

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF MARSHALLTOWN, IOWA, BY REPEALING CHAPTER 151, SECTIONS 151.001 THROUGH 151.003 THEREOF ENTITLED "BUILDING CODE," CONSISTING OF THE INTERNATIONAL BUILDING CODE (IBC), 2006 EDITION AS AMENDED; AND ENACTING AND ADOPTING A NEW CHAPTER 151, SECTIONS 151.001 THROUGH 151.003 IN LIEU THEREOF ENTITLED "BUILDING CODE," BEING THIS ORDINANCE HEREAFTER SET OUT, WHICH ADOPTS BY REFERENCE, WITH CERTAIN AMENDMENTS, THE INTERNATIONAL BUILDING CODE 2015 EDITION, INTERNATIONAL RESIDENTIAL CODE 2015 EDITION, AND THE INTERNATIONAL EXISTING BUILDING CODE PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, INC., REGULATING BUILDING CONDITIONS AND REQUIREMENTS IN THE CITY OF MARSHALLTOWN, IOWA; AND CONTINUE A BUILDING DEPARTMENT AND PROVIDING FOR A BUILDING OFFICIAL THEREOF, AND DEFINING THEIR POWERS AND DUTIES IN THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREOF; AND BY REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THERE WITH.

THEREFORE, IT IS HEREBY RESOLVED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA, AS FOLLOWS:

Article I. Chapter 151 of the Code of Ordinances, City of Marshalltown, Iowa, is amended by striking Sections 151.001 through 151.003 and inserting in lieu thereof the following:

"CHAPTER 151"  
BUILDING REGULATIONS; CONSTRUCTION

**Sec. 151.001. Adoption of building code.**

- a.) Procedure Approved. An ordinance, proposing the adoption of a building code and following notice and hearing as required by law, was duly adopted, and pursuant to published notice a public hearing was duly held.
- b.) Adoption of International Building Code. That after following the procedure required by law and after due consideration the International Building Code (IBC), the International Residential Code (IRC), and the International Existing Building Code (IEBC) as published by the International Code Council, 2015 Editions are adopted in full as the Building Code and Building Ordinance of the City of Marshalltown, Iowa except portions that are deleted, modified, or amended by this ordinance. From the effective date of this ordinance, all building and construction shall be performed in accordance with the provisions of said code, as modified or amended by this ordinance.
- c.) Enforcement and Penalty. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, move, remove, convert or demolish, occupy, or maintain any building or structure in the city, or cause such to be done contrary to or in violation of any provisions of the building code. Any buildings or additions to any buildings erected or in the process of erection contrary to

the provisions of the Building Code as amended shall, after notice and failure to comply, be deemed a nuisance and may be abated as such.

**Sec. 151.002. Amendments, modifications, additions and deletions to building code.**

The following amendments, modifications, additions and deletions to the 2015 IBC and the 2015 IRC and the 2015 IEBC are made:

**Section 101.1 Title** is amended to read as follows:

These regulations shall be known as the Building Code of the City of Marshalltown, hereinafter referred to as “this code”. Any reference to a Section number shall mean to this code unless stated otherwise.

**Section 103.2 Appointment (IBC & IRC)** are deleted.

**Section 104.2 Applications and permits (IBC & IRC)** is amended to read as follows”

The Building Official shall receive applications, review construction documents and issue permits for the erection and alteration of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

1. To obtain a permit the applicant shall first file:
  - a) For the contractors required to be registered with the State of Iowa as a construction contractor, proof of registration must be presented to the Building Official or specified intergovernmental agency, if so designated by the Building Official.
  - b) All contractors requesting a building permit shall execute and file with the Marshalltown Building Official or specified intergovernmental agency, if so designated by the Building Official, a certificate of insurance written by a company authorized to transact business in the State of Iowa. Limits shall not be less than \$500,000.00 in personal injury or death and \$100,000.00 in property damage.
  - c) Certificate shall be written on a standard form and carrying an endorsement naming the City of Marshalltown, Iowa and its employees, or specified intergovernmental agency, if so designated by the Building Official, as additional insured, as its interest may appear and conditioned upon the faithful performance of all duties required of such contractor by any ordinances, rules, and regulations of the City. It shall be further a condition of said certificate of insurance, that the obligator will hold the City, or specified intergovernmental agency if so designated by the Building Official, harmless from any and all damages sustained by reason of neglect or incompetence on the part of such contractor, his/her agents or employees in the performance of the work done under a license or permit issued upon the filing of said certificate.

- d) The certificate of insurance shall be issued by December 31<sup>st</sup> of each year, and shall be refilled on or before said date for each subsequent year and shall be continuous full force and effect. It is the intent and purpose of said certificate of insurance to also bind the individual, company, firm, association or partnership, whether it is trade name, corporation, or other business association or arrangement with which the principal is associated.
  - e) Homeowners working in their own principal residence shall be exempt from filing said certificate.
2. Where a person desires to remodel or repair any residential building or structure of which they are the owner or owner of record:
- a) Such work may be done by a member of the household, without requiring the certificate of insurance otherwise required by this section.
  - b) Required permits shall be necessary for all remodel or repair work.
  - c) No owner or owner of record shall replace, remodel or repair any electrical or heating on any property that they are not the owner/occupant.
  - d) Plumbing in any building is required to be performed by a licensed plumbing contractor, licensed with the City of Marshalltown.

**Section 105.2 Work exempt from permit (IBC & IRC)** is amended to read as follows:

Delete references to electrical, plumbing, gas, and mechanical in this section.

Permits shall not be required for the following exemption from the permit requirements of this code, which shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any laws or ordinances of this jurisdiction.

**Building**

- a) One-story detached accessory buildings used as tool or storage sheds, playhouses and similar uses, provided the floor area is less than 120 square feet.
- b) Fences not over 6 feet (1829 mm) sidewalks and driveways high.
- c) 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 IIIA liquids.
- d) 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 2:1.
- e) Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and not part of an accessory route.

- f) Painting, papering, tiling, and carpeting.
- g) Prefabricated swimming pools that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.
- h) Swings and other playground equipment accessory to a detached one and two family dwellings.
- i) Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from an exterior wall and do not require additional support.
- j) Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.

**Section 105.8 (IBC) and R105.10 (IRC) Demolition permit required** is added to read as follows:

A demolition permit shall be required for the removal of any building or structure, or the removal of any portion of a building.

**Section 109.2 (IBC) and Section R108.2 (IRC) Schedule of fees** is amended to read as follows:

Permits shall not be issued until the fees, as set forth and established by resolution of the City Council, have been paid. An amended or supplemental permit for additional construction shall not be issued until the fee(s) for the additional work have been paid.

**Section 109.3 (IBC) and Section R108.3 (IRC) Building permit valuations** is amended to read as follows:

The determination of value or valuations under any provision 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, electrical, plumbing, heating, air-conditioning, elevators, fire extinguishing systems and any other permanent equipment. Valuations shall be established using square foot values with regional modifiers for the use and construction type most closely resembling those published by the International Code Council (ICC). Where no category resembles the proposed construction, a reasonable value will be assigned by the Building Official. The latest published valuations established by the ICC are hereby adopted and shall be reviewed and revised annually to incorporate newly published values. The Building Official shall correct the determination of value of work for which a permit is issued if such valuation appears to be in error or misstated. If the permit or plan review fees are reduced as a result of such correction, a refund may be issued to the applicant. If such fees are increased, the applicant shall pay all additional fees. Failure to pay such additional fees may result in revocation of any permit issued, or work stoppage as otherwise provided in this code.

**Section 109.6 (IBC) and Section R108.5 (IRC) Refunds** is amended to read as follows:

The Building Official may authorize the refunding of any fee paid hereunder, which was erroneously paid or collected. The Building Code 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 the fee payment.

**Section 109.4 (IBC) and Section R108.6 Work commencing before permit issuance** is amended to read as follows:

Any person who commences work on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to an investigation fee equal to the amount of the permit fee if the permit were issued. 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 demonstrated that an emergency existed, which required the work to be done without a permit.

**Section 113 (IBC) and Section R112 (IRC) Board of Appeals** is amended to read as follows:

In order to determine the suitability of alternative materials and types of construction, and to provide for reasonable interpretation of all the provisions of this code, there shall be and hereby enacted a Board of Appeals consisting of five members who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official shall be an ex-officio member and shall act as Secretary of the Board. The Board of appeals shall be appointed by the Mayor, subject to the approval of the City Council, and said Board shall render a decision within thirty days from the time any matter is submitted to it. The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant, and may recommend to the City Council such new legislation as is consistent therewith. The terms of each member shall be five years provided, however that the original appointments to the Board shall be as follows:

- a) One (1) member appointed for an initial one (1) year term.
- b) One (1) member appointed for an initial two (2) year term.
- c) One (1) member appointed for an initial three (3) year term.
- d) One (1) member appointed for an initial four (4) year term.
- e) One (1) member appointed for an initial five (5) year term.

The present existing Board shall continue under current appointments. The Board of Appeals shall have no authority relative to interpretation of the administrative portions of this code, nor shall the Board be empowered to waive requirements of this code.

**Section 116 (IBC) Unsafe structures and equipment** is deleted in its entirety. Refer to Chapter 151, Building Regulations; Dangerous Buildings of the City of Marshalltown Code of Ordinances.

**Table R301.2 (1) (IRC) Climatic and geographic design criteria** is amended to read as follows:

Ground Snow Load	30 PSF
Wind Speed	90 MPH
Seismic Design Category	A
Subject to Damage Weathering	Severe
Frost Line Depth	42" minimum
Termite	Moderate – Heavy
Decay	Slight – Moderate
Winter	- 5 degrees F
Ice Shield Underlay Req.	Yes
Flood Hazards	
NFIP	12/27/84
Firm Maps	04/17/84
Air Freeze Index	2500
Mean Annual Temp	48

**Section 308.6.4 (IBC) Five or fewer persons receiving care in a dwelling unit** is amended to read as follows:

A facility such as the above within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

**Section 310.5 (IBC) Residential Group R-3** is amended to read as follows:

Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:

- a) Buildings that do not contain more than two dwelling units.
- b) Boarding houses (nontransient) with 16 or fewer occupants.
- c) Boarding houses (transient) with 10 or fewer occupants.
- d) Care facilities as identified in Sections 308.3.4 or 308.4.2 that provide accommodations for five or fewer persons receiving care.
- e) Day care facilities as identified in section 308.6.4 located within single family dwellings with 8 or fewer persons receiving custodial care.
- f) Congregate living facilities (nontransient) with 16 or fewer occupants.
- g) Congregate living facilities (transient) with 10 or fewer occupants.

- h) Lodging houses with five or fewer guest rooms.

**Section 310.5.1 (IBC) Care facilities within a dwelling** is amended to read as follows:

Care facilities that are located within a single-family dwelling are permitted to comply with the International Residential Code in accordance with this section

**Section 310.5.1.1 (IBC) 24-hour care facilities within a dwelling** is added as follows:

Care facilities as identified in sections 308.3.4 or 308.4.2 that provide accommodations for 5 or fewer persons receiving custodial care in a single-family dwelling for 24-hours per day are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.

**Section 310.5.1.2 (IBC) Day care facilities within a dwelling** is added as follows:

Day care facilities as identified in section 308.6.4 that provide custodial care for 8 or fewer persons for less than 24-hours per day in a single-family dwelling are permitted to comply with the International Residential Code.

**Exception:**

Day care facilities as identified in section 308.6.4 that provide custodial care for 16 or fewer persons for less than 24-hours per day in a single-family dwelling, and are registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017, are permitted to comply with the International Residential Code.

**Section R403.1.4.1 (IRC) Frost protection** is amended by deleting listed exceptions and inserting in lieu of the following:

**Exceptions:**

- a) One story wood or metal frame building not used for human occupancy and not more than four hundred (400) square feet in floor area may be constructed with walls supported on a treated wood foundation plate when approved by the Building Official.
- b) A one story detached wood frame building which is not used for human occupancy and does not exceed one thousand (1,000) square feet in area including additions, may be constructed upon four (4) inch wire reinforced concrete slab without frost footings. Reinforcement of the slab shall be a minimum 6 x 6 x 10 welded mesh wire, or #4 deformed reinforcing bars at twenty-four (24) inches on center either way.

**Section R404.1.1 (IRC) Design required** is amended to read as follows:

1. The minimum height of the foundation wall shall be seven feet eight inches measured between the foundation plate and a concrete floor slab having a minimum thickness of three and one-half inches. If such floor slab is not provided, a specially designed means of providing lateral support at the bottom to the wall shall be required.
2. Hollow concrete masonry units shall be set in Type "M" or Type "S" mortar.
3. All footings shall be continuous cast in place concrete having a minimum compressive strength of 3,000 pounds per square inch at 28 days, and shall be reinforced longitudinally with not less than two one half inch diameter steel bar for one story of construction, and two one half inch diameter steel bars for two story construction.
4. Footing reinforcement shall be symmetrically placed and so located as to ensure no less than three inches of concrete cover on all sides.
  - a. Foundation walls having a nominal thickness of not less than twelve inches may be unreinforced. Other foundation walls shall comply with the following requirements:
    - i. The nominal thickness of concrete masonry units shall not be less than eight inches.
    - ii. When a foundation wall has a horizontal clear span or more than twelve feet between supporting cross wall or corners, fully grouted vertical reinforcing shall be provided in the center of said wall in the amount of 0.075 square inches of ASTM A615 grade 40 steel per lineal foot of wall. All reinforcing steel shall be deformed bars spaced no more than eight feet on center. All grout shall comply with this code.
    - iii. Cast in place plain concrete foundation wall constructed under the provisions of this subsection shall be of concrete having a minimum compressive strength at 28 days of not less than 3,000 pounds per square inch. All materials, proportioning, and placing shall conform to the requirements of this code.
      1. The minimum wall thickness shall be 7 ½ inches.
      2. Walls shall be reinforced with no less three one-half inch diameter deformed ASTM A615 grade 40 steel bars placed horizontally at the corner wall, with one bar located at the top, one located near mid-height, and one located near the bottom. Vertical bars need to be placed no more than four foot on center.
      3. Prior to backfilling operations the top and bottom of foundation walls shall be laterally supported.
      4. Bottom lateral support may consist of one of the following:
        - a. A nominal two inch by four inch keyway may be formed into the footing.
        - b. 36 inch #4 rebar may be embedded into the footing at not more than four foot on center.
        - c. Minimum 3 ½ inch thick interior cast in place concrete floor slab.

**Section R405.1 (IRC) Foundation drainage** is amended to read as follows:



1. Every building hereafter erected with a basement shall have a subsoil drainage system placed under the basement floor and surrounding the outer walls of the building, with the tile invert set a minimum of eight (8) inches below the elevation of the basement floor. Such subsoil drainage system shall discharge water therefrom into a receptacle inside the foundation wall. Such receptacle shall terminate at least twenty-four (24) inches below the bottom of the basement floor and shall be at least twenty-four (24) inches in diameter or twenty (20) inches square. Materials of the drainage system shall be made of open jointed, horizontally split, or perforated bituminized fiber, pipe, or perforated plastic pipe not less than four (4) inches in diameter. The receptacle of sump water shall be made of concrete pipe, plastic manufactured, or a material approved by the Building Official, and a sump pump of suitable capacity shall be provided.
2. Construction of the drainage system. Subsoil drainage tile shall be installed on stable soil with coarse gravel backfill, size ½ inch to 2 ½ inch, over tile or other material approved by the Building Official, and at least twelve (12) inches in depth. The joints of open tile shall be covered with an approved asphalt saturated felt paper. Backfill should be placed to the original soil wall, whichever is less, in no case less than twelve (12) inches.
3. Discharge of subsoil water collected by the subsoil drainage system shall be lifted by the use of a sump pump and shall be discharged outside of the foundation wall. The discharge pipe shall be a minimum of 1 ¼ inch rigid pipe. When subsoil drainage system is so installed as to provide natural drainage by gravity, the sump pump will not be required.
4. Required inspections. The Building Official, upon notification from the permit holder or his agent, shall make the following inspections and shall either approve the subsoil drainage system or shall notify the permit holder or his or her agent wherein the same fails to comply with this code. Subsoil drainage inspection shall be made before the excavated areas are covered. If subsoil drainage system is to be drained by natural gravity, the Building Official may require water to flow through the system as proof that said system is working properly. Subsoil water shall not drain into the sanitary sewer system.
5. Existing buildings. If subsoil water is present in existing buildings draining into the sanitary sewer, the City Engineer or the Superintendent of the Water Pollution Control Plant shall require such drainage system as may be deemed adequate to eliminate said water from draining into the sanitary sewer.

**Section 423.4 (IBC) Group E Occupancies** adds the following exception:

4. Existing schools undergoing alterations, additions, or construction of new accessory buildings.

**Section 901.8 (IBC) Fire Sprinkler Riser Room** is amended as follows:

A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

**Section 903.2.8.5 (IBC) & Section 313.2 (IRC) Group R One - and Two-Family Dwellings** is added as follows:

An automatic residential fire sprinkler system shall be installed in one and two-family dwellings.

**Exceptions:**

1. An automatic fire sprinkler system shall not be required where additions or alterations are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.
2. One and two-family dwellings containing less than eight thousand (8,000) square feet of floor space, excluding attached garages and other unenclosed areas.

**Section 903.4.2 (IBC) Alarms** is amended as follows:

An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

**Section 907.2.2 (IBC) Group B** is amended as follows:

A manual fire alarm system shall be installed in Group B occupancies where one of the following conditions exists:

1. The combined Group B occupant load of all floors is 500 or more.
2. The Group B occupant load is more than 100 persons above or below the lowest level of exit discharge.
3. The Group B fire area contains an educational occupancy for students above the twelfth (12<sup>th</sup>) grade with an occupant load greater than 50 persons.
4. The fire area contains an ambulatory care facility.

**Section 907.2.3 (IBC) Group E** is amended as follows:

In the absence of a complete automatic sprinkler system, a complete automatic detection system utilizing an emergency voice/alarm communication system shall be installed throughout the entire Group E occupancy. A Group E occupancy with a complete automatic sprinkler system shall be provided with a fire alarm system with a minimum of corridor smoke detection, at a maximum spacing of 30 feet on center, and heat or smoke detection in any hazardous or non-occupied area utilizing an emergency voice/alarm communication system in compliance with Section 907.5.2.2 and installed in accordance with Section 907.6. When automatic sprinkler systems or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system.

**Exception:**

1. Group E occupancies with an occupant load of less than 50.
2. Manual fire alarm boxes are not required in Group E occupancies where all of the following apply:
  - a. Interior corridors are protected by smoke detectors with alarm verification.
  - b. Auditoriums, cafeterias, gymnasiums and the like are protected by heat detectors or other approved detection devices.
  - c. Shops and laboratories involving dusts or vapors are protected by heat detectors or other approved detection devices.
  - d. Off-premises monitoring is provided.
  - e. The capability to activate the evacuation signal from a central point is provided.
  - f. In buildings where normally occupied spaces are provided with a two-way communication system between such spaces and a constantly attended receiving station from which a general evacuation alarm can be sounded, except in locations specifically designated by the fire code official.
  - g. Manual fire alarm boxes shall not be required in Group E occupancies where the building is equipped throughout with an approved automatic sprinkler system, the notification devices will activate on sprinkler water flow, and manual activation is provided from a normally occupied location.
  - h. Emergency voice/alarm communication systems meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall not be required in Group E occupancies with occupant loads of 100 or less, provided that activation of the fire alarm system initiates an approved occupant notification signal in accordance with Section 907.5.

**Section 910.2.1 (IBC) Group F-1 or S-1** is amended as follows:

Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 30,000 square feet (2787 m<sup>2</sup>) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.

**Exception:**

Group S-1 aircraft repair hangars.

**Section 915.1 (IBC) Carbon monoxide general** is amended as follows:

Carbon monoxide detection shall be installed in new and existing buildings in accordance with Sections 915.1.1 through 915.6 and Iowa Administrative Code 661-211.

**Section 1008.3.1 (IBC) Emergency power general** is amended as follows:

In the event of the power supply failure in rooms and spaces that require two or more means of egress or are more than 400 square feet or greater, an emergency electrical system shall automatically illuminate all of the following areas:

1. Aisles.
2. Corridors.
3. Exit access stairways and ramps.

**Section 1008.3.2 (IBC) Buildings** is amended as follows:

In the event of the power supply failure in rooms and spaces that require two or more means of egress or are more than 400 square feet or greater, an emergency electrical system shall automatically illuminate all of the following areas:

1. Interior exit access stairways and ramps.
2. Interior and exterior exit stairways and ramps.
3. Exit passageways.
4. Vestibules and areas on the level of exit discharge used for exit discharge in accordance with Section 1028.1
5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.

**Section 1009.2 (IBC) Continuity and components** is amended as follows:

Each required accessible means of egress shall be continuous to a public way and shall consist of one or more of the following:

1. Accessible route complying with Section 1104.
2. Interior exit stairways complying with Sections 1009.3 and 1023.
3. Exit access stairways complying with Section 1009.3 and 1019.3 or 1019.4.
4. Exterior exit stairways complying with Sections 1009.3 and 1027 and serving levels other than the level of exit discharge.
5. Elevators complying with Section 1009.4.
6. Platform lifts complying with Section 1009.5.
7. Horizontal exits complying with Section 1026.
8. Ramps complying with Section 1012.
9. Areas of refuge complying with Section 1009.6.
10. Exterior areas for assisted rescue complying with Section 1009.7 serving exits at the level of exit discharge.
11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

**Section 1010.1.6 (IBC) Landings at doors** is amended as follows:

Landings shall have a width not less than the width of the stairway or door, whichever is greater. Doors in the fully open position shall not reduce a required dimension by more than 7 inches (178 mm). Where a landing serves an occupant load of 50 or more, doors in any position shall not reduce the landing to less than one-half its required width. Landings shall have a length measured in the direction of travel of not less than 44 inches (1118 mm). For landings required by Section 1010.1.5 to be the same elevation on each side of the door, exterior landings shall be provided with frost protection. **Exception:**

1. Landing length in the direction of travel in Groups R-3 and U and within individual units of Group R-2 need not exceed 36 inches (914 mm).

**Section 1010.1.6.1 (IBC) Frost protection at exterior landings** is added as follows:

Exterior landings at doors shall be provided with frost protection.

**Section 1010.1.9.1 (IBC) Hardware** is amended as follows:

Door handles, pulls, latches, locks, and operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate. Thumb turn locks shall not be allowed.

**Section 1013.1.1 (IBC) Additional exit signs** is added as follows:

Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

**Section 1028.6 (IBC) Exit discharge pathway** is added as follows:

Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

**Section 1029.1.1 (IBC) Bleachers** is amended as follows:

Bleachers, grandstands, and folding and telescopic seating that are not building elements shall comply with International Code Council (ICC) 300, Standard for Bleachers, Folding and Telescopic Seating, and Grandstands, 2012 Edition, with the following amendments to ICC-300

**ICC-300 105.2 Yearly inspection required.** The owner shall cause all bleachers and folding and telescopic seating installed on or after December 1, 2011, to be inspected at least once a year in order to verify that the structure is maintained in compliance with the provisions of this standard. All folding and telescopic seating shall also be inspected to evaluate compliance with the manufacturer's installation and operational instructions during the opening and closing of such seating. Any inspection conducted in compliance with this section may be conducted by any knowledgeable person including, but not limited to, a person who has been instructed by the manufacturer or installer as to procedures and standards for inspections of the structure being inspected and including, but not limited to, the owner of the structure or an employee of the owner of the structure. There are no further restrictions on the identity or employment of the person conducting the inspection unless otherwise provided by law. The owner shall maintain documentation of the required annual inspections, which shall show the date and name of the person conducting the inspection and shall be initialed by the person conducting the inspection.

**ICC-300 501.2 Inspections.** All tiered seating that was installed prior to December 1, 2011, shall be inspected at least once a year. The required inspection may be conducted by any knowledgeable person including, but not limited to, a person who has been instructed by the manufacturer or installer as to procedures and standards for inspections of the structure being inspected and including, but not limited to, the owner of the structure or an employee of the owner of the structure. There are no further restrictions on the identity or employment of the person conducting the inspection unless otherwise provided by law. All folding and telescopic seating shall be inspected to evaluate compliance with the manufacturer's installation and operational instructions and shall be inspected during the opening and closing of such seating. The owner shall maintain documentation of the required annual inspections, which shall show the date and name of the person conducting the inspection and shall be initialed by the person conducting the inspection.

**Section 1030.5.3 (IBC) Window well drainage** is added as follows:

All window wells shall be provided with approved drainage.

**Section 1608.2 (IBC) Ground snow load** is amended to read as follows:

The ground snow load to be used in determining the design snow load for roofs is hereby established at thirty (30) pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided in this code, except that the minimum allowable flat roof load may not be reduced to not less than eighty (80) percent of the ground snow load.

**Section 1809.5 (IBC) Frost protection** is amended to read as follows:

Except where otherwise protected from frost, foundations and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

- a.) Extending below the frost line of the locality.
- b.) Constructing in accordance with ASCE 32.
- c.) Erecting on solid rock.

**Exception:** Free standing buildings meeting all of the following conditions shall not be required to be protected:

- a.) Detached garages, accessory to Group R-3 and R-3 occupancies and not meant for human occupancy.
- b.) 1,000 square feet or less in size and more than ten feet from a dwelling or attached garage may be provided with a floating slab which shall include a thickened slab edge of a minimum eight inches thick and tapered or squared from a width of six to 12 inches and have floors of Portland cement concrete not less than four inches thick.
- c.) Garage areas shall have all sod and debris removed before pouring.

**Sec. 151.003. Deletions and miscellaneous provisions.**

- a.) Delete in their entirety Chapters 27, 28, and 29 and all appendix chapters of the IBC.
- b.) Delete all appendix chapters of the International Existing Building Code (IEBC).
- c.) Delete any references of the International Plumbing Code and the International Electrical Code and substitute the Uniform Plumbing Code and National Electrical Code.
- d.) Copies of the IBC, IRC, and IEBC shall be kept available at the office of the Building Official or library for public inspection.

- e.) Structures existing prior to October 7, 1937, in which there is work involving additions, alterations or changes of occupancy, shall be made to conform to the requirements of the IBC (2015) and the IEBC (2015) as adopted by resolution of the city council. This shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S, and U. These provisions shall not apply to buildings with occupancies in the Group H or I.
- f.) It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, move, remove, convert or demolish, equip, use, or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provisions of this code.
- g.) Any building or additions to any building erected or in the process of erection, contrary to the provisions of the Building Code as herein amended, shall after notice and failure to comply, be deemed a nuisance and may be abated as such.

Article II. Any previous amendments thereto, which are inconsistent with the attachment are hereby specifically repealed and the attachment is enacted as a substitute therefore.

Article III. The public hearing required on this amendment shall be held in the Council Chambers of City Hall, 24 N. Center Street, Marshalltown, Iowa at 5:30 p.m. local time, on the 22nd day of July, 2019, and the City Clerk is directed to cause a publication of the notice of public hearing in one issue of the Marshalltown Times Republican, a newspaper in Marshalltown, Marshall County, Iowa, not less than 4 days nor more than 10 days prior to the date of public hearing fixed herein.

Article IV. This ordinance shall be in full force and effect from and after public notice of hearing on this amendment has been duly given as required by the statutes of the State of Iowa and said public hearing has been duly held and after passage by the Council and publication as is provided by law.

Passed this 22 day of July, 2019, and signed this 24 day of July, 2019.

CITY OF MARSHALLTOWN, IOWA

  
\_\_\_\_\_  
Joel Greer, Mayor

ATTEST:

  
\_\_\_\_\_  
Shari L. Coughenour, CMC, City Clerk



- e.) Structures existing prior to October 7, 1937, in which there is work involving additions, alterations or changes of occupancy, shall be made to conform to the requirements of the IBC (2015) and the IEBC (2015) as adopted by resolution of the city council. This shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S, and U. These provisions shall not apply to buildings with occupancies in the Group H or I.
- f.) It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, move, remove, convert or demolish, equip, use, or maintain any building or structure in the city, or cause the same to be done, contrary to or in violation of any of the provisions of this code.
- g.) Any building or additions to any building erected or in the process of erection, contrary to the provisions of the Building Code as herein amended, shall after notice and failure to comply, be deemed a nuisance and may be abated as such.

Article II. Any previous amendments thereto, which are inconsistent with the attachment are hereby specifically repealed and the attachment is enacted as a substitute therefore.

Article III. The public hearing required on this amendment shall be held in the Council Chambers of City Hall, 24 N. Center Street, Marshalltown, Iowa at 5:30 p.m. local time, on the 22nd day of July, 2019, and the City Clerk is directed to cause a publication of the notice of public hearing in one issue of the Marshalltown Times Republican, a newspaper in Marshalltown, Marshall County, Iowa, not less than 4 days nor more than 10 days prior to the date of public hearing fixed herein.

Article IV. This ordinance shall be in full force and effect from and after public notice of hearing on this amendment has been duly given as required by the statutes of the State of Iowa and said public hearing has been duly held and after passage by the Council and publication as is provided by law.

Passed this \_\_\_\_ day of July, 2019, and signed this \_\_\_\_ day of July, 2019.

CITY OF MARSHALLTOWN, IOWA

---

Joel Greer, Mayor

ATTEST:

---

Shari L. Coughenour, CMC, City Clerk