

## ORDINANCE NO. 329

### AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF NORWAY IOWA, AS AMENDED, BY ADOPTING THE INTERNATIONAL BUILDING CODE, 2018 EDITION WITH AMENDMENTS

**WHEREAS**, the City Council of the City of Norway, Iowa desires to continue to protect life, safety and property through the adoption and enforcement of construction codes, and to establish the minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance or use of mechanical systems; and

**WHEREAS**, pursuant to published notice and public hearing, the Council now deems it appropriate to revise the Code of Ordinances by adopting the International Building Code, 2018 Edition.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORWAY, IOWA:**

1. That Chapter 155 of the Code Ordinances of the City of Norway, Iowa, as amended, the Building Code, be repealed and there be enacted in lieu thereof the following:

## CHAPTER 155 BUILDING CODE

Section Number	Title	IBC Section	IRC Section
155.01	Short Title		
155.02	Adoption of Building Codes		
155.03	Amendments, modifications, additions and deletions		
155.04	Reference Codes – Amendments, Modifications, Additions and Deletions		
155.05	Deletions		R302.13
155.06	Tile		
155.07	Reference codes	101.4	
155.08	Creation of Enforcement Agency	103.1	R103.1
155.09	Alternate Materials, Methods and Equipment	104.11.3	
155.10	(Permits) Required	105.1	R105.1
155.11	Work Exempt form Permit	105.2	R105.2
155.12	Expiration	105.5	R105.5
155.13	Revocation of Permit	105.6.1	R105.6.1
155.14	Plan Review Fees	109.2.1	R108.2.1
155.15	Work Commencing Before Permit Issuance	109.4	R108.6
155.16	Use and Occupancy		R110.1
155.17	Underground Utility Installation	112	R111
155.18	Climatic and Geographic Design Criteria		R301.2(1)
155.19	Exterior Walls		R302.1
155.20	Dwelling/Garage Separation		R302.6
155.21	Bathrooms		R303.3
155.22	Separation	406.3.4.1	
155.23	Floor Elevations at other Doors		R311.3.2
155.24	Risers		R311.7.5.1
155.25	Continuity		R311.7.8.2

155.26	Townhouse Automatic Fire Sprinkler Systems		R313.1
155.27	One- and Two-Family Dwellings Automatic Fire Systems		R313.2
155.28	Concrete and Masonry Foundation Walls		R404.1
155.29	Foundation Walls for Conventional Light Frame Wood Construction	1807.1.5.1	R404.1.2.2.3
155.30	Foundation Drainage		R405
155.31	Reinforcement Support		R506.2.4
155.32	Single and Multiple-Station Smoke Alarms	907.2.11	
155.33	Rooms and Spaces	1008.3.3	
155.34	Doors, Gates and Turnstiles	1010.1.6.1	
155.35	(Emergency Escape and Rescue) Maximum Height from Floor	1030.3	R310.3
155.36	Window Wells	1030.4.3	
155.37	Ground Snow Loads	1608.2	
155.38	Flood Loads	1612	
155.39	Building Permits in New Subdivisions		

**155.01 SHORT TITLE.** This chapter shall be known as the Norway Building Code, may be cited as such, and will be referred to as such in this chapter. Any higher standards in the State statutes or City ordinances shall be applicable.

**155.02 INTERNATIONAL BUILDING CODES ADOPTED.** Except as hereinafter modified, that certain building code known as the *International Building Code*, 2018 Edition, **and the *International Residential Code***, 2018 Edition, as published by the International Code Council, Inc., is adopted in full except for such portions as may be hereinafter deleted, modified or amended. A copy each, as adopted, and a copy of this chapter are on file in the office of the City Clerk.

**155.03 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.** *The International Building Code, 2018 Edition* (hereinafter known as the IBC), and the *International Residential Code, 2018 Edition* (hereinafter known as the IRC), are amended as hereinafter set out in Sections 155.04 through 155.39.

**155.04 REFERENCED CODES - - AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.** The remaining sections in this chapter represent amendments to the requirements contained in the IBC and IRC. In the event requirements of this code conflict with applicable State and Federal requirements, the more stringent shall apply except that all references to flood hazard construction shall be coordinated in consultation with Chapter 160 of this Code of Ordinances.

**155.05 DELETIONS.** The following is deleted from the IRC and is of no force or effect in this chapter:

Subsection 302.13 Fire protection of floors  
Part VIII – Electrical

**155.06 SUBSECTIONS 101.1 AND R101.1 AMENDED - - TITLE.** Subsections 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 subsections:

Subsection 101.1 Title. These regulations shall be known as the Norway

Building Code, hereinafter known as “this code.”

Subsection R 101.1 Title. These provisions shall be known as the Norway Residential Code for One- and Two – Family Dwellings and shall be cited as such and will be referred to herein as “this code.”

**155.07 SUBSECTION 101.4 AMENDED - - Reference codes.** Subsection 101.4, Reference codes, of the IBC, is hereby amended by deleting said subsection and inserting in lieu thereof the following subsection and subsections:

**101.4 Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

**101.4.1 Gas/Electrical.** The provisions of the *2018 International Fuel Gas Code* shall apply to the installation of gas piping from the point of delivery, gas appliances, and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

**101.4.2 Mechanical.** The provisions of the *Iowa State Mechanical Code* shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators, and other energy-related systems.

**101.4.3 Plumbing.** The provisions of the *Iowa State Plumbing Code* shall apply to the installation, alteration, repair, and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the *International Private Sewage Disposal Code* shall apply to private sewage disposal systems.

**101.4.4 Property maintenance.** The provisions of the *2018 International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

**101.4.5 Fire prevention.** The provisions of the *2018 International Fire Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

**101.4.6 Energy.** The provisions of the *State of Iowa Energy Conservation Code* shall apply to all matters governing the design and construction of buildings for energy efficiency.

**101.4.7 Existing buildings.** The provisions of the *2018 International existing Building Code* shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

**101.4.8 Swimming Pool and Spa.** The provisions of the *2018 International Swimming Pool and Spa Code* shall apply to all matters governing the design and construction of pools and spa systems.

**155.08 SUBSECTIONS 103.1 AND R103.1 AMENDED - - CREATION OF ENFORCEMENT AGENCY.** Subsection 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:

Subsections 103.1 and R103.1 Building Official and Zoning Administrator The term Building Official is intended to also mean the Zoning Administrator, who shall be appointed by the Council and shall hereinafter also be referred to as Code Official and his or her representatives or designees, who are herewith delegated the same powers, authorities, duties and responsibilities as designated for the Code Official. The Code Official when so appointed, shall be responsible for the enforcement of the Building Code; the Mechanical code; the Plumbing code; the Gas Code, the Energy code, the Electrical code, the Zoning code and the Fire Prevention code of the city. The Code Official shall have authority to file a complaint in any court of competent jurisdiction charging a person with the violation of this Chapter. The Code Official shall have whatever additional duties the Council may prescribe.

**155.09 SUBSECTION 104.11 ADDITION - - ALTERNATE MATERIALS, METHODS AND EQUIPMENT.** Subsections 104.11.3, Plumbing and Fuel Gas, of the IBC, is hereby established by adding the following subsection:

Subsection 104.11, Alternate materials, methods and equipment, of the IBC is hereby amended by adding the following subsection and exception: Iowa Administrative Code 661, Chapter 16, Div. VI, Part 2 Manufactured Home construction is hereby adopted for installation of mobile (manufactured) homes.

Subsection 104.11.3 – Iowa State Plumbing Code The Iowa State Plumbing Code consisting of the Uniform Plumbing Code, as prepared and edited by the International Association of Plumbing and Mechanical Officials, as amended and currently adopted by the State of Iowa Department of Public Health, is hereby approved as an alternate equivalent method for complete plumbing and fuel gas systems.

Subsection 104.11.3, Administration exception 1 Administrative regulations shall be as prescribed in the International Plumbing Code, 2018 Edition and International Fuel Gas Code, 2018 Edition, as adopted and amended.

**155.10 SUBSECTIONS 105.1 AND R105.1 ADDITION - - (PERMITS) REQUIRED.** Subsections 105.1, Required, of the IBC and R105.1, Required, of the IRC, are hereby amended by adding the following to said subsections:

Subsections 105.1 and R105.1 Platting required. A building permit shall not be issued unless the land upon which the proposed work is to be done is platted pursuant to the provisions of the subdivision regulations, unless a metes and bounds description previously has been utilized by the City.

A building permit shall not be issued permitting the construction of any

building or other structure on any lot designated on any plat as an outlot, without such lot being replatted in accordance with the provisions of the subdivision regulations. Such platting may be waived by the city council if that body determines that no portion of the land is needed for public purposes or if that portion needed for public purposes, as determined by the council, is dedicated to the city; provided further, that such platting may be waived by the zoning administrator if the requested building permit is for one of the following purposes:

1. Any accessory structure or addition for a one- or two-family residence;
2. The removal, repair or alteration of a structure on unplatted premises, provided that there is no change in the use classifications of such structure;
3. The term "alteration" shall be deemed to mean any change or modification of a structure that does not serve to increase the size of the original structure by more than ten percent.

**155.11 SUBSECTIONS 105.2 AND R105.2 AMENDED - - WORK EXEMPT FROM PERMIT.** Subsections 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 subsections as follows:

Subsections 105.2 and R105.2 Work Exempt from Permit

- Delete - Subsection 105.2 Building - Item #1 Detached structures not exceeding 120 sq. ft.
- Delete - Subsection 105.2 Building - Item #2 Fences not over 7 feet high
- Delete - Subsection 105.2 Building - Item #6 Sidewalks and driveways
- Delete - Subsection 105.2 Building - Item #9 Prefabricated swimming pools
- Delete - Subsection 105.2 Building - Item #10 Shade cloth structures
- Delete - Subsection R105.2 Building - Item #1 Detached structures not exceeding 200 sq. ft.
- Delete - Subsection R105.2 Building - Item # 2 Fences not over 7 feet high
- Delete - Subsection R105.2 Building - Item #5 Sidewalks and driveways
- Delete - Subsection R105.2 Building - Item #7 Prefabricated swimming pools
- Delete - Subsection R105.2 Building - Item #10 Decks not exceeding 200 sq. ft.

Exemption from permit requirements of this chapter shall not preclude requirements for permitting of plumbing, electrical and mechanical installations and systems or compliance with this Code of Ordinances.

**155.12 SUBSECTIONS 105.5 AND R105.5 AMENDED - - EXPIRATION.** Subsections 105.5. Expiration, of the IBC and R105.5, Expiration, of the IRC, are hereby amended by deleting said subsections and inserting in lieu thereof the following:

Subsections 105.5 and R105.5 12 Month Expiration Every permit issued under the provisions of this Code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Code Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit shall have been renewed by the owner or his or her agent and by

payment of the renewal fee as established by Resolution of the City Council, and provided no changes have been made in plans or location. Upon approval, permits may be extended for no more than two periods not exceeding 180 days each.

**155.13 SUBSECTIONS 105.6.1 AND R105.6.1 ADDITION - - REVOCATION OF PERMIT.** Subsections 105.6.1 Revocation of Permit, of the IBC and R105.6.1, Revocation of Permit, of the IRC, are hereby established by adding the following subsections:

Subsections 105.6.1 and R105.6.1 Revocation of Permit It is the responsibility of the permit holder to schedule the required inspections and obtain final approval. Failure to schedule the required inspections and receive approval of work authorized by the permit before covering said work or at completion shall result in revocation of the permit and void any associated approvals granted by the City. This failure shall also equate to working without a permit in violation of City ordinance and no future permits shall be issued to any person or company who has outstanding violations of this code or any other laws or ordinances of the City. Failure to contact the City for any inspection or follow-up prior to expiration of a permit shall be deemed a violation of this code section. Failure to contact the City for any inspection or follow-up prior to expiration of a Temporary Certificate of Occupancy shall also be deemed a violation of this code section. Allowing occupancy of a structure, for which a person or company holds a building permit, prior to or without a valid Certificate of Occupancy (temporary or final) shall be deemed a violation of this code section and no future permits shall be issued to any person or company who has outstanding violations of this code or any other laws or ordinances of the City.

**155.14 SUBSECTIONS 109.2.1 AND R108.2.1 ADDITION - - PLAN REVIEW FEES.** Subsections 109.2.1, Plan review fees, of the IBC, and R108.2.1, Plan review fees, of the IRC, are hereby established by adding the following subsections:

Subsections 109.2.1 and R108.2.1 Plan review fees. Fees for all plan reviews shall be as set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of adopted fee schedule using the currently published Building Valuation Data Sheet.

**155.15 SUBSECTIONS 109.4 AND R108.6 ADDITION - - WORK COMMENCING BEFORE PERMIT ISSUANCE.** Subsections 109.4, Work commencing before permit issuance, of the IBC, and R108.6, Work commencing before permit issuance, of the IRC, are hereby established by adding the following sentence after said subsections:

Subsections 109.4 and R108.6 Work commencing before permit issuance Said fee shall be 100 percent of the usual permit fee in addition to the required permit fees.

**155.16 SUBSECTION R110.1 AMENDED - - USE AND OCCUPANCY.**

Subsection R110.1, Use and occupancy, of the IRC, is hereby amended by deleting exception #2 - Accessory buildings or structures.

**155.17 SECTION 112 AND R111 ADDITION - - UNDERGROUND UTILITY INSTALLATION.** Subsections 112.4, Service Utilities, of the IBC, and R111.4, Service Utilities, of the IRC, are hereby established by adding the following subsections:

Subsections 112.4 and R111.4 Underground utility installation All electrical service lines not exceeding four hundred eighty volts and all telephone and cablevision service lines, as well as other utility lines serving any new building or structure, including signs and billboards, requiring permanent electrical service shall be placed underground unless a waiver from such is approved by the city engineer.

The provisions of this section shall not apply to existing buildings or additions to such buildings. Nothing in this section shall be deemed to apply to temporary service when defined as such by the utility company.

**155.18 TABLE R301.2(1) AMENDED - - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.** Table R301.2(1), Climatic and Geographic Design Criteria, of the IRC, is hereby amended by modifying said table as follows:

**Table R301.2(1), Climatic and Geographic Design Criteria**

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter		Flood Hazards	Air Freezing Index	Mean Annual Temp.
	Speed MPH	Topographic Effects		Weathering	Frost Line Depth	Termite	Design Temp	Ice Barrier Req'd.	Flood Plain Adoption		
30 PSF	115	NO	A	Severe	42"	Moderate to Heavy	-5° F	Yes	10-Nov-09	1833	48.6 F

**155.19 SUBSECTION R302.1 AMENDED - - EXTERIOR WALLS.** Subsection R302.1, Exterior walls, of the IRC, is hereby amended by deleting all exceptions and inserting in lieu thereof the following exception:

Subsection R302.1 Exterior walls exception #1 Accessory structures less than 10 feet from a dwelling and/or less than 3 feet from a property line shall be provided with 5/8" "X" fire code sheetrock or equivalent throughout the interior, including the walls and ceiling. Any accessory structure opening(s) in wall(s) parallel to and less than 10' from dwelling unit wall(s) shall be fire rated in accordance with this code.

**155.20 SUBSECTION TABLE R302.6 AMENDED - - DWELLING/GARAGE SEPARATION.** Table R302.6 Dwelling-Garage Separation, of the IRC, is hereby amended by modifying said table as follows:

**Table R302.6, Dwelling/garage separation**

Separation	Material
From the residence & attics – common wall with garage	5/8” “X” fire code sheetrock or equivalent applied to the garage side
From all habitable rooms above the garage	5/8” “X” fire code sheetrock or equivalent – throughout garage
Structures supporting floor/ceiling assemblies used for separation required by this section	5/8” “X” fire code sheetrock or equivalent – throughout garage
Garages located less than 10 feet from a dwelling unit(s) on the same lot	5/8” “X” fire code sheetrock or equivalent – throughout garage

**155.21 SUBSECTION R303.3 AMENDED - - BATHROOMS.** Subsection R303.3, Bathrooms, of the IRC, is hereby amended by deleting said subsection and inserting in lieu thereof the following subsection and also by adding the following exception:

Subsection R303.3 Bathrooms Bathrooms shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

Exception: Toilet rooms containing only a water closet and/or lavatory may be provided with a recirculating fan.

**155.22 SUBSECTION 406.3.4.1 AMENDED - - SEPARATION.** Subsection 406.3.4.1, Dwelling Unit Separation, of the IBC, is hereby amended by deleting subsection and inserting in lieu thereof the following:

Subsection 406.3.4.1 Dwelling Unit Separation The private garage shall be separated from the dwelling unit and its attic area by means of minimum 5/8-inch type “X” fire code gypsum board or equivalent applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch type “X” fire code gypsum board or equivalent throughout. Garages beneath habitable rooms shall be separated by not less than 5/8-inch type “X” fire code gypsum board or equivalent throughout. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8” thick, or doors in compliance with 716.5.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching.

**155.23 SUBSECTION R311.3.2 AMENDED - - FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS.** Subsection R311.3.2, Floor elevations at other exterior doors, of the IRC, is hereby amended by deleting said exception and inserting in lieu thereof the following exception:

Subsection R311.3.2 Floor elevations at other exterior doors exception  
A top landing is not required where a stairway of not more than three risers is located on the exterior side of the door, provided that the door



does not swing over the stairway.

**155.24 SUBSECTION R311.7.5.1 AMENDED - - RISERS.** Subsection R311.7.5.1, Riser height, of the IRC, is hereby amended by adding the following exceptions:

Subsection R311.7.5.1 Riser height exception 3 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 any interior stair where this dimension may deviate by a maximum of 1 inch. In no case shall the risers exceed the maximum height of 7 3/4 inches.

Subsection R311.7.5.1 Profile exception 4 The opening between adjacent treads is not limited on exterior stairs serving individual dwelling units.

**155.25 SUBSECTION R311.7.8.2 ADDITION - - CONTINUITY.** Subsection R311.7.8.2, Continuity, of the IRC, is hereby amended by adding the following exception:

Subsection R311.7. 8.2 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.

**155.26 SUBSECTION R313.1 AMENDED - - 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 2 (two) dwelling units.

**155.27 SUBSECTION R313.2 AMENDED - - ONE- AND TWO-FAMILY DWELLINGS AUTOMATIC FIRE SYSTEMS.** Subsection R313.2 One- and two-family automatic fire sprinkler systems, of the IRC, is hereby amended by adding the following exception:

Subsection R313.2 One- and two-family automatic fire sprinkler systems exception 2 Dwelling units in which the gross square footage of the dwelling space(s), including all floor levels whether finished or unfinished and all basement areas whether finished or unfinished (exclusive of attached garage area), does not exceed 8,000 square feet.

**155.28 SUBSECTION R404.1 AMENDED - - CONCRETE AND MASONRY FOUNDATION WALLS.** Subsection R404.1, Concrete and masonry foundation walls, of the IRC, is hereby amended by adding the following paragraph:

Subsection R404.1 Concrete and masonry foundation walls lateral

support Prior to backfill and prior to a poured in place floor slab to provide bottom lateral support the following may be provided (1) a full depth (minimum 1-1/2") nominal 2" x 4" keyway may be formed into the footings to secure the bottom of the foundation wall - or- (2) 36" long vertical # 4 rebar may be embedded a minimum of 6" into the footings not to exceed 7' o.c. spacing.

**155.29 SUBSECTIONS 1807.1.5.1 AND R404.1.2.2.3 ADDITION - - FOUNDATION WALLS FOR CONVENTIONAL LIGHT FRAME WOOD CONSTRUCTION.** Subsections 1807.1.5.1, Foundation Walls for Conventional Light Frame Wood Construction, of the IBC and R404.1.2.2.3, Foundation Walls for Conventional Light Frame Wood Construction, of the IRC, are hereby established by adding the following subsections and table:

Subsections 1807.1.5.1 and R404.1.2.2.3 Foundation Walls for Conventional Light Frame Wood Construction As an alternate to the requirements of respective codes the following Table 'Foundation Walls for Conventional Light Frame Construction' may be used:

**Table - 'Foundation Walls for Conventional Light Frame Construction'**

Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall) *		Thickness of Foundation Walls		Reinforcement type and placement within Foundation Wall**	Reinforcement type and placement within Foundation Wall** (maximum 12' span between corners and supporting cross walls.)	Type of Mortar
		Concrete	Masonry			
Gross	Net	Concrete	Masonry	Concrete	Masonry	Masonry
8	7' 8"	7 1/2"	8"	1/2" horizontal bars, placement in the middle, and near the top & bottom – 1/2" bars @ 6' max. vertically	0.075 square inch bar 8' o.c. vertically in fully grouted cells. If block is 12" nominal thickness, may be unreinforced.	Type M or S. Grout & Mortar shall meet provisions of Chapter 21 IBC
9	8' 8"	8"	See Chapter 18 IBC	1/2" bars 2' o.c. horizontally & 20" vertically o.c.	See Chapter 18 IBC	Same as above
10	9' 8"	8"	See Chapter 18 IBC	(5/8" bars 2' o.c. horizontally & 30" vertically o.c.)	See Chapter 18 IBC	Same as above
*Concrete floor slab to be nominal 4". If such floor slab is not provided prior to backfill, provide 1) 36" vertical #4 rebar embedded in the footing @ maximum 7' O.C. spacing -and/or- 2) full depth nominal 2" depth x 4" width keyway in footing						
** All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be in center of wall and meet the provisions of 18, 19, and 21 of the International Building Code.						
NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of 2 – 1/2" diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the International Building Code.						
NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved drainage system as prescribed in Section 1805.4 of the International Building Code. Where soils containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils are encountered or where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the wall, a specially designed wall shall be required.						
Note: Foundation plate or sill anchorage may be installed in accordance with the respective codes as applicable.						

**155.30 SECTION R405 ADDITION - - FOUNDATION DRAINAGE.** Section R405, Foundation Drainage, of the IRC, is hereby amended by adding a new subsection as follows:

Subsection R405.3 Sump Pumps Footing drains and drainage systems shall be discharged to a sump pump plumbed to a discharge system separated from the sanitary sewer and in accordance with the standard specifications adopted by the City Council. Exceptions may be granted by the Code Official in accordance with said engineering standards.

**155.31 SUBSECTION R506.2.4 ADDITION - - REINFORCEMENT SUPPORT.** Subsection R506.2.4, of the IRC, Reinforcement support is hereby amended by addition of the following exception:

Subsection R506.2.4 Reinforcement support exception 1 Non-structural slabs

**155.32 SUBSECTION 907.2.11 AMENDED - - SINGLE AND MULTIPLE- STATION SMOKE ALARMS.** Subsection 907.2.11, of the IBC, Single and Multiple-station smoke alarms is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 907.2.11 Single and Multiple-station smoke alarms Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with provisions of this code and the household fire warning equipment provision of NFPA 72. Smoke alarms shall be addressable with sounder bases and tied into the building fire alarm system as a supervisory signal only. Mini horns are not required if notification from a building fire alarm system is through the smoke alarms with sounder bases.

**155.33 SECTION 1008.3.3 AMENDED - - ROOMS AND SPACES.** Section 1008.3.3, Rooms and spaces, of the IBC, is hereby amended by deleting said Item and inserting in lieu thereof the following:

5. Restrooms containing more than one water closet/urinal or that are accessible.

**155.34 SECTION 1010.1.6.1 ADDITION - - DOORS, GATES AND TURNSTILES.** Section 1010.1.6.1, Doors, Gates and Turnstiles, of the IBC, is hereby amended by adding the following subsection:

Subsection 1010.1.6.1 Frost Protection Exterior landings at doors shall be provided with frost protection.

**155.35 SUBSECTION 1030.3 AND R310.3 AMENDED - - (EMERGENCY ESCAPE AND RESCUE) MAXIMUM HEIGHT FROM FLOOR.** Subsection 1029.3, Maximum Height from Floor, of the IBC and R310.3 Maximum Height from Floor, of the IRC, is hereby amended by adding the following exception:

Subsection 1030.3 and R310.3 Maximum Height from Floor exception 1

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.

**155.36 SUBSECTION 1030.4.3 - - WINDOW WELLS.** Subsections 1030.4.3, Window Wells, of the IBC, is hereby amended by adding the following subsection:

Subsections 1030.4.3 Window well drainage All window wells shall be provided with approved drainage.

**155.37 SUBSECTION 1608.2 AMENDED - - GROUND SNOW LOADS.** Subsection 1608.2, Ground Snow Loads, of the IBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Subsection 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.

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

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 flotation, 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 Code 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 Code 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 175.04.350 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.

**155.39 BUILDING PERMITS IN NEW SUBDIVISIONS.** An applicant for a building permit in a subdivision that has been platted after January 1, 2002, shall certify on the application for a building permit whether sewer, water, electricity and natural gas utility services are available at the property line of the lot for which the building permit is sought. If the utility services are not available, a building permit will not be issued by the Building Official until such time as the applicant files a new application certifying that the utility services are available at the property line. In the event, however, both the property owner and builder waive in writing the requirement that sewer, water, electricity and natural gas utility services be available at the property line, the Building Official shall proceed to issue the building permit, if all other requirements are met.

- 2. Repeal. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.
- 3. Effective date. This ordinance shall be effective June 18, 2021, after its final passage and publication as required by law.

Passed by the City Council on the 14<sup>th</sup> day of June 2021 and approved on the 14<sup>th</sup> day of June 2021.

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Bruce Volz, Mayor

ATTEST:

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Wendy Erger, City Clerk