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City of Hiawatha
Community Development Department

To: Hiawatha City Council **Date:** March 15th, 2018

Purpose: Adoption of the 2018 Model Building Codes and related Chapters

Chapter 97: Use of Public Sewers
*Chapter 155: Hiawatha Building Code
*Chapter 156: Hiawatha Plumbing Code
Chapter 157: Hiawatha Electrical Code
Chapter 158: Hiawatha Mechanical Code
Chapter 159: Appeals Board
Chapter 164: Hiawatha Property Maintenance Code

Review: These changes have been reviewed by the Board of Appeals. The meeting notes have been attached. All recommendations were approved except for the items addressed in the second meeting. These items were not formally approved because there was no quorum to take action.

The City of Hiawatha also hosted a meeting of the building departments from the surrounding area including Cedar Rapids, Linn County and Marion. (Robins was unable to attend) The meeting was held to discuss specific issues of concern regarding uniformity of adoptions. Linn County, Marion and Cedar Rapids are in the process of adopting the new International Codes. We agreed to the same principles of adoption which include minimum amendments to the model codes and minimum changes to our existing standards. A summary table of the critical items has been included in this report.

Description: The City of Hiawatha and surrounding jurisdictions have generally adopted the latest model building codes in order to stay current with the latest technologies, building materials and improved methods. These codes are updated on a three-year basis involving all aspects of the construction industry. The model codes adopted by Hiawatha are internationally recognized and adopted which contributes to uniformity in the industry and convenience to the contractors working across jurisdictional lines.

The model codes are referred to as the International Model Codes developed by the International Code Council (ICC) through a governmental consensus process allowing local code officials to participate. Hiawatha attends the code development hearings on a regular basis. Participation adds to the assurance the codes will be appropriate for our adoption.

Associated chapters of the Hiawatha Codes have also been addressed in this process inclusive of the appeals board (159) and the use of city sewers (97). This is a coordinated adoption with the Fire Code (160).

***Amended:** We have discovered two items which need to be addressed to coordinate our codes with mandated State Building Codes for energy conservation and for plumbing. These are not significant changes but have been added to clarify Hiawatha recognizes these State Codes as equal alternates for construction in Hiawatha. These changes affect Chapter 155: Building Code and Chapter 156: Plumbing Code. The sections are highlighted in the attached amended chapters.

Recommendation: Community Development is recommending approval the proposed code changes which have been approved by the Appeals Board. We are also recommending two additional administrative changes for coordination with the state codes as part of this adoption.

CHAPTER 155

BUILDING CODE

155.01 International Building Code Adopted

155.02 Amendments to the Building Code

155.03 Scope and Administration~~Work Exempt from Permit~~

155.04 Work Exempt from Permit

155.05 Repealed~~Board of Appeals~~

155.06 Repealed~~Expiration~~

155.07 Schedule of Permit Fees

155.08 Valuation

155.09 Reinspection Fees

155.10 Board of Appeals~~Repeal Section - Certificate~~

155.11 Repealed~~Attic, Habitable~~

155.12 Design Criteria

155.13 Repealed~~Exterior Wall Projections~~

155.14 Opening Protection

155.15 Fire Protection of Floors

155.16 Glazing Adjacent to Doors

155.17 Repeal of Section (Window Sills)

155.18 Automatic Fire Sprinkler Systems

155.19 Slab on Grade Foundations~~Smoke Alarms~~

155.20 Swimming Pools and Spas

155.21 Repealed~~Swimming Pools Barrier~~

155.22 Swimming Pool Drainage Systems

155.23 Repealed~~Repeal of Exception "This Door To Remain Unlocked."~~

155.24 Sewer Depth

155.25 Exception (Backwater Valve)

155.26 Subsurface Landscape Irrigation Systems

155.27 Frost Closure

155.28 Repealed~~Slab On Grade Foundations~~

155.29 Foundation Drainage Systems

155.30 Code On File

155.31 Condominium Conversions

155.32 Exterior Storage Containers Prohibited

155.01 INTERNATIONAL BUILDING CODE ADOPTED. Except as hereinafter added to, deleted, modified or amended, there is hereby adopted as the Building Code of the City that certain Building Code known as the *International Building Code*, 2018 ~~2015~~ *Edition including appendix N: Replicable Buildings*, and *International Residential Code, 2018* ~~2015~~ *Edition*, including ~~*International Residential Code,*~~ Appendix F: Passive Radon Gas Controls Methods and Appendix Q: Tiny Houses. This Chapter shall also adopt referenced 2018 Codes listed in Sections 101.4.1 through 101.4.7 as prepared and edited by the International Code Council, Inc., and the provisions of said Building Code shall be controlling in the construction of buildings and other structures and in all matters covered by said Building Code within the corporate limits of the City and shall be known as the Hiawatha Building Code.

155.02 AMENDMENTS TO THE BUILDING CODE. Certain sections and portions of sections of the *International Building Code and International Residential Code* are hereby amended, deleted, modified or added to as more specifically set forth in the following sections of this Chapter.

155.03 **Energy:** Section 104.4.6 of the International Building Code is amended by adding the following.

EXCEPTION: Buildings complying with the Iowa Energy Code as adopted by Iowa Administrative Code 661—303.1(103A) **Scope and applicability of energy conservation requirements:**

155.~~03~~ 04 Scope and Administration: The International Residential Code is hereby amended by Deleting Chapter one and replacing it as follows:

101 The scope, application and administration of the International Residential code shall be in accordance with Chapter one of the International Building Code as adopted and amended herein ~~**WORK EXEMPT FROM PERMIT.** The Hiawatha Building Code is hereby amended by repealing Section R105.2 Building: Exception #1 and #2 of the *International Residential Code* and by replacing said Exceptions with new Exceptions as follows:~~

~~**Building:**~~

~~1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.~~

~~2. The following repairs will be considered maintenance and will not require a building permit.~~

~~a. The replacement of up to two (2) windows, and/or one (1) exterior door within a one-year period when replaced with windows or doors of similar size, style and material, and no structural change is required for the framing of the rough opening for said windows or door.~~

155.~~04~~ 05 WORK EXEMPT FROM PERMIT. The Hiawatha Building Code is hereby amended by replacing ~~deleting~~ Item 2 from Section 105.2 of the *International Building Code* as follows.

2. The replacement of up to two (2) windows, and/or one (1) exterior door within a one-year period when replaced with windows or doors of similar size, style and material, and no structural change is required for the framing of the rough opening for said windows or door.

155.~~05~~ 06 Repealed ~~**BOARD OF APPEALS.** Any appeals arising from any act of the administrative authority in the determination of the suitability of alternate materials and methods of installation or construction and provide reasonable interpretations, and of variances from the Hiawatha Building Code~~

~~shall be heard by the Board of Appeals (hereinafter "Board") as set forth in Chapter 159 of this Code of Ordinances.~~

155.~~06~~ 07 Repealed~~EXPIRATION.~~ ~~The Hiawatha Building Code is hereby amended by adding a new Section 105.5 to the *International Building Code,* and *International Residential Code*, as follows:~~

~~105.5.1 EXPIRATION. Every building permit issued under the provisions of the 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. 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 set forth in Table 1-A SCHEDULE OF FEES as adopted by resolution of the Hiawatha City Council, and provided no changes have been made in plans or location. No permit shall be renewed more than once.~~

155.~~07~~ 08 SCHEDULE OF PERMIT FEES. The Hiawatha Building Code is hereby amended by repealing Section 109.2 of the *International Building Code*~~, and Section R108.2 of the *International Residential Code,*~~ and by replacing said section~~s~~ with a new section as follows:

> **109.2 SCHEDULE OF PERMIT FEES.** On buildings, structures or alterations requiring a permit, a fee for each permit shall be paid as set forth in Table 1-A SCHEDULE OF FEES as adopted by resolution.

155.~~08~~ 09 VALUATION. The Hiawatha Building Code is hereby amended by adding a new Section 109.3.1 to the *International Building Code*~~, and Section R108.3.1 to the *International Residential Code,*~~ as follows:

> **109.3.1 VALUATION.** Valuation for the purpose of establishing permit fees for new construction, additions or alterations to existing buildings shall be determined by the Building Official from the HIAWATHA VALUATION SHEET as adopted by resolution of the City of Hiawatha City Council.

155.~~09~~ 10 REINSPECTION FEES. The Hiawatha Building Code is hereby amended by adding a new Section 109.7 to the *International Building Code*~~, and Section R108.7 to the *International Residential Code,*~~ as follows:

> **109.7 REINSPECTIONS.** A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.
>
> This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection.

Reinspection fees may be assessed when the inspection card is not posted or otherwise available on the work site, the property and building address are not properly posted, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official.

155.~~10~~ 11 BOARD OF APPEALS. Section 113 of the International Building Code shall be replaced as follows:

113. Board of Appeals: Any appeals arising from any act of the administrative authority in the determination of the suitability of alternate materials and methods of installation or construction and provide reasonable interpretations, and of variances from the Hiawatha Building Code shall be heard by the Board of Appeals (hereinafter "Board") as set forth in Chapter 159 of this Code of Ordinances.~~**REPEAL SECTION - CERTIFICATE.** The Hiawatha Building Code is hereby amended by repealing Section 110.3 Number (3) of the *International Residential Code*, and 111.2 Number (3) of the *International Building Code* and leaving said section number (3) blank.~~

155.~~11~~ 12 Repealed~~ATTIC, HABITABLE.~~ ~~The Hiawatha Building Code is hereby amended by repealing the definition of Attic, Habitable in Section 202 of the *International Residential Code*.~~

155.~~12~~ 13 DESIGN CRITERIA. The Hiawatha Building Code is hereby amended by inserting climate and geographical design criteria into Table R301.2 (1) of the *International Residential Code*, as follows:

Ground Snow Load	Wind Speed MPH	Seismic Design Category	Subject to Damage From:				Winter Design Temp	Ice Shield Under Layment Required	Flood Hazards		Air Freezing Index	Mean Annual Temp
			Weathering	Frost Line Depth	Termite	Decay			NFIP Adoption	FIRM Maps		
30 PSF	115~~90~~	A	Severe	42"	Moderate-Heavy	Slight-Moderate	-5 F	Yes	1982	4/5/10	1784	48.9

155.~~13~~ 14 Repealed ~~EXTERIOR WALL PROJECTIONS.~~ ~~The Hiawatha Building Code is hereby amended by deleting footnote b. of Table R302.1(1) and footnote c. of Table R302.1(2) of the *International Residential Code*, and leaving said footnotes blank.~~

155.~~14~~ 15 OPENING PROTECTION. The Hiawatha Building Code is hereby amended by repealing Section R302.5.1 of the *International Residential Code,* and by replacing said section with a new Section R302.5.1 as follows:

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors.

155.~~15~~ 16 FIRE PROTECTION OF FLOORS. The Hiawatha Building Code is hereby amended by repealing Section R302.13 of the *International Residential Code* and leaving said section blank.

155.~~16~~ 17 GLAZING ADJACENT TO DOORS. The Hiawatha Building Code is hereby amended by repealing Sections R308.4.2 of the *International Residential Code,* and by replacing said section with a new Section R308.4.2 as follows:

R308.4.2 Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24 inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the floor or walking surface shall be considered to be a hazardous location.

Exceptions:

1. Decorative glazing.

2. Where there is an intervening wall or other permanent barrier between the door and the glazing.

3. Where access through the door is to a closet or storage area 3 feet or less in depth. Glazing in this application shall comply with Section R308.4.3.

4. Glazing that is adjacent to the fixed panel of patio doors.

155.~~17~~ 18 REPEAL OF SECTION (WINDOW SILLS). The Hiawatha Building Code is hereby amended by repealing Section 1015.8 of the *International Building Code*, and Section 312.2.1 of the *International Residential Code*, and leaving said section blank.

155.~~18~~ 19 AUTOMATIC FIRE SPRINKLER SYSTEMS. The Hiawatha Building Code is hereby amended by repealing Section R313 of the *International Residential Code*, and by replacing said section with a new section as follows:

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed throughout all attached townhouse dwelling units when any of the following conditions exist:

1. The townhouses are constructed in a group of more than four attached units.

2. Any individual townhouse dwelling unit of a structure with four or fewer attached townhouses has a floor area greater than 4000 square feet on any one story or greater than 8000 square feet of total floor area for all stories, excluding non-habitable areas separated from the rest of the building by a minimum of one-hour fire-resistive construction and containing smoke or heat detection interconnected with the dwelling unit smoke detectors.

3. The floor area of the structure, excluding the basement, exceeds 10,000 square feet regardless of fire separations creating separate buildings, fire areas or occupancies.

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

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with NFPA 13D or Section P2904.

R313.2 One-and two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one-and two-family dwellings when the following conditions exist~~s~~:

1. The one-or two-family dwelling has a floor area greater than 4000 square feet on any one story or greater than 8000 square feet of total floor area for all stories, excluding non-habitable areas separated from the rest of the building by a minimum of one-hour fire-resistive construction and

containing smoke or heat detection interconnected with the dwelling unit smoke detectors.

2. The floor area of the structure, excluding the basement, exceeds 10,000 square feet regardless of fire separations creating separate buildings, fire areas or occupancies.

Exception: Two family homes separated as required for a townhouse shall have automatic fire sprinkler requirements as for townhouses.

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing one-and two-family dwellings that do not have an automatic residential fire sprinkler system installed.

R313.2.1 Design and installation. Automatic residential fire sprinkler systems for one- and two-family dwellings shall be designed and installed in accordance with NFPA 13D or Section P2904.

~~**R313.3 Alternative Methods.** Maximum floor area square footages of Sections R 313.1 and R 313.2 may be increased by 25% for buildings or floors containing more than one egress door as specified in Section R311.2 or more than one vertical egress as specified in Section R311.4 or other approved alternate methods of building occupant egress enhancement.~~

155.~~19~~ 20 SLAB ON GRADE FOUNDATIONS. The Hiawatha Building Code is hereby amended by deleting exceptions #1 and #2 in Section R403.1.4.1 of the *International Residential Code*, and replacing them with exception #1 as follows: Exception #3 to remain unchanged.

Exception:

1. Protection of freestanding accessory structures with an eave height of 10 feet or less shall not be required. ~~**SMOKE ALARMS.** The Hiawatha Building Code is hereby amended by repealing Section R314.3 number (4) and Section R314.3.1 of the *International Residential Code* and leaving said sections blank.~~

155.~~20~~ 21 SWIMMING POOLS AND SPAS. The Hiawatha Building Code is hereby amended by repealing Section 3109 of the *International Building Code* and by replacing said section with a new Section 3109 as follows:

SECTION 3109

SWIMMING POOLS AND SPAS

3109.1 General. The design and construction of pools and spas shall comply with the *International Swimming Pool and Spa Code, 2018~~2015~~ Edition* as amended herein.

155.~~21~~ 22 Repealed ~~**SWIMMING POOLS BARRIER**. The Hiawatha Building Code is hereby amended by repealing Section 305.1 Exception 2 of the *International Swimming Pool and Spa Code* and leaving said exception blank.~~

155.~~22~~ 23 SWIMMING POOL DRAINAGE SYSTEMS. Section 320.1 of the International Swimming Pool and Spa Code shall be amended as follows:

320.1 Backwash water and Draining water: Backwash water and draining water shall be discharged to the sanitary or storm sewer, or in an approved disposal system on the premise, or shall be disposed of by other means approved by the state or local authority. Direct connection shall not be made between the end of the backwash line and the disposal system. Drains shall discharge through an air gap. ~~Swimming pools shall be designed and constructed so as to provide for appropriate drainage of water resulting from overfilling, draining, and maintenance operations.~~ The site plan for a proposed swimming pool shall indicate where pool drainage is to be directed in such a manner that:

_____1. Swimming pool drainage water shall be directed away from any structure foundation.

_____2. Ponding of surface water shall be avoided.

_____3. Swimming pool drainage water shall be de-chlorinated before being directed to available drainage tile or storm sewer systems. If the swimming pool water is not de-chlorinated, it must be directed to the sanitary sewer at a controlled flow rate approved by the City. Please Note: Discharge of chlorinated water to the storm water system would be a violation of the EPA Storm Water Discharge Regulations and could result in a Municipal Infraction for an illicit discharge.

_____4. Surface water shall not be discharged to any adjacent private property except upon drainage easements or established waterways shall not be altered so that upstream water flow is adversely affected.

_____5. Water flow shall be controlled to avoid excessive volume or velocity which could cause soil erosion or create other possible hazards.

_____6. Final graded lots shall comply with the grading plan and any terms of the memorandum of agreement for the approved subdivision.

155.~~23~~ 24 Repealed~~REPEAL OF EXCEPTION "THIS DOOR TO REMAIN UNLOCKED."~~ ~~The Hiawatha Building Code is hereby amended by repealing Section 1010.1.9.3, Exception #2 of the *International Building Code*, and leaving this section blank.~~

155.~~24~~ 25 SEWER DEPTH. The Hiawatha Building Code is hereby amended by repealing Section P2603.5.1 of the *International Residential Code* and leaving said section blank.

155.~~25~~ 26 EXCEPTION (BACKWATER VALVE). The Hiawatha Building Code is hereby amended by adding a new exception to Section P3008.1 of the *International Residential Code* as follows:

> EXCEPTION: The requirements of this Section shall apply only at locations determined necessary by the City Engineer based on local conditions.

155.~~26~~ 27 SUBSURFACE LANDSCAPE IRRIGATION SYSTEMS. The Hiawatha Building Code is hereby amended by deleting Section P3009.1 from the *International Residential Code* and inserting in lieu thereof the following:

> **P3009.1** Scope. The provisions of this Section shall be optional and for information only of the materials, design, construction and installation of subsurface landscape irrigation systems connected to nonpotable water from on-site water reuse systems.

155.~~27~~ 28 FROST CLOSURE. The Hiawatha Building Code is hereby amended by deleting Section P3103.2 from the *International Residential Code* and inserting in lieu thereof the following:

> **P3103.2 Frost Closure.** Where the 97.5-percent value for outside design temperature is 0ºF or less, every vent extension through a roof or wall shall be not less than 3 inches in diameter. Any increase in the size of the vent shall be made inside the structure at a point not less than 1 foot below the roof or inside the wall.

155.~~28~~ 29 Repealed~~SLAB ON GRADE FOUNDATIONS.~~ ~~The Hiawatha Building Code is hereby amended by deleting exceptions #1 and #2 in Section R403.1.4.1 of the *International Residential Code*, and replacing them with exception #1 as follows: Exception #3 to remain unchanged.~~

~~Exception:~~

~~1. Protection of freestanding accessory structures with an eave height of 10 feet or less shall not be required.~~

155.~~29~~ 30 FOUNDATION DRAINAGE SYSTEMS. The Hiawatha Building Code is hereby amended by ~~repealing~~ adding a new Section 1805.4.4~~3~~ of the *International Building Code* and by ~~replacing said section with a new Section 1805.4.3 and~~ adding ~~a~~ new Sections R405.3 and P3302.2 ~~R401.3.1~~ to the *International Residential Code*, respectively, as follows:

> **1805.4.4~~3~~/R405.3 & P3302.2~~R401.3.1~~ DRAINAGE DISCHARGES.** Sub-soil foundation drains shall also discharge in accordance with Hiawatha Code Section 97.02 ~~The floor~~

~~base and foundation perimeter drain shall discharge by gravity or mechanical means into an approved drainage system that complies with the following:~~

~~(A) Sump pit located inside building. Exception: Sump pit may be omitted if drainage tile can be designed with natural fall and drain on same property if approved by the Building Official.~~

~~(B) For each sump pit installed a pump discharge pipe shall be provided running continuous from a point directly outside the sump pit to the City storm sewer or other approved discharge location.~~

~~(C) Pump discharge pipe shall be installed as per the requirements of the City of Hiawatha Plumbing Code with connections to City storm sewer as per City of Hiawatha Engineering Specifications.~~

~~(D) Installation of sump pump is~~if ~~one is found by the Building Official to be necessary. It shall be equipped to automatically provide for discharge of sump pit water outside the basement wall and above grade and/or approved by the City Engineer.~~

~~FPN: A sump pump will be considered to be necessary if water inside the sump pit will not recede to a level four inches or more below the lowest basement floor surface by gravity or absorption into the earth within a reasonable period of time.~~

~~(E) The outlet line from the sump pump shall discharge a minimum of two (2) feet from the outside foundation wall and/or be approved by City Engineer.~~

~~(F) Where ground water conditions warrant, the Building Official may require additional drain tile as he/she deems necessary.~~

155.~~30~~ 31 CODE ON FILE. An official copy of the Hiawatha Building Code hereby adopted, including a certificate by the Clerk as to its adoption and the effective date thereof, shall be on file in the Office of the Clerk in City Hall and shall be kept there on file, and copies shall be available for public inspection. Copies of this chapter shall be available in the Building Department Office. A copy of the Hiawatha Building Code hereby adopted shall also be placed in the collection of the Hiawatha Public Library for public reference.

155.~~31~~ 32 CONDOMINIUM CONVERSIONS. For the purposes of condominium conversion, structures built prior to April 25, 2000 and thereafter converted to a horizontal property regime (condominium) are not required to be updated to comply with the building code in effect at the time of the conversion, except the following building code provisions shall be complied with:

- Fire Protection Systems
- Means of Egress

- Structural and Life-Safety concerns specifically noted

The Building Official may waive compliance with any or all of the above exceptions where he determines compliance to be unduly burdensome or not practical or reasonable given the nature of the structure.

155.~~32~~ 33 EXTERIOR STORAGE CONTAINERS PROHIBITED. (Repealed by Ordinance No. 856 – Jun. 16 Supp.)

(Ch. 155 - Ord. 825 – Apr. 15 Supp.)