

ORDINANCE No. 192

AN ORDINANCE PROVIDING FOR THE ADOPTION OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION, INCLUDING APPENDIX K; ADOPTION OF THE INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION, INCLUDING APPENDIX F AND APPENDIX J; AND PROVIDING FOR CERTAIN AMENDMENTS TO THOSE CODES; ADOPTION OF THE STATE ELECTRICAL CODE (IOWA CODE § 103.6(1)(A)); ADOPTION OF THE STATE PLUMBING AND MECHANICAL CODES (IOWA CODE § 105.4(1)(A)); AND REPELAING ORDINANCE 147.

**WHEREAS**, the City of University Heights' current Building Code is the 2003 edition of the International Building Code (IBC) and the International Residential Code (IRC), and the City should adopt the 2015 editions of those Codes; and

**WHEREAS**, for purposes of uniformity throughout the State, the State Code has been amended to require all local jurisdictions to adopt the State Plumbing and Mechanical Codes by December 31, 2016; and

**WHEREAS**, the Fuel Gas Code is contained in the State Plumbing Code; and

**WHEREAS**, for uniformity in the greater Johnson County area, the City should adopt the State Electrical Code; and

**WHEREAS**, the purpose of this Ordinance to provide for the protection of the health, welfare and safety of the residents of University Heights,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY UNIVERSITY HEIGHTS as follows:**

Section I.

- (A) Codes Adopted: Subject to the following amendments, the 2015 Edition of the International Building Code (IBC), including Appendix K, Electrical Administrative Process, and the 2015 Edition of the International Residential Code (IRC) including Appendix F, Radon Control Methods, and Appendix J, Existing Buildings And Structures, are adopted.
- (B) Additionally, the City further adopts Iowa Code § 103.6(1)(a) (the Iowa State Electrical Code), Iowa Code § 105.4(1)(a) (the Iowa State Mechanical Code), and Iowa Code § 105.4(1)(a) (the Iowa State Plumbing Code).
- (C) Collectively, these Codes shall be known and may be identified, in this Ordinance and elsewhere, as "the

City of University Heights Building Code" or the "Building Code" or "this Code". Interpretations of the University Heights Building Official may be guided by publications of the International Code Council, Inc., and/or the International Existing Building Code, or by such other and further professional and regulatory publications and information as the Building Official in the Official's reasonable discretion deems prudent and appropriate.

(D) Interpretation of Building Code provisions: The provisions of the Building Code shall be held to be the minimum requirements adopted for the protection of the health, safety and welfare of the residents of the City of University Heights. Any higher standards in the Iowa Code or City Ordinances shall be applicable.

(E) Amendments to Code: The following sections of the 2015 Edition of the International Building Code and 2015 Edition of the International Residential Code are amended as follows:

**(1) 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 City of University Heights, hereinafter sometimes referred to as "this Code."

**(2) 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 that 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:
  - a. Less than 50% of the structural sheathing is replaced and other structural alterations are not required.

Note: Applying solid sheathing over

space sheathing is not considered structural sheathing.

15. For structures regulated by the IRC replacing windows provided:
  - a. Replacement window(s) is in compliance with Appendix J.
16. For structures regulated by the IRC replacing exterior doors, including garage doors, provided:
  - a. Replacement door(s) is in compliance with Appendix J.

Note: screen and storm doors do not require a permit regardless of the location.

**(3) 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 non-emergency 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.

**(4) 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.

**(5) 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.

**(6) 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, such work shall be considered as new work 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 a manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction.

**(7) 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.

**(8) Section 105.8 of the IBC and R105.10 of the IRC.** Add two new Sections 105.8 and 105.8.1 to the IBC and R105.10 and R105.10.1 to the IRC as follows:

105.8(IBC) R105.10(IRC) 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.)

105.8.1(IBC) and R105.10.1 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 City of University Heights Zoning Ordinance and dangerous buildings shall be exempt from said notice and waiting requirement.

**(9) Section 105.9 of the IBC and R105.11 of the IRC.** Add two new Sections 105.9 to the IBC and R105.11 to the IRC as follows:

105.9 (IBC) and R105.11 (IRC) Permittee:

1. An electrical, plumbing or mechanical permit may be issued to any person holding a valid master license for the respective trade as described in Section 17-11-1 E of the City of University Heights Code, or to any company who employs a duly licensed master in the respective trade on a full-time basis who supervises the work of the apprentice and or journeymen during the company's normal business hours.
2. An electrical, plumbing or mechanical permit may be issued to the owner of an existing owner-occupied single-family dwelling, pursuant to a valid certificate of occupancy and used exclusively for residential purposes, to do any electrical work in connection with said dwelling and accessory buildings. The owner must personally purchase all material and perform all labor in connection with the permit.

**(10) Section 105.10 of the IBC and R105.12 of the IRC.** Add two new Sections 105.10 to the IBC and R105.12 to the IRC as follows:

105.10 (IBC) and R105.12 (IRC) Insurance:

Before any permit to perform electrical or plumbing work may be issued, the applicant shall have on file with the building official a copy of a certificate of

insurance stating the liability amounts of no less than three hundred thousand dollars (\$300,000.00) property damage and five hundred thousand dollars (\$500,000.00) bodily injury. The city shall be named as additional insured. The policy shall also provide for at least ten (10) days' notice by the insurer to the city of termination of the policy by the insured or insurer. Electrical permits issued under sections 105.9 (IBC) and R105.11 (ICR) 2 and 3 shall be exempted from this insurance requirement.

**(11) Section R107.3 of the IRC and Section 108.3 of the IBC.**

Amend Section R107.3 of the IRC and Section 108.3 of the IBC as follows:

R107.3 (IRC) 108.3 (IBC) Temporary Power: Replace the "NFPA 70" with "Iowa State Electrical Code."

**(12) Section R108.2 of the IRC and Section 109.2 of the IBC.**

Delete Section R108.2 of the IRC and Section 109.2 of the IBC and insert in lieu thereof the following:

**R108.2** (IRC) 109.2 (IBC) Permit Fees and Valuations. The fee for any permit shall be as set forth in the 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.

**(13) Section R108. 5 of the IRC and Section 109.6 of the IBC:**

Delete Section R108.5 in the IRC and Section 109.6 of the IBC and insert in lieu thereof the following:

R108.5 (IRC) 109.6 IBC 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.

**(14) Section R108.6 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:

R108.6 (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 plus a penalty of twice the amount of the permit. 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.

**(15) Section 202 of both the IBC and IRC.** Add new definition as follows:

Authority Having Jurisdiction. The organization, office, or individual responsible for approving equipment, materials, an installation, or a procedure.

**(16) Section 202 of both the IBC and IRC.** Add new definition as follows:

Chief Electrical Inspector. A building inspector who either is the authority having jurisdiction or is designated by the authority having jurisdiction and is responsible for administering the requirements of this Code.

**(17) Section 202 of both the IBC and IRC.** Add new definition as follows:

Electrical Inspector. A building inspector authorized to perform electrical inspections.

**(18) Section 202 of both the IBC and IRC.** Add new definition as follows:

Emergency Communications Center. Shall mean the Johnson County Emergency Communications Center.

**(19) 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.

**(20) Section R202 of the IRC.** Delete definition of Accessory Structure and insert in lieu thereof the following: ACCESSORY STRUCTURE. See Zoning Definitions in the City Code.

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

Gr ou nd S n o w L o a d	Wind Design		Sei smi c Des ign Cat ego ry	Subject to Damage From			Wi nt er De si gn Te mp	Ice- Barr ier Unde rlay ment Requ ired	Flood Hazards		Air Fre ezi ng Ind ex	Me an An nu al Te mp
	Sp ee d (m ph )	Topograp hic effects, Special wind region, or Wind- borne debris zone		Weat heri ng	Fr os t li ne de pt h	Ter mit e			NF IP	FI RM Ma ps		
25	11 5	No	A	Seve re	42 "	Mod era te Hea vy	- 5° F	Yes	5/ 22 /7 7	2/ 16 /0 7	200 0	50 °F

**(22) Section R302.5.1 of the IRC.** Delete Section R302.5.1 of the IRC and insert in lieu thereof the following:

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 (35 mm) in thickness,

solid or honeycombcore steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

**(23) Section R302.13 of the IRC.** Delete Section R302.13 of the IRC entirely.

**(24) Section R304.1 of the IRC.** Delete Section R304.1 of the IRC and insert in lieu thereof the following:

R304.1 Minimum area. Habitable rooms shall have a floor area of not less than 70 square feet.

Exception: Kitchens.

**(25) Section R310.6 of the IRC.** Delete Section R310.6 in the IRC and insert in lieu thereof the following:

R310.6 Alterations or repairs of basements in structures built after May 10, 1989. An emergency escape and rescue opening is not required where existing basements undergo alterations or repairs.

Alterations or repairs in structures built prior to May 10, 1989 shall conform to Appendix J Section AJ102.4 Replacement windows.

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

**(26) Section R312.2 of the IRC and 1015.8 of the IBC.** Delete Section R312.2 of the IRC and 1015.8 of the IBC entirely.

**(27) Section R313 of the IRC:** Delete Section R313 of the IRC entirely.

**(28) 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.

R320.2.2 Definition. Public funds shall mean funding or assistance from the City of University Heights 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, accessory apartments 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.

The minimum usability requirements are as follows:

**1. Step-less Entrance:** At least one building entrance must be designed, without encroaching into any required parking space, that complies with the City of University Heights 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").

**Exception:**

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.

**2. Interior doors:** At least one bedroom and one bathroom (if either are provided) 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.

**Exception:**

1. If public funds are used 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.
2. Doors serving closets twenty-four inches (24") or less in depth need not be framed to 38" clear opening width.

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

**3. Sanitation facilities:** There must be at least one bathroom containing a water closet (toilet) and lavatory (sink) on the level of the dwelling to be accessed by the designed step-less entrance. The room shall have a minimum thirty inches (30") by forty-eight inches (48") clear floor space at the water closet and lavatory. The clear floor space can be shared by both fixtures. The clear floor space shall not be obstructed by a doorway swing.

The plans must show a shower, bathtub or combination tub/shower can be provided within the room or an adjoining room without removing part of the concrete floor to provide necessary plumbing to the future plumbing fixture(s).

**Exception:**

1. If public funds are used a shower, bathtub or combination tub/shower shall be provided within the room.
2. Doors may swing into the clear floor space provided at any fixture 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. Maneuvering space may include any knee space or toe space available below bathroom fixtures.
3. The building official may waive this requirement based on the determination that strict compliance is financially impractical.

**4. 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.

**Exception:** Backing is not required behind pre-manufactured showers and bathtubs.

**5. 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. Decks shall be a minimum 50% the size of a patio that is served by level served by the designed step-less entrance.

**6. 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.

**7. Electrical panel requirements:** Electrical panels on the level of the dwelling to be accessed by the designed step-less entrance shall be located so that the individual circuit breakers are located between 15" and 54 " above the floor.

**8. Garages:** Must be wired for power operated overhead

**(29) Section R326 of the IRC.** Delete Section R326 of the IRC entirely.

**(30) 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 twelve inches (12") 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.

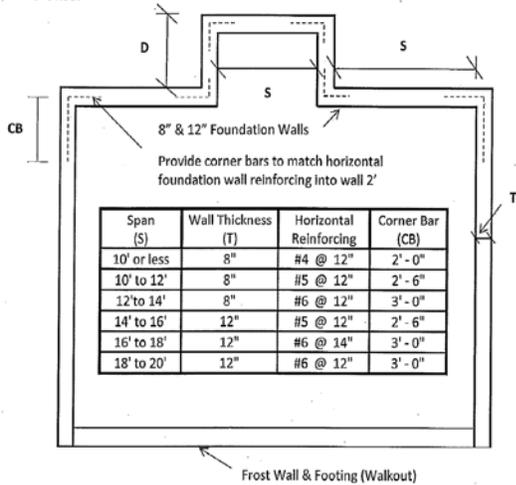
2. One-story wood or metal frame building not used for human occupancy and not over 200 square feet in floor area may be constructed with walls supported on a wood foundation plate or "skids" when approved by the building official.
3. Decks not supported by the structure need not be provided with footings that extend below the frost line.

**(31) Section R404.1.1 of the IRC:** Amend Section R404.1.1 of the IRC 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 R404.1.1(5) and diagram as follows:

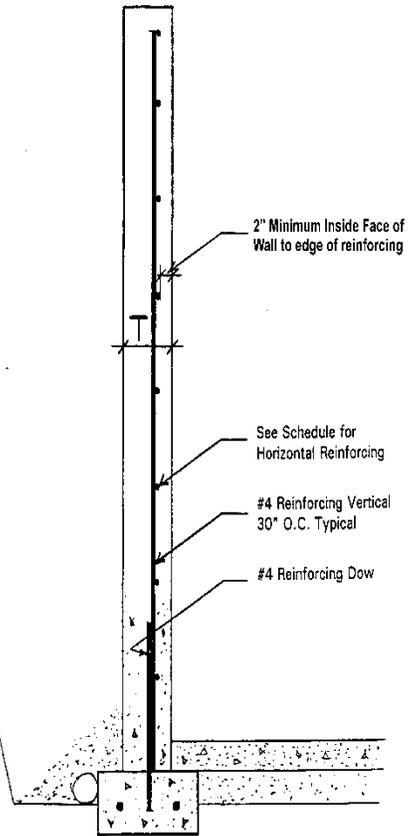
Table R401.1.1(5)

CB = Corner Bars  
 S = Span of Wall  
 T = Thickness  
 D = 4' Offset



Notes:

1. Corner Bars are required in addition to horizontal reinforcing.
2. All Corner Bar reinforcing splices shall be lapped a minimum of 24".
3. If span (S) is greater than 16', the minimum dimension of (D) shall be 6'.



**(32) Section R404.1.3 of the IRC.** Modify Section R404.1.3 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').

**(33) Section 423.4 of the IBC.** Delete Section 423.4 in its entirety and insert in lieu thereof the following:

**Group E occupancies.** In areas where the shelter design wind speed for tornados is 250 MPH in accordance with Figure 304.2(1) of ICC 500, all new Group E occupancies shall have a storm shelter constructed in accordance with ICC 500. The shelter shall be capable of housing the total occupant load of the Group E occupancy or as required by 661-301 of the Iowa State Building Code, whichever is more restrictive.

**Exceptions:**

1. Group E day care facilities.
2. Group E occupancies accessory to places of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500.
4. Portable buildings.

**(34) Section 501.2 of the IBC (F)**. 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.

**(35) Section R703.2 of the IRC**. Modify by deleting the last sentence in the paragraph.

**(36) Section R807.1 of the IRC**. Modify by adding a sentence at the end of the second paragraph as follows:

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

**(37) Section 903.2.2 of the IBC (F)**. 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.

**(38) Section 903.3.5.3 of the IBC (F)**. 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.

**(39) Section 903.4.2 of the IBC (F)**. 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.

**(40) Section 903.6 of the IBC (F).** 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.

**(41) Section 906.1 of the IBC (F).** Delete the exception without substitution.

**(42) Section 906.3 of the IBC (F).** Add a sentence to the end of the section to read as follows:

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

**(43) Section 907.2 of the IBC (F).** 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 907.5, 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.

**(44) Section 907.2.1 of the IBC (F).** 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.

**(45) Section 907.2.3 of the IBC (F).** 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.

**(46) Section 907.2.3 of the IBC (F).** Modify by adding a <sup>1</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.

**(47) 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 1-1 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.

**(48) 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.

**(49) Section 907.6.4 of the IBC (F).** 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.

**(50) Section 907.6.4.3 of the IBC (F).** Add a section to read as follows:

Section 907.6.4.3 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.

**(51) Section 907.6.6 of the IBC (F).** Modify Section 907.6.6 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.

**(52) Section 910.2 of the IBC (F).** Delete exception 2 without substitution.

**(53) Section 910.3.2.2 of the IBC (F).** 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.

**(54) Section 912.6 of the IBC (F)**. Add a new section 912.6 to the IBC to read as follows:

912.6 Size. Minimum fire department connection size shall be 2 1/2 inch National Standard Thread.

**(55) Section 912.7 of the IBC (F)**. 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.

**(56) Section 1011.3 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 (6'-6") headroom clearance.

**(57) 1015.8 of the IBC**. Delete Section 1015.8 of the IBC entirely.

**(58) Section 1023.4 of the IBC**. Modify Section 1023.4 by adding a fourth unnumbered paragraph as follows:

Fire door assemblies that provide access to a non-pressurized interior exit of R-2 occupancies shall also be automatic closing by actuation of a smoke detector.

**(59) Section 1029.2 of the IBC (F)**. Modify by 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.

**(60) Section 1030.1 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. Regardless of what Tables 1006.3.2(1) and 1006.3.2(2) allow, all group R-2 occupancies other than hotels and motels must be provided with emergency escape & rescue openings.
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.

**(61) Section 1030.3 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.

**(62) Section 1030.6 of the IBC.** Add a new Section 1030.6 to the IBC to read as follows:

Section 1030.6. 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.

**(63) 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.

**(64) 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.

**(65) 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.

**(66) 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.

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

**(68) Section G2415.3 (404.3) of the IRC.** Prohibited locations of the IRC. . Modify by deleting the last sentence.

**(69) 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 the Iowa State Plumbing Code.  
Administrative Provisions. The Plumbing Code shall be administered in accordance with

administrative provisions in chapter 1 of this Code as amended.

**(70) 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 the Iowa State Electrical Code.

Administrative Provisions. The Electrical Code shall be administered in accordance with administrative provisions in chapter 1 of this Code as amended and Appendix K as amended.

**(71) Chapter 28 of the IBC.** Delete chapter 28 of the IBC and insert the following:

Chapter 28 Mechanical Systems

Section 2801.1 Scope. Mechanical systems shall comply the Iowa State Mechanical Code with the following amendments:

Administrative Provisions. The Mechanical Code shall be administered in accordance with administrative provisions in chapter 1 of this Code as amended.

Commercial Kitchen Hood Exhaust Termination:

In addition to the Code requirements for commercial kitchen hood exhaust terminations locations, the following shall apply:

For new construction, change in occupancy or change in use, that requires a new commercial kitchen hood or revisions to an existing commercial kitchen hood, the new or existing commercial kitchen hood exhaust duct shall terminate as follows:

1. Above the roof level without passing through an exterior wall; or
2. Through an alley facing exterior wall provided the termination is above the roof level; or

3. To an alley right of way per 3202.3.2 of the International Building Code.

**(72) 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 the Iowa State Plumbing Code.

Administrative Provisions. The Plumbing Code shall be administered in accordance with administrative provisions in chapter 1 of this Code as amended.

**(73) 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.

**(74) 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 E3401 GENERAL

E3401.1 Applicability. Electrical systems shall comply with the Iowa State Electrical Code.

**(75) (Appendix K of the IBC.)**

**(76) Section K103.2 of the IBC.** Work exempt from permit. Delete Section K103.2 in the IBC and insert in lieu thereof the following:

Section K103.2 Work exempt from permit. See section 105.2 in both the IRC and IBC.

**(77) Section K106.5 of the IBC.** Add a new Section K106. 5 as follows:

Section K106. 5 Energy Connections; An electrical system or equipment regulated by this Code for which a permit is required shall not be connected to a source of energy or power until approved by the building official.

**(78) Section K106.6 of the IBC.** Add a new Section K106. 6 as follows:

Section K106. 6 Temporary Energy Connections. The building official may authorize the temporary connection of the electrical system or equipment to the source of energy or power for the purpose of testing the equipment, or for use under a temporary certificate of occupancy.

**(79) (Appendix J of the IRC.)**

**(80) Section AJ102.4 of the IRC.** Delete Section AJ102.4 of the IRC and insert in lieu thereof the following:

AJ102.4 Replacement windows and doors. Regardless of the category of work, where an existing window or door, including the sash and glazed portion, or safety glazing is replaced, the replacement window, door or safety glazing shall comply with the requirements of Sections AJ102.4.1 through AJ102.4.3, as applicable.

**(81) Section AJ102.4.1 of the IRC.** Delete Section AJ102.4.1 of the IRC and insert in lieu thereof the following:

AJ102.4.1 Energy efficiency. Replacement windows or doors shall comply with the requirements of Chapter 11.

**(82) Section AJ102.4.4 of the IRC.** Delete Section AJ102.4.4 of the IRC entirely.

**(83) Section AJ501.7 of the IRC.** Delete Section AJ501.7 and insert in lieu thereof the following:

AJ501.7 Ceiling height. *Habitable spaces* created in existing *basements or attics* shall have ceiling heights of not less than 6 feet, 8 inches (2032 mm), except that the ceiling height at obstructions shall be not less than 6 feet 4 inches (1930 mm) from the *basement or attic* floor. Existing finished ceiling heights in nonhabitable spaces in *basements or attics* shall not be reduced.

**(84) Section AJ501.8.1 of the IRC.** Delete Section AJ501.8.1 of

the IRC and insert in lieu thereof the following:

AJ501.8.1 Stair width. Existing *basement and attic* stairs and handrails not otherwise being altered or modified shall be permitted to maintain their current clear width at, above and below existing handrails.

**(85) Section AJ501.8.2 of the IRC.** Delete Section AJ501.8.2 of the IRC and insert in lieu thereof the following:

AJ501.8.2 Stair headroom. Headroom height on existing *basement or attic* stairs being altered or modified shall not be reduced below the existing stairway or attic finished headroom. Existing *basement or attic* stairs not otherwise being altered shall be permitted to maintain the current finished headroom.

**(86) Section AJ501.8.3 of the IRC.** Delete Section AJ501.8.3 of the IRC and insert in lieu thereof the following:

AJ501.8.3 Stair landing. Landings serving existing *basement or attic* stairs being altered or modified shall not be reduced below the existing stairway landing depth and width. Existing *basement or attic* stairs not otherwise being altered shall be permitted to maintain the current landing depth and width.

**(87) Section AJ601.4 of the IRC.** Delete Section AJ601.4 of the IRC and insert in lieu thereof the following:

AJ601.4 Ceiling height. *Habitable spaces* created in existing *basements and attics* shall have ceiling heights of not less than 6 feet, 8 inches (2032 mm), except that the ceiling height at obstructions shall be not less than 6 feet 4 inches (1930 mm) from the *basement or attic* floor. Existing finished ceiling heights in nonhabitable spaces in *basements or attics* shall not be reduced.

**SECTION II. REPEALER.** Ordinance No. 147 is hereby repealed.

**SECTION III. CONFLICTS.** If any section, provision or part of this Ordinance, as now existing or as hereafter amended, conflicts with the University Heights Zoning Ordinance, Ordinance No. 79, or the University Heights Rental Housing Code, Ordinance No. 110, as either now exists or is hereafter amended, such conflicts will be resolved by applying and enforcing the more stringent or more restrictive provision or provisions.

**SECTION IV. SAVING CLAUSE.** If any section, provision or part of this Ordinance shall be adjudged to be 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 V. EFFECTIVE DATE. This Ordinance shall be in effect after final passage, approval, and publication as provided by law.

Passed and approved by the Council of the City of University Heights, Iowa, on the 12<sup>th</sup> day of January, 2016.

  /s/  \_\_\_\_\_  
Weldon E. Heitman (Wally),  
Mayor

Attest:

  /s/  \_\_\_\_\_  
Christine M. Anderson, City Clerk