lots or pads elevated by means of compacted fill so that the lowest floor of the mobile home will be a minimum of one foot above the one hundred-year flood level. In addition, the tie-down specification of Section 156.36 subsection E must be met and adequate surface drainage and access for a hauler must be provided.

G. New mobile homes, expansions to existing mobile homes and mobile home lots where the repair, reconstruction or improvement of the streets, utilities, and pads equals or exceeds fifty percent before the repair, reconstruction or improvement has commenced shall provide:

1. *Lots or pads that have been elevated by means of compacted fill so that the lowest floor of mobile homes will be a minimum of one-foot above the one hundred-year flood level;*

2. *Ground anchors for mobile homes.*

H. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one foot above the one-hundred year flood level. Other material and equipment must either be similarly elevated or:

1. *Not be subject to major flood damage and be anchored to prevent movement due to flood waters; or*

2. *Be readily removable from the area within the time available after flood warning.*

Section 1612.2 Special floodway standards. The following standards are established for construction occurring within a designated floodway.

A. Structures, buildings and sanitary and utility systems, if permitted, shall meet the applicable general floodplain standards and shall be

constructed or aligned to present the minimum possible resistance to flood flows.

B. Buildings, if permitted, shall have a low flood damage potential and shall not be for human habitation.

156.37 1809.5 - FROST PROTECTION. Section 1809.5 is hereby amended by adding the following to said section and by also adding the following exception #2:

Exception #2. Detached garages, accessory to Group R-2 and R-3 occupancies, 750 square feet or less in size and more than 10 feet from a dwelling or attached garage maybe provided with a floating slab which shall include a thickened slab edge of a minimum 8 inches thick and tapered or squared from a width of 6 inches to 12 inches and have floors of Portland cement concrete not less than 4 inches thick. Garage areas shall have all sod and/or debris removed and shall be provided with a minimum 3" compacted aggregate backfill prior to installation of said floor.

156.38 RESERVED

156.39 3401.3 - COMPLIANCE WITH OTHER CODES. Section 3401.3, Compliance With Other Codes, of the IBC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 3401.3 Compliance With Other Codes. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, International Fuel Gas Code, International Plumbing Code, International Property Maintenance Code, International Mechanical Code, ICC Electrical Code and the International Residential Code.

156.40 APPENDIX C, GROUP U, AGRICULTURAL BUILDINGS. The Indianola Building Code shall include the following appendix of the 2012 International Building Code:

Appendix C, Group U, Agricultural Buildings

(Ord. 1553 – Aug. 16 Supp.)

156.41 RESIDENTIAL ENERGY CODE. In accordance with the Iowa law, the Indianola Building Code shall include the International Energy Conservation Code – Residential Provisions with amendments as set out in Iowa

Administrative Code Section 661---303.2(103A) with the following specific requirements:

125 M.P.H. lifetime shingle

Windows have minimum U factor of .31 or less or a low E rating

H.V.A.C. has a minimum 95% efficiency rating

Programmable Energy Star thermostat installed

All ductwork is taped and sealed

Ductwork in unconditioned spaces all insulated

All appliances are Energy Star rated

A/C Unit with Minimum SEER rating of 14

Furnace with a minimum 95% efficiency rating

Gas Water Heater 0.62 EF to 0.79 EF or 0.80 EF and above

Plumbing fixtures in both kitchen and baths are all Energy Star rated

Faucets 2.0 GPM

Showers 2.0 GPM

Water closets 1.3 GPM or dual flush

Four trees and six shrubs planted

(Ord. 1596 – Nov. 18 Supp.)

(Chapter 156 - Ord. 1511 – Apr. 13 Supp.)

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