**AN ORDINANCE FOR ADOPTION AND REVISIONS TO THE COLLECTION OF THE INTERNATIONAL BUILDING CODE FAMILY.**

NOW THEREFORE, it is RESOLVED by the City Council for the City of Alleman as follows:

**Section 1.** That a certain document, being marked and designated as the ***International Building Code*, 2018 edition**, as published by the International Code Council, be and is hereby adopted as the Building Codefor 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 are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this resolution.

**Section 2.** The following sections are hereby revised:

Delete Code Section: IBC 502.1

Replace with the following language:

502.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the fire code official, address numbers shall be provided in greater dimension or additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 502.1

Minimum Height and Stroke Width

|  |  |  |  |
| --- | --- | --- | --- |
| Distance from the centerline of the Public Way (ft) | | Minimum Height (inches) | Minimum Stroke Width (inches) |
| Less than 100 | | 4 | ½ |
| 100 | 199 | 6 | ¾ |
| 200 | 299 | 8 | 1 |
| For each additional 100 | | Increase 2 | Increase 1/2 |

Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.

Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

Modify Code Section: IBC 903.4.2

Replace with the following language:

903.4.2 Alarms.

*An approved weatherproof audible device suitable for outdoor use with* 110 candela visual signal shall be connected to every *automatic sprinkler system*. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an *approved* location. Where a fire alarm system is installed, actuation of the *automatic sprinkler system* shall actuate the building fire alarm system.

Insert Code Section: IBC 905.3.9

Language:

905.3.9 Building Footprint and Access

Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code official is authorized to require standpipes to be provided in *approved* locations. Class I manual standpipes shall be allowed.

Modify Code Section: IBC 1008.3.3

Replace with the following language:

1008.3.3 Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all the following areas:

1. Electrical equipment rooms

2. Fire command centers

3. Fire pump rooms

4. Generator rooms

5. Public restrooms that contain more than one water closet/urinal or that are accessible

6. Meeting/conference rooms with an area greater than 400 square feet.

7. Classrooms in an E occupancy with an area greater than 400 square feet.

Modify Code Section: IBC 1009.2

Add Item # 11 with the following language:

11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

Add Code Section: IBC 1010.1.6.1

Insert the following language:

1010.1.6.1 Frost Protection. Landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

Modify Code Section: IBC 1010.1.9.1

Replace with the following language:

1010.1.9.1 Hardware. Door handles, pulls, latches, locks, and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

Insert Code Section: IBC 1013.1.1

Language:

1013.1. 1 Additional Exit Signs. Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

Modify Code Section: IBC 1014.4

Insert item # 6 with the following language:

6. Handrails within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 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.

Add Code Section: IBC 1015.9

Insert the following language:

1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

Insert Code Section: IBC 1028.5.1

Language:

1028.5.1 Hard Surfaces. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

Insert Code Section: IBC 1030.4.3

Language:

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

Modify Code Section: IBC 1301.1

Replace with the following language:

Section 1301.1 Scope. The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in chapter 1 of the currently State adoption of the IECC.

Modify Code Section: IBC 1608.2

Replace with the following language:

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 by code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

**Section 3.** That a certain document, being marked and designated as the **International Residential Code, 2018 edition**, including Appendix Chapters, as published by the International Code Council, be and is hereby adopted as the Residential Code, for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code are hereby referred to, adopted, and made a part hereof, with the additions, insertions, deletions and changes, if any, prescribed in Section 4 of this recommendation.

**Section 4.** The following sections are hereby revised:

Table R301.2 (1) Insert:

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Ground Snow Load | Wind Design | | | | Seismic Design Category | Subject to Damage From | | | Winter Design Temp | Ice Barrier Underlayment required | Flood Hazards | Air Freezing Index | Mean Annual Temp |
| Speed  (mph) | Topographic  effects | Special wind  region | Wind Debris  Zone | Weathering | Frost line Depth | Termite |
| 30 | 115 | - | no | - | A | Sever | 42” | Mod-Heavy | 0 | Required | 3/1984 | 1833 | 48.6 F |

Delete Code Section: IRC 302.13 Fire Protection of Floors.

Delete Exception 2 of Section: IRC 310.1 Do not replace with any other language:

Insert Exception #1 into Code Section: IRC 310.2.2

Add the following language:

Exception

1. A landing may be provided to meet the maximum sill height of forty-four (44) inches above the floor or landing provided. The landing shall be not less than thirty-six (36) inches wide, not less than twelve (12) inches out from the exterior wall, and not more than twenty-four (24) inches in height. The landing shall be permanently affixed to the floor below or the wall under the window it serves.

Modify Code Section: IRC R310.2.4

Replace with the following language:

Section R310.2.4 Emergency escape windows under decks and porches. Emergency escape and rescue openings installed under decks and porches shall be fully openable and provide a path not less than 36 inches (914mm) in height to a yard or court. Cantilever areas of all construction elements shall be regulated in accordance with this section.

Modify Exception to Code Section: IRC R310.6

Replace with the following language:

Exception: New habitable spaces created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

Modify Exception to Code Section: IRC R311.3.2

Replace with the following language:

Exception: A top landing is not required where a stairway of not more than four risers is located on the exterior side of a door, provided the door does not swing over the stairway.

Insert Exception #3 into Code Section: IRC 311.7.5.1

Add to the following language:

Exception

1. The dimension of the top and bottom riser of a stair may vary up to 1-inch (25.4 mm) from the stairway riser dimension; however, in no case shall the riser height exceed seven and three-quarter inches.

Modify/Add Exceptions to Code Section: IRC R311.7.8.2

Add the following exception:

Exception

1. 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.

Modify Code Section: IRC R312.1.1

Replace with the following language and add exception:

R312.1.1 Where required. Guards shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, driveways, sidewalks, patios, and decks that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

Exception: Portions of retaining wall where the horizontal distance between the edge of the walking surface and the face of the wall is greater than 36-inches.

Delete Code Section: IRC 313.1

Replace with the following language:

313.1 Townhomes automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

2. Townhouse structures that contain eight (8) or less dwelling units.

3. Townhouse structures less than eighteen thousand (18,000) square feet floor space, exclusive of any garages.

Delete Code Section: IRC 313.2

Replace with the following language:

313.2 One- and two-family dwelling automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.

2. One-and two-family dwellings containing less than eight thousand (8,000) square feet of floor space, excluding attached garages and other unenclosed areas.

Modify Exception #1 to Code Section: IRC R403.1.4.1

Replace with the following exception:

Exception

1. Detached garages of light frame wood construction with an area of 1024 square feet

or less and located more than 10 feet from a dwelling or attached garage may be provided with a floating slab, where all the following conditions are met:

* 1. The bottom portion of the thickened slab area shall be twelve (12) by twelve

(12) inches with one (1) number four (4) bar placed near the top and bottom of the edge.

1.2 The slab floor shall be not less than four (4) inches thick with one (1) number

four (4) bar placed every two (2) feet on center or in a 6 by 6 mesh.

* 1. The slab pour shall be continuous.

Modify Exception #3 to Code Section: IRC R403.1.4.1

Replace with the following exception:

Exception

3. Decks less than 30" above grade (measured at any point within 36" horizontally to the edge of any side), or decks not supported by a dwelling, shall not require footings that extend below the frost line.

Modify Code Section: IRC R404.1

Replace with the following language:

Section R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. If backfill prior to a poured in place floor slab is desired, one of the following methods to provide bottom lateral support shall be completed: (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’ on center spacing.

Modify Code Section: IRC M1502.4.2

Replace with the following language and exception:

M1502.4.2 Duct installation. Exhaust ducts shall be supported at intervals not to exceed 4 feet, (3658 mm) and shall be secured in place. The insert 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 and shall be mechanically fastened. Ducts shall not be joined with screws or similar fasteners. Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall be of sufficient size to allow the installation of the duct, without changing the configuration of the duct.

Exception: Dryer duct sections that are longer than 4 feet shall be supported minimally every 6 feet.

Add Code Section: IRC R404.1.3.2.3

Insert the following language and Table:

R404.1.3.2.3 Foundation Walls for Conventional Light Frame Wood Construction. Concrete and masonry foundation walls shall be permitted to be designed in accordance with the following Table ‘Foundation Walls for Conventional Light Frame Construction’ may be used:

Table R404.1.3.2.3 - ‘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 |
| Unit | |
| Gross | Net | Concrete | Masonry | Concrete | Masonry | Masonry |
| 8” | 7’ 8” | 7 ½” | 8” | ½” horizontal bars, placement in the middle, and near the top & bottom- ½” 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 and Mortar shall meet provisions of Chapter 21 IBC |
| 9” | 8’ 8” | 8” | See Chapter 18 IBC | ½” bars 2’ o.c. horizontally & 20” vertically o.c. (5/8” bars 2’ o.c. horizontally & 30” vertically o.c. | See Chapter 18 IBC | Same as above |
| 10” | 9’ 8” | 8” | Same as above | Same as above | Same as above | 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 chapters 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 minimum 2 – ½” 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. | | | | | | |

Delete Code Section: IRC G2415.5.2 (404.2)

Replace with the following language:

G2415.2 (404.2) CSST.

Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

**Section 5.** That a certain document, being marked and designated as the ***International Fire Code*, 2018 edition**, published by the International Code Council, be and hereby is adopted as the Fire Codefor regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises. Each and all the regulations, provisions, penalties, conditions, and terms of said Fire Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation.

**Section 6**. That a certain document, being marked, designated, and adopted by the State of Iowa as the **State Electrical Code**, *National Electrical Code*, published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02169-7471, be and is hereby adopted as the Electrical Code**,** for regulating and governing the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of electrical systems as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said electrical code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation.

**Section 7.** That a certain document, being marked and designated, and adopted by the State of Iowa as the ***State Plumbing Code***, the *Uniform Plumbing Code*, as published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, CA 91761-2816, be and is hereby adopted as the Plumbing Code,for regulating and governing the erection, installation, alteration, repair, relocation, replacement, addition to, use, or maintenance of plumbing systems as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation.

**Section 8.** That a certain document, being marked and designated, and adopted by the State of Iowa as the **State Mechanical Code***,* the *International Mechanical Code*, as published by the International Code Council, be and is hereby adopted as the Mechanical Codefor regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems 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 Mechanical Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation.

**Section 9**. That a certain document, being marked and designated, and adopted by the State of Iowa as the **State Energy Code***, the International Energy Conservation Code*, as published by the International Code Council, be and hereby is adopted as the Energy Code for regulating energy conservation requirements for all aspects of energy uses in both commercial and residential construction including heating and ventilating, lighting water heating and power usage for appliances and building systems as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Energy Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation.

**Section 10**. That a certain document, being marked and designated as the ***National Fuel Gas Code*, 2018 edition,** as published by the National Fire Protection Association®, published by the National Fire Protection Association, 1 Batterymarch Park, Quincy, MA 02169-7471, be and is hereby adopted as the Fuel Gas Codefor regulating and governing the installation of fuel gas piping systems, appliances, equipment, and related accessories; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 10 of this resolution.

**Section 11.** The following sections are hereby revised:

Replace with the following language:

5.6.3.4 Corrugated Stainless Steel.Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section 7.13.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

**Section 12.** That a certain document, being marked and designated as the ***International Swimming Pool and Spa Code*, 2018 edition**, published by the International Code Council, be and hereby is adopted as the Swimming Pool and Spa Codefor regulating the requirements for all aspects of swimming pool and spa uses in both commercial and residential construction. Each and all the regulations, provisions, penalties, conditions, and terms of said Swimming Pool and Spa Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation.

**Section 13.** That a certain document, being marked and designated as the ***International Existing Building Code*, 2018 edition**, as published by the International Code Council, be and is hereby adopted as the Existing Building Codefor regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings 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 Existing Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this resolution.

**Section 14.** That a certain document, being marked and designated as the ***International Property Maintenance Code*, 2018 edition**, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Codefor regulating minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation, and fire safety; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this resolution.

**SECTION 15**: Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**SECTION 16:** Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

**SECTION 17:** Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council of the City of (Jurisdiction), Iowa, on this \_\_\_\_\_ day of \_\_\_\_\_\_\_, 2021, and approved this \_\_\_\_\_ day of \_\_\_\_\_\_, 2021.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(NAME), MAYOR

ATTEST:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(NAME), CITY CLERK