

ORDINANCE NO. 2019-1009

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CORALVILLE (2011), AS PREVIOUSLY AMENDED, AND ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE; THE INTERNATIONAL RESIDENTIAL CODE; THE STATE MECHANICAL CODE; THE STATE ELECTRICAL CODE; THE STATE PLUMBING CODE; THE INTERNATIONAL SWIMMING POOL AND SPA CODE; AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE 2018 EDITIONS.

WHEREAS, the City of Coralville enforces numerous codes related to buildings; and

WHEREAS, said codes are updated periodically; and

WHEREAS, the Building Official has recommended adoption of the updated codes.

NOW, THEREFORE, BE IT ORDAINED:

1. Amendment. Chapter 145A of the Code of Ordinances is hereby amended in its entirety and replaced as follows:

”145A.01. ADOPTION. Except as hereinafter limited or amended, there is hereby adopted as the complete Property Maintenance Code of the City that certain Code known as the *International Property Maintenance Code, 2018 Edition*, as prepared, edited and published by the International Code Council, Inc.”

2. Amendment. There is hereby adopted and incorporated Chapter 145B of the Code of Ordinances, entitled Swimming Pool and Spa Code, which reads as follows:

“145B.01. ADOPTION. Except as hereinafter limited or amended, there is hereby adopted as the complete Swimming Pool and Spa Code of the City that certain Code known as the *International Swimming Pool and Spa Code, 2018 Edition*, as prepared, edited and published by the International Code Council, Inc.

3. Amendment. Chapter 155 of the Code of Ordinances is hereby amended in its entirety and replaced as follows:

“155.01. ADOPTION. Except as hereinafter limited or amended, there is hereby adopted in full as the complete Building Code of the City for all structures not covered by the *International Residential Code*, that certain Building Code known as the *International Building Code, 2018 Edition*, as prepared, edited and published by the International Code Council, Inc.

155.02 AMENDMENTS.

1. Section 101.1 is hereby deleted and replaced with the following:

‘These regulations shall be known as the Building Code of the City of Coralville, Iowa.’

2. Section 104.4.3 is hereby amended by deleting reference to the ‘International Plumbing Code’ and replacing it with the ‘State of Iowa Plumbing Code.’

3. Section 105.2 is hereby amended by deleting (2) and (4) in its entirety and replace (4) to read as follows:

‘Retaining walls regardless of height that are deemed to be critical to the stabilization of a building foundation or is an element of support to any structure that will have a live load equal to or greater than forty (40) psf or is equal to or greater than eight (8) feet in height measured from the bottom of the footing to the top of said wall is required to be designed by a Professional Structural Engineer and requires a Building Permit.’

4. Section 107.3 is hereby amended by deleting reference to ‘Building Official’ and replacing it with ‘State Electrical Inspector.’

5. Section 202 is hereby amended by adding the following sentence to the end of the definition:

‘Basement areas finished to an extent to encourage their use as anything other than storage or mechanical space shall be considered habitable space.’

6. Section 502 is hereby amended by adding this after the second sentence:

‘From 100-199 feet from the street the number shall be a minimum of 6” high with a minimum stroke 0.5 inches. From 200-299 feet from the street the number shall be a minimum of 8” 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” in height. Measurements shall be taken from the approved address location to the centerline of the street.’

7. Section 1015.8 is deleted in its entirety and replaced with:

‘Guards may be required at the discretion of the Building Official under certain circumstances.’

9. Section 1030.3 is hereby amended by adding the following exception:

‘Exception. For emergency escape or 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” wide, not less than 18’ out from the interior finish of the exterior wall and not more than 24” in height. The landing shall be permanently affixed to the floor below and wall under the window it serves.’

10. Section 1030.6 is hereby added, which reads as follows:

‘Section 1030.6. Emergency escape and rescue windows under decks and porches. Emergency escape and rescue windows are allowed to be installed under decks and porches provided the location of the deck or porch allows the emergency escape window to be fully opened and provide a path not less than 36” in height to a yard or court.’

11. Chapter 11 is hereby deleted in its entirety and replaced with the following:

‘Chapter 11 Accessibility.

a. Section 1101. Buildings or portions of buildings shall be accessible to persons with disabilities in conformance with Section 661-302 of the Iowa Administrative Code.’

12. Section 1209 is hereby amended by adding Section 1209.2, which reads as follows:

Section 1209.2 Attic spaces. The access location shall be located in a corridor, hallway or other readily accessible space. The opening shall not be located in a closet, bathroom, mechanical room, laundry room or other similar room or location. Attics with a maximum vertical height of 30 or less inches are not required to have access.’

13. Delete Chapter 27 is deleted in its entirety and insert the following:

‘Chapter 27. Electrical.

a. Section 2701.1. Scope. Electrical systems shall comply with the Electrical Code adopted by the State of Iowa.

b. Section 2701.2. All electrical permits for electrical work performed in the City shall be issued by the State of Iowa and inspected by an inspector of the State of Iowa.’

14. Delete Chapter 28 in its entirety and insert the following:

‘Chapter 28 Mechanical Systems.

- a. Section 2801.1. Scope. Mechanical systems shall comply with the Mechanical Code adopted by the State of Iowa with the following amendments:
 - (1) Administrative provisions. The Mechanical Code shall be administered in accordance with the administrative provisions in Chapter 1 of this code, as amended.
 - (2) Commercial Kitchen Exhaust termination. In addition to the code requirements for commercial kitchen hood exhaust terminations locations, the following provisions shall apply:
 - a) Above the roof level without passing through an exterior wall;
 - b) Through an alley facing the exterior wall provided the termination is above the roof level; or
 - c) To an alley right-of-way pursuant to Section 3202.3.2 of the International Building Code.

15. Chapter 29 is hereby deleted in its entirety and replaced with the following:

‘Chapter 29 Plumbing Systems.

- a. Section 2901.1 Scope. Plumbing systems shall comply with the Uniform Plumbing Code, 2012 Edition.
- b. Administrative Provisions. The Plumbing Code shall be administered in accordance with the administrative provisions in Chapter 1 of this Code as amended.’

3. Amendment. Chapter 155A is hereby deleted in its entirety and replaced with the following:

‘155A.01 ADOPTION. Except as hereinafter limited or amended, there is hereby adopted as the complete Mechanical Code of the City that certain code mechanical code adopted by the State of Iowa, Department of Public Health, as amended from time to time, which shall apply to all mechanical installations, repairs, and alterations, all as prepared and edited by the International Code Council, Inc.

4. Amendment. Section 156.01 is hereby deleted in its entirety and replaced with the following:

‘156.01 ADOPTION. Except as hereinafter limited or amended, there is hereby adopted as the complete Plumbing Code of the City that certain plumbing code as adopted by the State of Iowa, as adopted by the Iowa Department of Public Health, as amended from time to time.’

5. Amendment. Sections 157.01 and 157.03 are hereby deleted in its entirety and replaced with the following:

‘157.01 ADOPTION. Except as hereinafter limited or amended, there is hereby adopted as the complete Electrical Code of the City that certain electrical code adopted by the State of Iowa, by the Iowa Electrical Licensing Board. All electrical work as defined in Section 157.02 of this chapter shall be performed in accordance with said code.’

6. Amendment. Sections 158.01 and 158.03 are hereby deleted in its entirety and replaced with the following:

‘158.01 ADOPTION. Except as hereinafter limited or amended, there is hereby adopted the International Residential Code for One-Family and Two-Family Dwellings, 2018 Edition, all as prepared, edited and published by the International Code Council, Inc.

158.03 AMENDMENTS. *The International Residential Code*, 2018 Edition, as above referenced is hereby amended as follows:

a. Section 101.1 is hereby deleted in its entirety and replaced with the following: These regulations shall be known as the Building Code for the City of Coralville, Iowa.

b. Section 105.2 is hereby amended by changing Item #3 to read as follows:

‘Retaining walls regardless of height that are deemed to be critical to the stabilization of a building foundation or is an element of support to any structure that will have a live load equal to or greater than forty (40) psf or is equal to or greater than eight (8) feet in height measured from the bottom of the footing to the top of said wall is required to be designed by a Professional Structural Engineer.’

c. Section 202 is hereby amended by adding the following sentence to the end of the definition of habitable space: ‘Basement areas finished to an extent to encourage their use as anything other than storage or mechanical space shall be considered habitable space.’

d. Section 301.2 is hereby amended by adding the table shown on Exhibit “A” attached hereto.

e. Section R302.5.1 is deleted in its entirety.

- f. Section R302.13 is deleted in its entirety.
- g. Section 313.1 is deleted in its entirety and replaced with the following:
 - ‘An automatic sprinkler system shall be installed for townhouses or other detached residential units in excess of five (5) units.
- h. Delete exception to Section R313.2.
- i. Delete Section R313.2.1 in its entirety.
- j. Section R404.1.1 of is hereby amended by adding the following exception:
 - ‘Foundation walls with unbalanced lateral forces created by finish grade (i.e. walkout basements) which are exempt by the Iowa Architectural Act shall be designed by a licensed structural engineer or constructed in accordance with the diagram attached hereto as Exhibit “B”.
- k. Section R404.1.3 is hereby amended by adding the following:
 - ‘Wall thickness may be reduced to eight (8) inches if a minimum of three and one-half (3 ½) inch diameter deformed ASTM A615 grade 40 steel bars are placed horizontally at the center of the wall thickness with one bar located within fourteen (14) inches of the top, one fourteen (14) inch bar at the bottom and one fourteen (14) inch bar at the mid-height of the wall provided the wall does not exceed eight (8) feet in height.
- l. Delete Chapter 11 in its entirety and replace with the following:
 - ‘Chapter 11. Energy Efficiency.
 - a. Section N1010. Energy Efficiency for the design and construction of a building regulated by this code shall be installed and constructed by Section 661-303 of the Iowa Administrative Code.’
- m. Part VII, Plumbing, Chapters 25 through 33 are deleted in their entirety and replaced with the following:
 - ‘Part VII. Plumbing.
 - a. Plumbing systems shall comply with the State of Iowa Plumbing Code as adopted by the Iowa Department of Public Health.
 - b. Administrative provisions. The Plumbing Code shall be administered in accordance with the administrative provisions in Chapter 1 of this code, as amended.’
- n. Part VIII, Electrical, Chapters 34 through 43 are deleted in its entirety and replaced with the following:
 - ‘Part VIII, Chapter 34, Electrical.

a. Section 3401.1. Applicability. Electrical systems shall comply with the State Electrical Code.

b. Section 3401.2. All electrical permits for work being performed in the City shall be obtain from the State Fire Marshal and all electrical inspections shall be performed by an inspector employed by the State of Iowa.

Section 7. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Adjudication. 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 9. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

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Passed and approved this 13th day of August, 2019.

John A. Lundell, Mayor

ATTEST:

Thorsten J. Johnson, City Clerk