

ORDINANCE 561-26

AN ORDINANCE AMENDING CHAPTER 160 OF THE CODE OF ORDINANCES OF THE CITY 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160.03, 160.05, 160.06, 160.08, 160.09, 160.10, and 160.11 of the Code of Ordinances of the City of Walcott, Iowa are repealed and the following adopted in lieu thereof: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), 2021 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, 2021 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 Plumbing Code adopted by the State of Iowa, shall apply to erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of plumbing systems within this jurisdiction. 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 103.1. Work Exempt From Permit.
Revise by deletion and/or revision of the following items listed under sub-title: Building:
Delete items 1 and 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 18 inches of water depth.*

5. Section 1102.1 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 or 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 State of Iowa Uniform Plumbing Code 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 State of Iowa Uniform Plumbing Code, 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. Section 3303.8 Site Clearing.

The demolition site shall be cleared of all debris associated with the structure being removed. Foundation walls may be used as solid fill only if an approved site plan showing location and depth of the solid fill and any remaining foundation walls is recorded with the Scott County Recorder and filed with the City of Walcott Building Department. In all cases, concrete, including foundation walls, shall be removed or collapsed so as to allow burial to be at least 24" below grade. On grade slabs shall be removed and basement slabs removed or substantially pulverized to allow adequate drainage. Demolition work shall include site work as necessary to fill all excavations and provide a smooth and even finish grade capable of supporting vegetation. Fill materials used for filling excavations up to 24" below grade shall be of material that will not decompose. The top 24" shall be tillable soil. Final shall be slightly crowned for even positive drainage. The soil shall be stabilized with a weed free vegetative cover.

9. APPENDICES

The Appendices to the *International Building Code*, 2021 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 STATE OF IOWA UNIFORM PLUMBING CODE.

Pursuant to published notice and public hearing, as required by law, the *Uniform Plumbing Code* as adopted and amended by the State of Iowa Administrative Code 481 Chapter 25 is hereby adopted by reference as the plumbing code for the City of Walcott, Iowa, subject to the amendments and adoptions by the State of Iowa. Fees for permitting shall be as required as adopted in the City of Walcott Permit Fee Schedule.

160.03 ADOPTION OF INTERNATIONAL MECHANICAL CODE.

Pursuant to published notice and public hearing, as required by law, the *International Mechanical Code* as adopted and amended by the State of Iowa Administrative Code 481Chapter 26 is hereby adopted by reference as the mechanical code for the City of Walcott, Iowa, subject to the amendments and adoptions by the State of Iowa. Fees for permitting shall be as required as adopted in the City of Walcott Permit Fee Schedule. The Mechanical Code, as adopted and amended, is further amended as follows:

1. Section 101.1 Title.

Insert: *Walcott, Iowa*

160.05 ADOPTION OF INTERNATIONAL FIRE CODE.

Pursuant to published notice and public hearing, as required by law, the *International Fire Code*, 2021 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*, 2021 Edition, is amended as follows:

1. Section 101.1 Title.

Insert: *Walcott, Iowa*

2. Appendix D from the International Fire Code, 2021 Edition, Fire Apparatus Access Roads, is adopted as part of this code.

160.06 ADOPTION OF INTERNATIONAL EXISTING BUILDING CODE.

Pursuant to published notice and public hearing, as required by law, the *International Existing Building Code*, 2021 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*, 2021 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*, 2021 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*, 2021 Edition, is amended as follows:

1. Section 101.1 Title.

Insert: *Walcott, Iowa*

2. Section 109.2 Schedule of permit fees.

Insert: *Refer to Section 160.13 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*, 2021 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, 2021 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 104.1 Fees.

Insert: *Refer to Sections 160.13 and 162.07 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 107 Means of Appeal.

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

B. 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. Delete Section 108 Board of Appeals.

6. Section 302.4 Weeds.

Insert: 6 inches.

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.*

12. Section 606.1 General.

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

13. 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*, 2021 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*, 2021 Edition, is amended as follows:

1. Section R101.1 Title.

Insert: *Walcott, Iowa*

2. Section R101.2

For demolition projects, see IBC section 3303.8, site clearing as amended by this ordinance section 160.01

3. 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, and 10. Revise Item 5 to the following: *Concrete flatwork on private property.*

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

The following is inserted into Table R301.2: Ground Snow Load: p's = 30 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° F / Ice Barrier Underlayment Required: Yes / Flood Hazards: Jurisdiction specific / Air Freezing Index: 2000 / Mean Annual temp: 50.5° F.

5. Delete R302.13 Fire protection of floors.

6. Section R313.2-Automatic Fire Sprinkler Systems.

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

7. Part V-Mechanical.

Delete Chapters 12 - 23 in their entirety and replace with the following:

References to Chapter 12 through 23 shall indicate references to the appropriate chapters

and/or sections of the International Mechanical Code as adopted and amended by the State of Iowa, and further amended by the City of Walcott.

8. Part VII-Plumbing.

Delete Chapters 25 - 33 in their entirety and replace with the following:

References to Chapter 25 through 33 shall indicate references to the appropriate chapters and/or sections of the ~~Iowa~~ Uniform Plumbing Code as adopted and amended by the State of Iowa.

9. Part VIII-Electrical.

Delete Chapters 34-41 in their entirety and replace with the following:

References to Chapter 34 through 41 shall indicate references to the appropriate chapters and/or sections of the Uniform Plumbing Code as adopted and amended by the State of Iowa.

10. APPENDICES

The Appendices to the *International Residential Code*, 2021 Edition, are adopted as part of this code except for those Appendices deleted or revised as follows:

Appendix I Private Sewage Disposal.

Section A101.1 Scope. Revise to the following: *The regulations of the Scott County Health Department shall apply to private sewage disposal systems.*

Appendix AL Permit Fees: Delete Appendix AL, Permit Fees, in its entirety.

Appendix AN Venting Methods. Delete Appendix AN, Venting Methods, in its entirety. See Iowa Plumbing Code for appropriate venting methods.

Appendix AP Sizing of Water Piping System. Delete Appendix P, Sizing of Water Piping System, in its entirety. See Iowa 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*, 2021 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*, 2021 Edition, is amended as follows:

1. Section 101.1 Title.

Insert: *Walcott, Iowa*

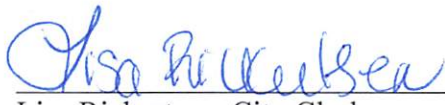
2. Section 101.2 Scope.

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 24 inches 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.*


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 from and after its final passage, approval and publication as provided by law.

Passed and approved by the Walcott City Council the 2nd day of February, 2026, (first and second readings held the 5th day of January, 2026, and the 19th day of January, 2026, respectively).



Lisa Rickertsen, City Clerk



Mayor Jacob Puck

