

**ORDINANCE NO. 09-4368**

**AN ORDINANCE AMENDING TITLE 17, CHAPTER 1, BUILDING CODE, BY ADOPTING THE INTERNATIONAL BUILDING CODE, 2009 EDITION, AND THE INTERNATIONAL RESIDENTIAL CODE, INCLUDING APPENDIX F RADON CONTROL METHODS, 2009 EDITION, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL AND PROVIDING FOR CERTAIN AMENDMENTS THEREOF; TO PROVIDE FOR THE PROTECTION OF THE HEALTH, WELFARE AND SAFETY OF THE CITIZENS OF IOWA CITY, IOWA.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA:

**SECTION I. PURPOSE.** The purpose of this ordinance is to adopt the 2009 Edition of the International Building Code and International Residential Code as published by the International Code Council and to provide for certain amendments thereof; and to provide for the protection of the health, welfare and safety of the citizens of Iowa City, Iowa, and to provide for its enforcement.

**SECTION II.** Sections 17-1, 17-2, 17-3 and 17-4 of the Iowa City Code are hereby repealed and the following new Sections 17-1, 17-2, 17-3 and 17-4 are enacted in lieu thereof.

**17-1-1: Code Adopted:** Subject to the following amendments, the 2009 edition of the International Building Code (IBC) and 2009 Edition of the International Residential Code (IRC) including Appendix F Radon Control Methods are hereby adopted and shall be known as the Iowa City Building Code or the Building Code. Interpretations of the Building Official may be guided by publications of the International Code Council, Inc. or the International Existing Building Code.

**17-1-2: Interpretation of Building Code provisions:** The provisions of this Code shall be held to be the minimum requirements adopted for the protection of the health, safety and welfare of the citizens of Iowa City. Any higher standards in the state statute or City ordinance shall be applicable.

**17-1-3: Amendments to Code:** The following sections of the 2009 edition of the International Building Code and 2009 edition of the International Residential Code are amended as follows:

**A. Section 101.1 of both the IBC and IRC.** Delete Section 101.1 of both the IBC and IRC and insert in lieu thereof the following:

101.1 Title. These regulations shall be known as the Building Code of Iowa City, hereinafter referred to as "this code."

**B. Section 105.2 of both the IBC and IRC.** Delete Section 105.2 of both the IBC and IRC and insert in lieu thereof the following:

105.2 Work Exempt from Permit. A permit shall not be required for the following:

Building

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 144 square feet provided the structure is not located in a flood hazard area.
2. Fences not over 6 feet (1829 mm) high.
3. Oil derricks
4. Retaining walls which are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.
5. Water tanks supported directly on grade if the capacity does not exceed 5,000 gallons (18 925 L) and the ratio of height to diameter or width does not exceed 2 to 1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and which are not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools which are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Movable cases, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
14. For structures regulated by the IRC the reapplication of shingles and roof sheathing provided less than 50% of the sheathing is replaced and other structural alterations are not required.

15. For structures regulated by the IRC reapplication of siding and windows provided:

- a. Window opening sizes are not altered and conforming rescue and escape windows are present in all sleeping rooms.
- b. Property is not located in a Historic Preservation Overlay Zone, or a Conservation District Overlay Zone, or is not an Iowa City Historic Landmark.

Electrical:

1. Portable motors or other portable appliances energized by means of a cord or cable having an attachment plug end to be connected to an approved receptacle when that cord or cable is permitted by this code.
2. Repair or replacement of fixed motors, transformers or fixed approved appliances of the same type and rating in the same location.
3. Temporary decorative lighting.
4. Repair or replacement of current-carrying parts of any switch, contactor, control device or contact device of the same type and/or rating.
5. Replacement of any over-current device of the required ampacity and interrupt rating in the same location.
6. Repair or replacement of electrodes or transformers of the same size and capacity for signs or gas tube systems.
7. Temporary wiring for experimental purposes in suitable experimental laboratories.
8. The wiring for temporary theater, motion picture or television stage sets.

Gas:

1. Portable heating, cooking or clothes drying *appliances*.
2. Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
3. Portable-fuel-cell *appliances* that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating *appliances*.
2. Portable ventilation *appliances*.
3. Portable cooling units.
4. Steam, hot- or chilled-water piping within any heating or cooling *equipment* regulated by this code.
5. Replacement of any minor part that does not alter approval of *equipment* or make such *equipment* unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell *appliances* that are not connected to a fixed piping system and are not interconnected to a power grid.
9. The replacement of fixed appliances provided however that the replacement appliance is in the same location and has a rating equal to or less than the appliance being replaced, and it is not necessary to remove, replace, alter, or install any additional ductwork or piping.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, suchwork shall be considered as newwork and a *permit* shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.
3. The replacement or removal and reinstallation of any fixture or appliance, provided, however, that the fixture or appliance is installed at the same location and it is not necessary to remove, replace, alter, or install any piping. Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the Code or any other laws or ordinances of this jurisdiction.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in a manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction.

C. Section 105.5 of both the IBC and IRC. Modify Section 105.5 of both the IBC and IRC by adding a sentence to the end as follows:

In no case shall the permit be effective unless the work covered by the permit has a documented inspection every 6 months minimum and is completed within 24 months of the date on which the original permit was issued.

D. Section 105.10 of both the IBC and IRC. Add two new Sections 105.10 and 105.10.1 to the IBC and R105.10 and R105.10.1 to the IRC as follows:

105.10 Demolition permits required. A demolition permit shall be required as follows:

1. For the removal of any building or structure.
2. For the removal of any portion of a building (i.e. porch, porch railing, decorative brackets and trim, dormers, chimneys, etc.) that is located within a Historic Preservation Overlay Zone or a Conservation District Overlay Zone, or is an Iowa City Historic Landmark.

105.10.1 Requirements. The applicant for any demolition permit shall state on the application the proposed disposal plans for all demolition materials. No demolition permit shall be issued until seven (7) working days after the date an application has been properly filed and said demolition permit shall not be effective until applicant has posted the premises to be demolished with a notice to be provided by the City and as directed by the City; provided, however, that accessory buildings as defined in the Iowa City Zoning Ordinance and having no historic significance and dangerous buildings shall be exempt from said notice and waiting requirement.

E. Section 107.3 of the IRC and Section 108.3 of the IBC. Amend Section 107.3 of the IRC and Section 108.3 of the IBC as follows:

107.3 (IRC) 108.3 (IBC) Temporary Power: Replace the "NFPA 70" with "Iowa City Electrical Code".

F. Section 108.2 of the IRC and Section 109.2 of the IBC. Delete Section 108.2 of the IRC and Section 109.2 of the IC and insert in lieu thereof the following:

108.2 (IRC) 109.2 (IBC) Permit Fees and Valuations. The fee for any permit shall be as set forth in the building permit fee schedule as established by resolution of the City Council. The determination of value or valuation 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 shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, site grading, paving, landscaping, elevators, and other permanent equipment. The value to be used in computing the value of construction for reports 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, site grading, paving, landscaping, elevators, fire extinguisher systems and other permanent equipment.

G. Section 108.3 of the IRC and Section 109.3 of the IBC. Delete Section 108.3 of the IRC and Section 109.3 of the IBC and insert in lieu thereof the following:

108.3 (IRC) 109.3 (IBC) Plan Review Fees. When a plan or other data are required to be submitted by Section 106 and the value of the proposed building or work exceeds fifteen thousand dollars (\$15,000), a plan review fee shall be paid before the permit may be issued. Should the project be abandoned and the permit not issued after the plan review has been started, the plan review fee shall still be due and payable. The plan review fee shall be as set forth by resolution of City Council. Plan review fees are separate fees from the permit fee specified in Section 108.2 and are in addition to permit fees.

§ 109.2

H. Section 108.6 of the IRC and Section 109.4 of the IBC. Delete Section 108.6 of the IRC and Section 109.4 of the IBC and insert in lieu thereof the following:

108.6 (IRC) 109.4 (IBC) Work commencing before permit issuance: Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equal to the amount of the permit fee if a permit were issued. This fee shall be collected whether or not a permit is issued. The payment of such fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law. Only the Building Official may reduce this fee when it is demonstrated that an emergency existed that required the work to be done without a permit.

I. Section 108.5 of the IRC: Delete Section 108.5 in the IRC and insert in lieu thereof the following:

R108.5 Refunds: The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee within one hundred eighty (180) days from the date of fee payment.

J. Section 109.6 of the IBC: Delete Section 109.6 in the IBC and insert in lieu thereof the following:

109.6 Refunds: The Building Official may authorize the refunding of any fee paid hereunder which was erroneously paid or collected. The Building Official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee within one hundred eighty (180) days from the date of fee payment.

K. Section 1010.3.5 of the IBC. Delete Section 1010.3.5 in the IBC.

L. Section 112 of the IRC and Section 113 of the IBC. Delete Section 112 of the IRC and Section 113 of the IBC and insert in lieu thereof the following:

Section 112 of the IRC and Section 113 of the IBC Appeals: See Title 17 Chapter 12 Appeals in the City Code.

M. Section 202 of both the IBC and IRC. Add new definition as follows:

Family: See Section 14-9A Zoning Definitions in the City Code.

N. Section 202 of both the IBC and IRC. Add new definition as follows:

Emergency Communications Center. Shall mean the Iowa City Emergency Communications Center unless and until the operation of the Johnson County Joint Emergency Communications Center.

O. Section 202 of the IBC and IRC. Modify definitions as follows: Habitable space: Add a sentence to the end of the definition of habitable space or room to read as follows: Basement areas finished to a degree to encourage their use as anything other than storage or mechanical rooms shall be considered habitable space.

P. Section 202 of the IRC. Delete definition of Accessory Structure and insert in lieu thereof the following:

ACCESSORY STRUCTURE. See Title 17 Chapter 9 Definitions in the City Code.

Q. Table R301.2 (1) of the IRC Modify by inserting data in the table as follows:

Ground Snow Load	Wind	Seismic Design Category	Subject to Damage From		
	Speed (mph)		Weathering	Frost Line Depth	Termite
25	90	A	Severe	42"	Moderate Heavy

Winter Design Temp.	Ice Shield Underlay Required	Flood Hazards		Air Freeze Index	Mean Annual Temp.
		NFIP	Firm Maps		
-5° F	Yes	5-22-77	2-16-07	2000	50° F

R. Section R302.2 of the IRC. Modify by deleting the exception and adding a new exception to read as follows:

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 the underside of the roof sheathing.

Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

S. Section R302.2.4 of the IRC. Delete the 5<sup>th</sup> exception and insert in lieu thereof the following:

5. *Townhouses* separated by a common 2-hour fire-resistance-rated wall as provided in Section R302.2.

T. Section R305.1 of the IRC. Modify by adding a 3<sup>rd</sup> exception as follows:

3. Ceiling height may be reduced to six (6) feet eight (8) inches for main support beams and mechanical ducts provided the prescribed ceiling height is maintained in at least two-thirds ( $\frac{2}{3}$ ) of the room.

U. Section R310.1 of the IRC. Modify by deleting the exception and adding a new exception as follows:

**Exception:** For emergency escape and rescue openings required for the remodeling or finishing of space in an existing basement, the maximum sill height may be measured from an elevated landing not less than 36 inches wide, not less than 18 inches out from the interior finish of 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 window it serves.

V. Section R311.7.2. of the IRC. Modify by adding the number 1 to this exception and adding a second exception as follows:

EXCEPTION 2: Structures that existed prior to 8/28/02 (adoption of the 2000 IRC) shall be allowed 6'-6" headroom.

W. Section R313 of the IRC: Modify by deleting Section R313 and inserting in lieu thereof the following:

Section R313 Fire Protection

Townhouses and One Family and Two Family Occupancies incorporating designed lightweight materials such as trusses or engineered lightweight material (including but not limited to wooden I-Beams, cold-form steel or light gauge bar joist trusses) in the structural floor or ceiling areas, shall protect the floors/ceilings areas with not less than ½ - inch gypsum board with joints taped and fastener heads treated on the underside of the floor/ceiling system.

Exception:

1. If the underside of a floor system is a crawl space where no combustible materials are stored.
2. If the townhouse has an automatic residential fire sprinkler system designed and installed in accordance with Section P2904.
3. If the one family and two family occupancies has an automatic residential fire sprinkler systems shall be designed and installed in accordance with Section P2904 or NFPA 13D.

X. Section R320.2 of the IRC. Add Section R320.2 in the IRC as follows:

R320.2 Accessibility for projects other than those mentioned in Section R320.1.

R 320.2.1 Scope. The provisions of this section are enacted to implement universal design features that provide accessibility, usability and visit-ability for all.

R 320.2.2 Definition. Public funds shall mean funding or assistance from the City of Iowa City or any agent thereof through any of the following means:

1. a building contract or similar contractual agreement involving a City-funded program or fund;
2. any real estate received by the owner through a subsidy, lease, or donation by the City or its agents;
3. preferential tax treatment, bond assistance, mortgage assistance, or similar financial advantages from the City or its agents;
4. disbursement of federal or state construction funds including a Community Development Block Grant; or
5. a City contract to provide funding or a financial benefit for housing.

R320.2.3 Applicability. The amendment applies to new one- and two-family dwellings and is not required for new townhouses, or existing structures for repairs, alterations, change of occupancy or additions unless the square footage of the addition is more than 25% of the existing structure, then, the addition must comply.

Exception: Applies to new townhouses constructed using public funds, ~~must~~.

The minimum usability requirements are as follows:

1. Interior doors: At least one bedroom, one bathroom and all other passage doorway header widths, on the level served by the designed step-less entrance, must be framed to accommodate a minimum 38" clear rough opening. The framing for the doorway width opening may be reduced to accommodate any door size provided public funds are not used in which the minimum door clear opening shall be thirty-two inches (32") when the door is open ninety degrees (90 ), measured between the face of the door and the opposite stop.

Note: A 34" door hung in the standard manner, provides an acceptable 32" opening.

Exception: Doors serving closets twenty-four inches (24") or less in depth.

2. Switch and outlet requirements: All wall switches, controlling light fixtures, fans, all temperature control devices and all receptacles shall be located in an area between fifteen (15) and forty-eight (48) inches above finished floor. The height will be determined by measuring from the finished floor to the center of the device. When the control or receptacle placement is prohibited by the height of the window or design feature, alternative locations may be approved by the building official.

3. Electrical panel requirements: Electrical panels shall be located so that the individual circuit breakers are located between 15" and 54 " above the floor.

4. Sanitation facilities: There must be at least one bathroom containing a shower, water closet (toilet) and lavatory (sink) and either a shower, bathtub, or combination bath/tub located on the level of the dwelling to be accessed by a step-less entrance. The room must be designed in a

manner that will provide a minimum of thirty inches (30") by forty-eight inches (48") clear floor space at the water closet and lavatory. The clear floor space shall not be obstructed by a doorway swing; however, clear floor space at fixtures may overlap if sufficient maneuvering space is provided within the room for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit. Doors may swing into the clear floor space provided at any fixture if the maneuvering space is provided. Maneuvering space may include any knee space or toe space available below bathroom fixtures.

**Exception:**

1. If public funds are not used and a proposed bathroom design shows a shower, bathtub or combination tub/shower can be provided within the room or an adjoining room than the shower or bathtub is not required.

2. The building official may waive this requirement based on the determination that strict compliance is financially impractical.

5. Wall Reinforcement: A bathroom must be provided with wood blocking installed within wall framing to support grab bars as needed. The wood blocking, when measured to the center, will be located between thirty-three inches (33") and thirty-six inches (36") above the finished floor. The wood blocking must be located in all walls adjacent to and behind a toilet, shower, or bathtub.

6. Step-less Entrance: At least one building entrance must be designed, without encroaching into any required parking space, that complies with the Iowa City Building Code standard for an accessible entrance on an accessible route served by a ramp in accordance with section R311.8 or a no-step entrance. The accessible route must extend from a vehicular drop-off, or parking to a building entrance. The entry door must have a minimum net clear opening of thirty-two inches (32").

Note: Iowa City code only requires one parking space for single family dwellings

Exceptions:

1. If public funds are used the step-less entrance must be provided.

2. The building official may waive this requirement based upon the determination that strict compliance is financially or environmentally impractical. Split-level and townhouse style homes may be exempted.

7. Garages: Must be wired for power operated overhead doors.

8. Decks: All exterior decks and patios surfaces adjacent to the level served by the designed step-less entrance must be built within four inches (4") of the dwellings finish floor level or top of threshold whichever is higher.

Y. Section R322 of the IRC. Delete section R322 of the IRC and insert in lieu thereof the following:

**Section R322.** See Title 14 Chapter 5J Flood Plain Management Standards in the City Code.

Z. Section R403.1.4.1 of the IRC. Modify by deleting all exceptions and inserting in lieu thereof the following:

Exceptions:

1. One story detached accessory buildings of wood or steel frame construction not used for human occupancy and not exceeding one thousand (1,000) square feet in floor area may be constructed using slab on grade construction as follows. The slab shall be three and one half inches thick, poured monolithically with thickened perimeter footings extending twelve inches (12") below finish grade and be sixteen inches (16") wide at the base. The top of the foundation shall not be less than six inches (6") above finish grade. Reinforcement of the slab, including the thickened portion, shall be minimum 6x6-10/10 welded wire mesh, #4 deformed reinforcing bars at twenty four inches (24") on center each way or fiber mesh reinforced concrete.

2. One-story wood or metal frame building not used for human occupancy and not over 200 square feet in floor area may be constructed with walls supported on a wood foundation plate or "skids" when approved by the building official.

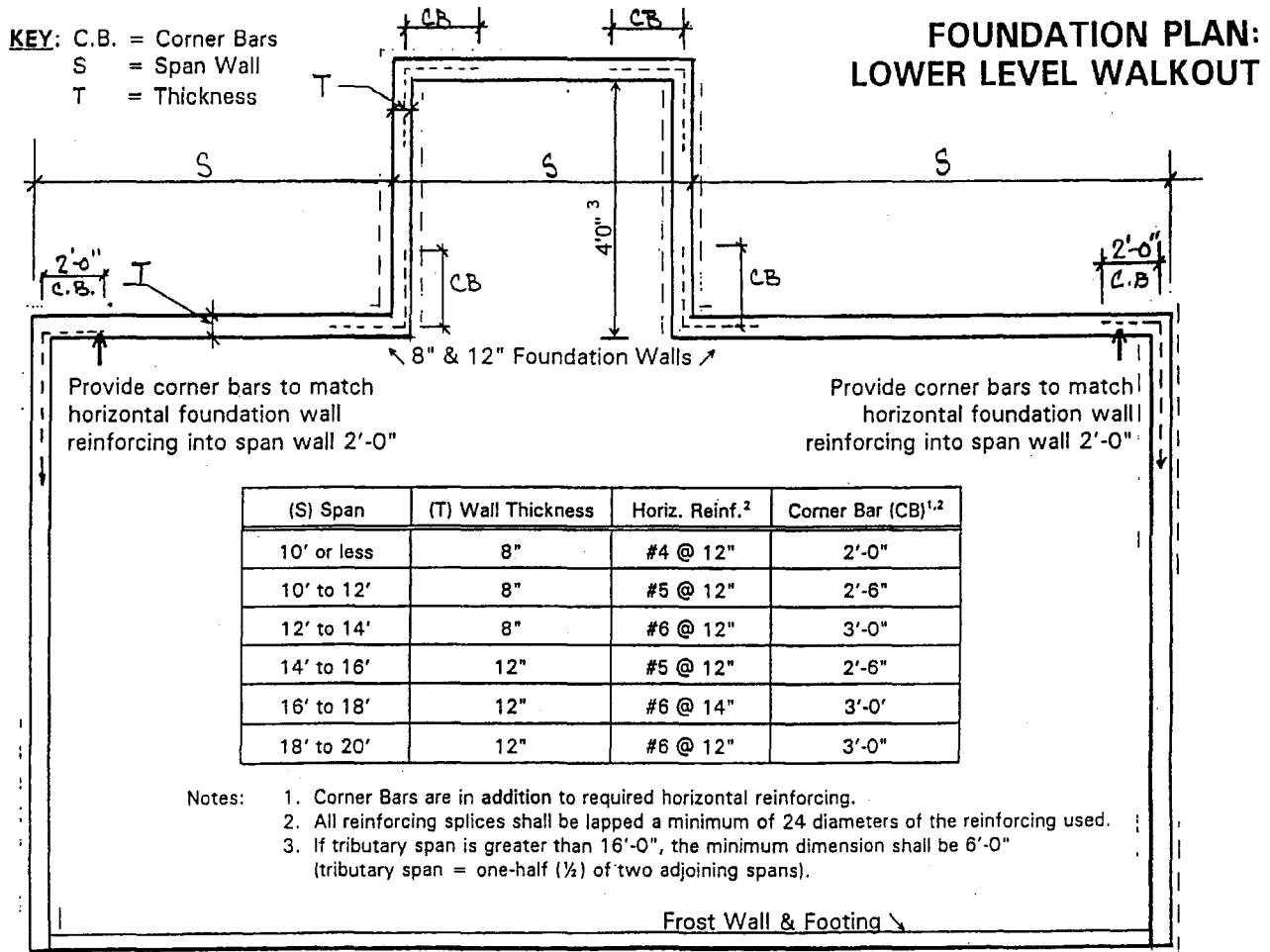
3. Decks not supported by a dwelling need not be provided with footings that extend below the frost line.

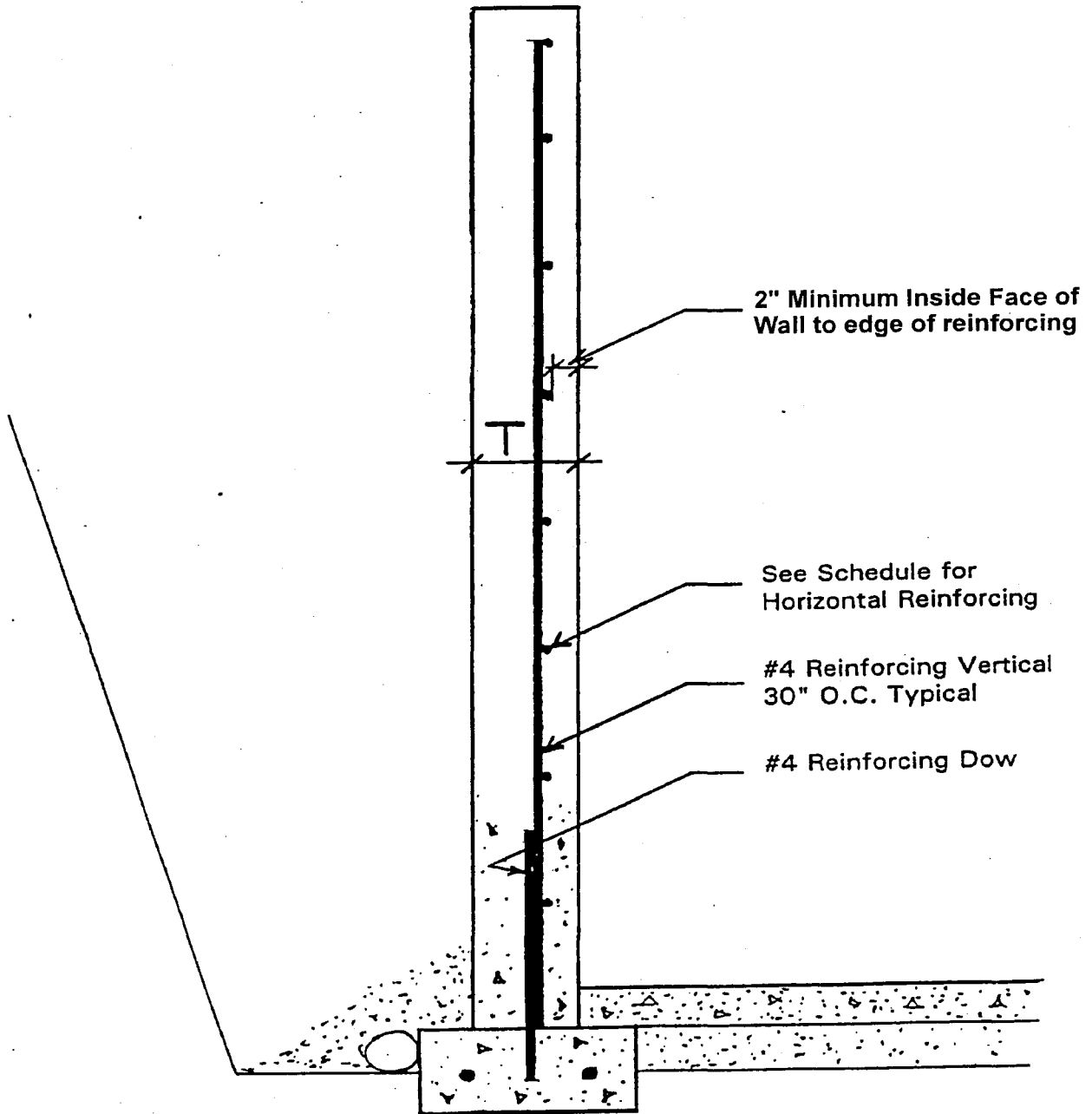
AA. Section R404.1.2 of the IRC. Modify Section R404.1.2 by adding a second paragraph as follows:

Wall thickness may be reduced to eight inches (8") if a minimum of three (3) one-half inch diameter deformed ASTM A615 grade 40 steel bars are placed horizontally at the center of the wall thickness with one bar located within 14" of the top, one bar within 14" of the bottom and one bar located within 14" of the mid-height of the wall provided the wall height does not exceed eight feet (8').

BB. Section R404.1.3 of the IRC. Modify by adding an exception after number 2 as follows:

**EXCEPTION:** Foundation walls with unbalanced lateral forces created by finish grade, i.e. walkout basements which are exempt from the Iowa Architectural Act shall be designed by a licensed structural engineer or constructed in accordance with the table and diagrams as follows:







CC. Section 501.2 of the IBC. Modify by inserting the following after the second sentence:

From 100-199 feet from the street the number shall be a minimum of 6 inches high with a minimum stroke of 0.5 inches. From 200-299 feet from the street the numbers shall be a minimum 8 inches high with a minimum stroke of 0.5 inches. For each additional 100 feet from the street, the number shall increase by an additional 2 inches in height. Measurements to determine the minimum number size shall be measured from the approved address location to the center line of the street for which the premises is addressed.

DD. Section R612.2 of the IRC. Delete Section R612.2 of the IRC.

EE. Section R703.2 of the IRC. Modify by deleting the exception in its entirety.

FF. Section 709.1 of the IBC. Modify by adding an additional numbered sentence as follows:

6. Walls separating dwelling units from other occupancies in the same building.

GG. Section R807.1 of the IRC. Modify by adding a third paragraph as follows:

The opening shall not be located in a closet, bathroom, mechanical room, laundry room, or similar room or location.

HH. Section 903.2.1.2 of the IBC. Delete section 903.2.1.2 and insert in lieu thereof the following:

903.2.1.2 Group A-2

A. New Group A-2 Occupancies. An automatic sprinkler system shall be provided if one of the following conditions exist:

- 1) The fire area exceeds 5,000 square feet; or
- 2) The fire area has an occupant load of 100 or more; or
- 3) The fire area is located on a floor other than the level of exit discharge.

B. Existing Group A-2 Occupancies and Group B Occupancies that existed prior to August 1, 2007.

An automatic sprinkler system shall be provided throughout the A-2 occupancy if one of the following conditions exists:

1) The A-2 occupancy has an occupant load of 299 or more and has an ABDL shall comply by October 1, 2010.

Exemption: Single business occupancies in single story nonabutting buildings; or

2) The A-2 occupancy has an occupant load of 50-298 and is located on a floor other than the level of exit discharge and has an ABDL shall comply by July 1, 2013; or

3) Group B Occupancies located on a floor other than the level of exit discharge and which have an ABDL shall comply by July 1, 2013; or

4) Group A-2 Occupancies with an occupancy load of 100 or more that have an ABDL and are not regulated in B1 or B2 above, provided:

There is a change in business ownership, defined as the sale, transfer, or assignment of any legal or equitable ownership interest, except that the owner may show to the building official's satisfaction that said change in ownership is one of form and not substance.

Exemption: Single business occupancies in single story non-abutting buildings.

II. Section 903.2.1.6 of the IBC. Add a new Section 903.2.1.6 as follows:

Section 903.2.1.6. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as new Group B occupancies with an ABDL or existing group B occupancy with a new (not a renewal) ABDL located on a floor other than the level of exit discharge. The automatic sprinkler system shall be provided throughout the floor area where the new Group B occupancy with an ABDL or where the group B occupancy with a new ABDL is located, and in all floors between the Group B occupancy and the level of exit discharge.

JJ. Section 903.2.2 of the IBC. Delete Section 903.2.2 of the IBC and replace with:

903.2.2 Group B ambulatory health care facilities. An automatic sprinkler system shall be installed throughout all fire areas containing a Group B ambulatory health care facility occupancy.

KK. Section 903.3.5.3 of the IBC. Add a new Section 903.3.5.3 in the IBC to read as follows:

903.3.5.3 Water supply safety margin. Provide a minimum 10%, but not less than 5 psi, safety margin above static pressure in the fire protection system hydraulic calculation.

LL. Section 903.4.2 of the IBC. Delete Section 903.4.2 of the IBC and replace with:

903.4.2. Alarms. An approved weatherproof horn/strobe device shall be mounted directly above the fire department connection between seven (7) and ten (10) feet in height above grade. The water-flow alarm device shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size

installed in the system. Approved and supervised audible visual notification appliances shall be installed on each level of the interior of the building as required by the fire code official and NFPA 72.

MM. Section 903.6 of the IBC. Add a new Section 903.6 to the IBC to read as follows:

903.6 Zones. Automatic sprinkler system zones shall not exceed the area permitted by NFPA 13 or NFPA 13R and shall provide a sprinkler control valve and water flow device for each normally occupied floor.

NN. Section 906.1 of the IBC. Delete the exception without substitution.

OO. Section 906.3 of the IBC. Add a sentence to the end of the section to read as follows:

The minimum size and rating of any required portable fire extinguisher for Class A, Class B, or Class C hazard shall be 5lb. 2-A, 10-B C.

PP. Section 907.2 of the IBC. Delete the section and replace with:

907.2 Where required—new buildings and structures. An approved and addressable fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with 907.6, unless other requirements are provided by another section of this code.

A minimum of one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or water-flow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.

EXCEPTION:

1. The manual fire alarm box is not required for fire alarm systems dedicated to elevator recall control and supervisory service.

QQ. Section 907.2.1 of the IBC. Delete the "exception" in Section 907.2.1 in its entirety and insert in lieu thereof the following exceptions:

EXCEPTION:

1) Except for Group A-2 occupancies with occupant loads of 200 or more, manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system and the alarm notification appliances will activate upon sprinkler water flow.

2) Group A-2. An automatic/manual fire alarm system shall be installed in Group A-2 occupancies with and occupant load of 200 or more. Activation of the fire alarm shall additionally cause:

a. Illumination of the protected premises to not less than 10 foot-candles over the area of the room at a height of 30 inches above the floor; and

b. All conflicting or confusing sounds and visual distraction to automatically stop.

RR. Section 907.2.3 of the IBC. Modify by adding a sentence to the end of the first paragraph as follows:

New and existing educational occupancies shall have a monitored fire alarm system.

SS. Section 907.2.3 of the IBC. Modify by adding a 4<sup>th</sup> exception as follows:

4. Day care occupancies classified as Group E Occupancy shall not require a monitored fire alarm system unless required elsewhere in the code.

TT. Section 907.2.11.2 of the IBC. Modify by adding a fourth location requirement as follows:

4. Supervised smoke alarms shall be installed in all common corridors and at the top and bottom of all stairway enclosures in Groups R-2, R-4 and I-1 occupancies. In corridors, detectors shall be located within fifteen (15) feet of the end of the corridor and in such a way that one detector is located for each thirty (30) feet of corridor length or spaced as allowed by the code.

UU. Section 907.4.2 of the IBC. Modify by adding a sentence to the end of the section to read as follows:

Where in the opinion of the code official manual fire alarm boxes may be used to cause false fire alarms, the code official is authorized to modify the requirements for manual fire alarm boxes.

VV. Section 907.6.3 of the IBC. Modify by deleting the exception and inserting in lieu thereof the following exception:

Exception: Automatic sprinkler system zones shall not exceed the area permitted by NFPA 13 and shall provide a sprinkler control valve and waterflow device for each normally occupied floor.

WW. Section 907.6.3.3 of the IBC. Add a section to read as follows:

Section 907.6.3.3 Zone and address location labeling. Fire alarm and/or annunciator panels shall have all zones and address points plainly and permanently labeled as to their location on the outside of the panel or on an easily readable map of the building.

XX. Section 907.6.5 of the IBC. Modify Section 907.6.5 by adding two sentences to the end as follows:

Each address point identification, shall have an alpha/numeric descriptor location. Alpha/numeric descriptor locations are required to be reported to the Emergency Communications Center upon activation of supervisory and/or alarm conditions as specified by the fire code official.

YY. Section 910.1 of the IBC. Delete exception 2 without substitution.

ZZ. Section 910.3.2.2 of the IBC. Delete Section 910.3.2.2 and replace with:

910.3.2.2 Sprinklered buildings. Where installed in buildings provided with an approved automatic sprinkler system, smoke and heat vents shall be designed to operate automatically by actuation of a heat-responsive device rated at least 100 degrees F (38 degrees C) above the operating temperature of the sprinkler.

Exception: Gravity-operated drop-out vents complying with Section 910.3.2.1.

AAA. Section 910.4.3 of the IBC. Delete section 910.4.3 in its entirety and replace with:

910.4.3 Operation. Mechanical smoke exhaust fans shall be automatically activated by heat detectors having operating characteristics equivalent to those described in Section 910.3.2. Individual manual controls for each fan unit shall also be provided.

BBB. Section 912.6 of the IBC. Add a new section 912.6 to the IBC to read as follows:

912.6 Size. Minimum fire department connection size shall be 2 ½ inch National Standard Thread.

CCC. Section 912.7 of the IBC. Add a new section 912.7 to the IBC to read as follows:

912.7 Water supply. Fire department connections shall be located not more than 100 feet from a hydrant and both the fire department connection and hydrant shall be located on the same side of the fire department access or as approved by the fire code official. ~~(INSERT "wiggly room" language.)~~ →

DDD. Section 1009.2 of the IBC. Modify by adding a third exception as follows:

EXCEPTION:

3. Stairs within individual dwelling units of Residential Group R occupancies that existed prior to 8/28/02 (adoption of the 2000 IRC) are permitted a 78-inch headroom clearance.

EEE. Section 1022.3 of the IBC. Modify Section 1022.3 by adding a fourth unnumbered paragraph as follows: Fire door assemblies in exit enclosures of R-2 occupancies shall also be automatic closing by actuation of a smoke detector.

FFF. Section 1028.2 of the IBC. Modify by deleting the exception and adding two new exceptions as follows:

EXCEPTION:

1) Except for Group A-2, in assembly occupancies where there is no well-defined main exit or where multiple main exits are provided, exits shall be permitted to be distributed around the perimeter of the building provided that the total width of egress is not less than 100 percent of the required width.

2) The main entrance/exit of A-2 occupancies shall be of a width that accommodates not less than two-thirds of the total occupant load.

GGG. Section 1029.1 of the IBC. Modify by deleting the exceptions and inserting in lieu thereof the following:

EXCEPTIONS:

1. The emergency escape and rescue opening is permitted to open onto a balcony within an atrium in accordance with the requirements of Section 404 provided the balcony provides access to an exit and the dwelling unit or sleeping room has a means of egress that is not open to the atrium.

2. High-rise buildings in accordance with Section 403.

3. Emergency escape and rescue openings are not required from basements or sleeping rooms that have an exit door or exit access door that opens directly into a public way or to a yard, court or exterior exit balcony that opens to a public way.

HHH. Section 1029.1.1 of the IBC. Add a new Section 1029.1.1 in the IBC as follows:

1029.1.1 Location. The emergency escape and rescue opening in a non-habitable basement shall be located a reasonable distance from the internal access point. This distance shall not be less than one-half (1/2) of the distance from the bottom of the interior stairs to the most remote exterior wall.

III. Section 1029.3 of the IBC. Modify by adding an exception as follows:

EXCEPTION: For emergency escape and rescue openings required for the remodeling or finishing of space in an existing basement, the maximum sill height may be measured from an elevated landing not less than 36 inches wide, not less than 18 inches out from the interior finish of 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 window it serves.

JJJ. Section 1029.4 of the IBC. Delete Section 1029.4 and insert in lieu thereof the following:

1029.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools, special knowledge or effort. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with Section 1029.2 and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed in existing buildings, smoke alarms shall be installed in accordance with Section 907.2.11 regardless of the valuation of the alteration.

KKK. Section 1029.6 of the IBC. Add a new Section 1029.6 to the IBC to read as follows:

Section 1026.6. Emergency escape windows under decks and porches. Emergency escape windows are allowed to be installed under decks and porches provided the location of the deck allows the emergency escape window to be fully opened and provides a path not less than 36 inches in height to a yard or court.

LLL. Chapter 11 of the IRC. Delete Chapter 11 in its entirety and insert in lieu thereof the following:

Chapter 11 Energy Efficiency, Section N1101. Energy efficiency for the design and construction of building regulated by this code shall be as required by 661-303 of the Iowa State Administrative Code.

MMM. Chapter 11 of the IBC. Delete Chapter 11 in its entirety and insert in lieu thereof the following:

Chapter 11 Accessibility, Section 1101. Buildings or portions of buildings shall be accessible to persons with disabilities as required by 661-302 of the Iowa State Administrative Code.

NNN. Section 1209.2 of the IBC. Modify by adding a second unnumbered paragraph as follows:

1209.2 Attic spaces. The opening shall be located in a corridor, hallway, or other readily accessible location. The opening shall not be located in a closet, bathroom, mechanical room, laundry room, or similar room or location. Attics with a maximum vertical height of less than thirty inches need not be provided with access openings.

OOO. Chapter 13 of the IBC. Delete Chapter 13 in its entirety and insert in lieu thereof the following:

Chapter 13 Energy Efficiency, Section 1301. Energy efficiency for the design and construction of building regulated by this code shall be as required by 661-303 of the Iowa State Administrative Code.

PPP. Section 1403.5 and 1403.6 of the IBC. Delete Sections 1403.5 and 1403.6 of the IBC and insert in lieu thereof the following:

Section 1403.5. See Title 14, Chapter 5, Article J Flood Plain Management Standards in the City Code.

QQQ. Section 1405.13.2 of the IBC. Delete Section 1405.13.2 of the IBC.

RRR. Section 1612 of the IBC. Delete Section 1612 of the IBC and insert in lieu thereof the following:

Section 1612. See Title 14, Chapter 5 Article J Flood Plain Management Standards in the City Code.

SSS. Section G2406.2 (303.3) Prohibited locations of the IRC. Modify by deleting exceptions 3 and 4.

TTT. Section G2415.1 (404.1) Prohibited locations of the IRC. Modify by deleting the last sentence.

UUU. Part VII Plumbing, Chapters 25 through 33 inclusive of the IRC. Delete Part VII Plumbing Chapters 25 through 33 inclusive of the IRC and insert the following:

Part VII Plumbing, Chapter 25

Section P2501 GENERAL

P2501.1 Scope. Plumbing systems shall comply with Title 17, Chapter 2, of the Iowa City Code.

VVV. Chapter 27 of the IBC. Delete Chapter 27 of the IBC and insert the following:

Chapter 27 Electrical

Section 2701.1 Scope. Electrical systems shall comply with Title 17, Chapter 3, of the Iowa City Code.

WWW. Chapter 29 of the IBC. Delete Chapter 29 of the IBC and insert the following:

Chapter 29 Plumbing Systems  
Section 2901.1 Scope. Plumbing systems shall comply with Title 17, Chapter 2, of the Iowa City Code.

XXX. Section 3002.4 of the IBC. Delete Section 3002.4 of the IBC and insert in lieu thereof the following:

3002.4 Elevator car to accommodate ambulance stretcher.

In buildings four or more stories above, or four or more stories below, grade plane, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall not be less than 3 inches (76 mm) high and shall be placed inside on both sides of the hoistway door frame.

YYY. Part VIII Electrical, Chapters 34 through 43 inclusive of the IRC. Delete Part VIII Electrical Chapters 34 through 43 inclusive of the IRC and insert the following:

Part VIII Electrical, Chapter 34

Section E3301 GENERAL

E3401.1 Applicability. Electrical systems shall comply with Title 17, Chapter 3, of the Iowa City Code.

ZZZ. Section 3412.2 of the IBC. Delete the first sentence of Section 3412.2 and insert in lieu thereof the following:

3412.2 Applicability. Structures existing prior to effective date of this ordinance and in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3409.

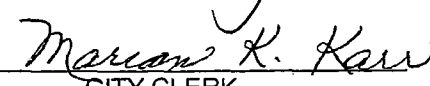
17-1-4: **Penalties for violations:** Violation of this chapter shall be a municipal infraction punishable by a penalty as provided for in subsection 1-4-2D of the City Code.

SECTION III. EFFECTIVE DATE. This Ordinance shall be in effect January 1, 2010, after final passage, approval and publication as provided by law.

Passed and approved this 1st day of December, 2009.

  
MAYOR

ATTEST:

  
CITY CLERK

Approved by

 11-9-09  
City Attorney's Office

It was moved by Wilburn and seconded by Champion that the Ordinance as read be adopted, and upon roll call there were:

AYES: NAYS: ABSENT:

<u>  X  </u>	<u>      </u>	<u>      </u>	Bailey
<u>  X  </u>	<u>      </u>	<u>      </u>	Champion
<u>  X  </u>	<u>      </u>	<u>      </u>	Correia
<u>  X  </u>	<u>      </u>	<u>      </u>	Hayek
<u>  X  </u>	<u>      </u>	<u>      </u>	O'Donnell
<u>  X  </u>	<u>      </u>	<u>      </u>	Wilburn
<u>  X  </u>	<u>      </u>	<u>      </u>	Wright

First Consideration 11/17/2009

Vote for passage: AYES: Champion, Hayek, O'Donnell, Wilburn, Wright, Bailey.  
NAYS: None. ABSENT: Correia.

Second Consideration -----

Vote for passage:

Date published 12/9/2009

Moved by Wilburn, seconded by Wright, that the rule requiring ordinances to be considered as voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, the second consideration and vote be waived and the ordinance be voted upon for final passage at this time. AYES: Wright, Bailey, Champion, Correia, Hayek, O'Donnell, Wilburn. NAYS: None. ABSENT: None.