

## ORDINANCE 483-16

### AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF WALCOTT, IOWA, BY AMENDING PROVISIONS PERTAINING TO BUILDING CODES

**BE IT ENACTED** by the City Council of the City of Walcott, Iowa:

**SECTION 1. SECTIONS MODIFIED.** Sections 160.01, 160.02, 160.03, 160.04, 160.05, 160.06, 160.07, 160.08, 160.09, 160.10, 160.11, 160.12, and 160.13 of the Code of Ordinances of the City of Walcott, Iowa, is repealed and the following adopted in lieu thereof:

**160.01 ADOPTION OF INTERNATIONAL BUILDING CODE.** Pursuant to published notice and public hearing, as required by law, the *International Building Code (IBC)*, 2015 Edition published by the International Code Council, is hereby adopted in full by reference except such portions as may be hereinafter deleted, modified or amended. The *International Building Code*, 2015 Edition, is amended as follows:

**1. Section 101.1 Title.**

Insert *Walcott, Iowa*

**2. Section 101.4.3. Plumbing.**

Revise to indicate the following: *The provisions of the Uniform Plumbing Code, 2015 Edition (IAPMO) shall apply to erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. All references to the International Plumbing Code, 2015 Edition contained in the adopted codes are hereby amended to reflect the Uniform Plumbing Code, 2015 Edition. The regulations of the Scott County Health Department shall apply to private sewage disposal systems.*

**3. Section 101.4.4 Property Maintenance.**

Revise to indicate the following: The provisions of the International Property Maintenance Code shall apply to existing residential rental and nonresidential properties, structures, and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners and operators; and occupancy of existing premises and structures.

**4. Section 105.2. Work Exempt from Permit.**

Revise by deletion and/or revision of the following items listed under sub-title: Building: Delete items 1 & 2. Change item 6 to the following: *Concrete flatwork on private property.* Revise item 9 to the following: *Prefabricated or constructed swimming pools that are less than eighteen (18) inches of water depth.*

**5. Section 1101.2 Design.**

Revise to indicate the following: *Buildings and facilities shall be designed and constructed to be accessible in accordance with this code, ICC A117.1 and as required by 661 Iowa Administrative Code, Chapter 302 – Accessibility of Buildings.*

**6. Section 1612.3 Establishment of flood hazard areas.**

Delete Section 1612.3 and insert in lieu thereof the following: *1612.3: To establish flood hazard areas, the City Council of the City of Walcott has adopted a flood hazard map and supporting data. This flood hazard map includes areas of special flood hazards as identified by the Federal Emergency Management Agency in an engineering report entitled The Flood*

*Insurance Study For The City of Walcott, as amended ore revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared part of this section.*

**7. Chapter 29 Plumbing Systems.**

Revise Section P2901.1 Scope to the following: *The provisions of the Uniform Plumbing Code, 2015 Edition (IAPMO) shall apply to erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. All references to Chapter 29, Plumbing Systems, shall indicate references to the Uniform Plumbing Code, 2015 Edition, as promulgated by IAPMO, and its amendments as adopted by the City of Walcott. The regulations of the Scott County Health Department shall apply to private sewage disposal systems.*

**8. APPENDICES**

The Appendices to the *International Building Code, 2015 Edition* are adopted as part of this code except for those Appendices deleted as follows:

**Appendix A.** Delete Appendix A, Employee Qualifications, in its entirety.

**Appendix B.** Delete Appendix B, Board of Appeals, in its entirety.

**Appendix D.** Delete Appendix D, Fire Districts, in its entirety.

**Appendix E.** Delete Appendix E, Supplementary Accessibility Requirements, in its entirety.

**160.02 ADOPTION OF UNIFORM PLUMBING CODE.** Pursuant to published notice and public hearing, as required by law, the *Uniform Plumbing Code, 2015 Edition*, published by the International Association of Plumbing and Mechanical Officials, is hereby adopted in full by reference except such portions as may be hereinafter deleted, modified or amended. The *Uniform Plumbing Code, 2015 Edition*, is amended as follows:

- 1. Section 103.4.1 Permit Fees.** Replace with: *Refer to Section 160.12 of the City of Walcott's Code of Ordinances for the fee schedule for the Uniform Plumbing Code.*

**160.03 ADOPTION OF INTERNATIONAL MECHANICAL CODE.** Pursuant to published notice and public hearing, as required by law, the *International Mechanical Code, 2015 Edition*, published by the International Code Council, is hereby adopted in full by reference except such portions as may be hereinafter deleted, modified or amended. The *International Mechanical Code, 2015 Edition*, is amended as follows:

- 1. Section 101.1 Title.**

Insert: *Walcott, Iowa*

- 2. Section 106.5.2 Fee schedule.** Replace with: *Refer to Section 160.12 of the City of Walcott's Code of Ordinances for the fee schedule for the International Mechanical Code.*

**160.04 ADOPTION OF NATIONAL ELECTRICAL CODE.** Pursuant to published notice and public hearing, as required by law, the *National Electrical Code, 2014 Edition*, published by the National Fire Protection Association, is hereby adopted in full by reference except as amended by the State of Iowa in Chapter 504, Standards for Electrical Work, of the Iowa Code.

**160.05 ADOPTION OF INTERNATIONAL FIRE CODE.** Pursuant to published notice and public hearing, as required by law, the *International Fire Code, 2015 Edition*, published by the International Code Council, is hereby adopted in full by reference except such portions as may be

hereinafter deleted, modified or amended. The *International Fire Code*, 2015 Edition, is amended as follows:

**1. Section 101.1 Title.**

Insert: *Walcott, Iowa*

**160.06 ADOPTION OF INTERNATIONAL EXISTING BUILDING CODE.** Pursuant to published notice and public hearing, as required by law, the *International Existing Building Code*, 2015 Edition, published by the International Code Council, is hereby adopted in full by reference except such portions as may be hereinafter deleted, modified or amended. The *International Existing Building Code*, 2015 Edition, is amended as follows:

**1. Section 101.1 Title.**

Insert: *Walcott, Iowa*

**160.07 ADOPTION OF INTERNATIONAL ENERGY CONSERVATION CODE.**

Pursuant to published notice and public hearing, as required by law, the *International Energy Conservation Code*, 2015 Edition, published by the International Code Council, is hereby adopted in full by reference except such portions as may be hereinafter deleted, modified or amended. The *International Energy Conservation Code*, 2015 Edition, is amended as follows:

**1. Section 101.1 Title.**

Insert: *Walcott, Iowa*

**160.08 ADOPTION OF INTERNATIONAL FUEL GAS CODE.** Pursuant to published notice and public hearing, as required by law, the *International Fuel Gas Code*, 2015 Edition, published by the International Code Council, is hereby adopted in full by reference except such portions as may be hereinafter deleted, modified or amended. The *International Fuel Gas Code*, 2015 Edition, is amended as follows:

**1. Section 101.1 Title.**

Insert: *Walcott, Iowa*

**2. Section 106.6.2 Fee schedule.**

Insert: *Refer to Section 160.12 of the City of Walcott's Code of Ordinances for the plumbing fee schedule that pertains to the International Fuel Gas Code.*

**160.09 ADOPTION OF INTERNATIONAL PROPERTY MAINTENANCE CODE.**

Pursuant to published notice and public hearing, as required by law, the *International Property Maintenance Code*, 2015 Edition, published by the International Code Council, is hereby adopted for regulating and governing the conditions and maintenance of residential rental and nonresidential properties, buildings, and structures. *The International Property Maintenance Code, 2015 Edition* is hereby adopted in full by reference except such portions as may be hereinafter deleted, modified or amended as follows:

**1. Section 101.1 Title.**

Insert *Walcott, Iowa.*

**2. Section 101.2 Scope.**

The provisions of this code shall apply to all existing structures and premises used as residential rental and nonresidential property and constitute minimum requirements and standards for residential rental and nonresidential premises, structures, equipment and facilities for light,

ventilation, space, heating, sanitation, protection from the elements, a reasonable level of safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of owners, and owner's authorized agent, operators and occupants; the occupancy of existing residential rental and nonresidential structures and premises, and for administration, enforcement and penalties.

**3. Section 103.5 Fees.**

Insert: *Refer to Sections 160.12 and 162.5 of the City of Walcott's Code of Ordinances for the building, plumbing, electrical, mechanical and rental housing fee schedules that pertain to the International Property Maintenance Code.*

**4. Section 111 Means of Appeal.**

*A. All references to "Board of Appeals" shall be replaced with "City Council".*

*B. Delete Sections 111.2, 111.2.1, 111.2.2 & 111.2.5.*

*C. Section 111.2.4 Secretary. Revise to the following: The City Clerk shall serve as secretary to the board (city council). The secretary shall file a detailed record of all proceedings.*

**5. Section 302.4 Weeds.** Insert: *6 inches.*

**6. Section 303.2 Enclosures.**

*Revise first sentence to the following: Private swimming pools, hot tubs and spas, capable of containing water more than 18 inches (457 mm) in depth shall be completely surrounded by a fence or barrier at least 54 inches (1372 mm) in height above the finished ground level measured on the side of the barrier away from the pool.*

**7. Section 304.14 Insect Screens.** Insert: *April 1 to November 1.*

**8. Section 309.1 Infestation.** Remove: *All structures shall be kept free from infestation.* Insert: *All structures shall be kept free from insect, rodent, wild animal, reptile/snake and bird infestation.*

**9. Section 602.3 Heat supply.** Insert: *October 1 to May 1.*

**10. Section 602.4 Occupiable work spaces.** Insert: *October 1 to May 1.*

**11. Section 605.2 Receptacles.**

*Revise to the following: Every habitable space in a dwelling shall contain at least two separate and remote receptacle outlets. Every laundry area shall contain at least one receptacle with a ground fault circuit interrupter. Every bathroom shall contain at least one receptacle with a ground fault circuit interrupter. Every receptacle that is within 6 feet of a water source shall be protected by a ground fault circuit interrupter.*

**11. Section 606.1 General.**

*Revise to the following: Elevators, dumbwaiters and escalators shall be maintained and certified in accordance with the State of Iowa Code, Chapter 89A*

**12. Section 608: Carbon Monoxide Monitoring.**

*Add: All residential rental units with either fuel-fired appliances or attached garage facilities shall have an approved carbon monoxide alarm installed outside of each separate sleeping area in the immediate vicinity of the bedrooms and in the immediate vicinity of any fuel-fired*

appliance installed on a level other than where sleeping areas are located. Combination smoke alarms/carbon monoxide alarms may be used.

**160.10 ADOPTION OF INTERNATIONAL RESIDENTIAL CODE.** Pursuant to published notice and public hearing, as required by law, the *International Residential Code*, 2015 Edition, published by the International Code Conference is hereby adopted in full by reference except such portions as may be hereinafter deleted, modified or amended. The *International Residential Code*, 2015 Edition, is amended as follows:

**1. Section R101.1 Title.**

Insert: *Walcott, Iowa*

**2. Section R105.2. Work Exempt from Permit.**

Revise by deletion and or revision of the following items listed under sub-title: Building: Delete items 1, 2 & 10. Revise item 5 to the following: *Concrete flatwork on private property*. Revise item 7 to the following: *Prefabricated or constructed swimming pools that are less than eighteen (18) inches of water depth.*

**3. Table R301.2(1). Climatic and Geographic Design Criteria.**

The following is inserted into Table R301.2(1): *Ground Snow Load:  $p_s = 25$  psf / Wind Speed: 115 (mph) / Topographic Effects: yes / Seismic Design Category: A / Weathering: Severe / Frost Line Depth: 42 inches / Termite: Moderate to Heavy / Winter Design Tem:  $-4^{\circ}$  F / Ice Barrier Underlayment Required: Yes / Flood Hazards: Jurisdiction specific / Air Freezing Index: 2000 / Mean Annual temp:  $50.5^{\circ}$  F.*

**4. Section R313.2-Automatic Fire Sprinkler Systems.**

Delete - Section R313.2 One- and two-family dwellings automatic fire sprinkler systems.

**5. Part VII-Plumbing.**

Delete Chapters 25 – 32 in their entirety and replace with the following: *References to Chapters 25 through 32 shall indicate references to the appropriate chapters and/or sections of the Uniform Plumbing Code, 2015 Edition, as promulgated by IAPMO, and as adopted and amended by the City of Walcott.*

**6. Section E3406.3 Minimum size of conductors.**

Revise first sentence to the following: *The minimum size of conductors for feeders and branch circuits shall be 12 AWG copper and 10 AWG aluminum.*

**16. APPENDICES**

The Appendices to the *International Residential Code*, 2015 Edition, are adopted as part of this code except for those Appendices deleted or revised as follows:

**Appendix I Private Sewage Disposal.**

**Section AI101.1 Scope.** Revise to the following: *The regulations of the Scott County Health Department shall apply to private sewage disposal systems.*

**Appendix L Permit Fees.** Delete Appendix L, Permit Fees, in its entirety.

**Appendix N Venting Methods.** Delete Appendix N, Venting Methods, in its entirety. See 2015 Uniform Plumbing Code for appropriate venting methods.

**Appendix P Sizing of Water Piping System.** Delete Appendix P, Sizing of Water Piping System, in its entirety. See 2015 Uniform Plumbing Code for appropriate water piping system requirements.

#### **160.11 ADOPTION OF INTERNATIONAL SWIMMING POOL AND SPA CODE**

Pursuant to published notice and public hearing, as required by law, the *International Swimming Pool and Spa Code*, 2015 Edition, published by the International Code Council, is hereby adopted in full by reference except such portions as may be hereinafter deleted, modified or amended. The *International Swimming Pool and Spa Code*, 2015 Edition, is amended as follows:

1. **Section 101.1 Title.**  
Insert: *Walcott, Iowa*
2. **Section 101.2 Scope.**  
Revise to the following: *The provisions of this code shall apply to the construction, alteration, movement, renovation, replacement, repair and maintenance of aquatic recreation facilities, pools and spas. The pools and spas covered by this code are any structure intended for swimming, recreational bathing or wading that is capable of containing water over 18 inches (457 mm) deep. This includes in-ground, above-ground, and on-ground pools; hot tubs; and spas, either permanent or temporary, and fixed-in-place wading pools.*
3. **Section 105.6.2 Fee Schedule.**  
Revise to the following: *Refer to Sections 160.12 and 162.5 of the City of Walcott's Code of Ordinances for the building, plumbing, electrical, mechanical and rental housing fee schedules that pertain to the International Property Maintenance Code.*
4. **Section 105.6.3 Fee Refunds.**  
Deleted in its entirety.
5. **Section 107.4 Violation Penalties.**  
Insert: *municipal infraction, \$750.00, 0 days.*
6. **Section 107.5 Stop Work Orders.**  
Insert: *\$250.00, \$750.00.*
7. **Section 305.2.1.1 Barrier Height and Clearances.**  
Revise to the following:
  1. *The top of the barrier shall be not less than 54 inches (1372 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside the required barrier.*

#### **160.12 PLUMBING, ELECTRICAL, MECHANICAL, AND FIRE SPRINKLER CONTRACTORS**

All electrical, plumbing, mechanical, refrigeration and fire sprinkler contractors must have a valid State of Iowa contractor's license issued by the appropriate licensing board. All contractors must provide a certificate of insurance with proof of \$1,000,000 of general liability insurance coverage prior to issuance of permit. Per Iowa Code 103.22.7 and 105.11.3, property owners are not prohibited from performing work on their principal residence, if it is not larger than a single-family dwelling, or farm property, excluding commercial or industrial installations or installations in public use buildings or facilities, as long as the residence qualifies for the homestead tax exemption.

*(Code of Iowa, Sec. 103.22.7 and Sec. 105.11.3)*

**160.13 PERMIT FEE SCHEDULES.**

All building, mechanical, electrical and plumbing permit fees are established by resolution of the Council.

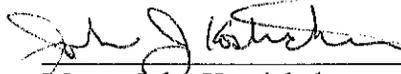
**160.14 PERMIT FEE EXCEPTION**

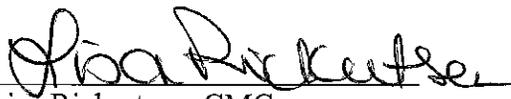
Any and all permit fees required by the building codes adopted in this chapter are waived for the Walcott School located at 545 E. James Street.

**SECTION 2. SEVERABILITY CLAUSE.** If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**SECTION 3. WHEN EFFECTIVE.** This ordinance shall be in effect on July 1, 2016.

Passed and approved by the Walcott City Council the 20<sup>th</sup> day of June, 2016, (first and second readings held the 16<sup>th</sup> day of May, 2016, and the 6<sup>th</sup> day of Jne, 2016, respectively).

  
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Mayor John Kostichek

  
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Lisa Rickertsen, CMC  
City Clerk

I certify that the foregoing was published as Ordinance No. 483-16 on the 29<sup>th</sup> day of June, 2016.

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Lisa Rickertsen, CMC  
City Clerk