

CHAPTER 157

INTERNATIONAL BUILDING CODE

157.01 Adoption of Building Codes
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157.01 ADOPTION OF BUILDING CODES. The *International Building Code*, 2015 edition, and the *International Residential Code for One- and Two-Family Dwellings*, 2015 edition, as published by the International Code Council, Inc. in cooperation with the International Conference of Building Officials of Whittier, California, are adopted in full.

157.02 AMENDMENTS. The following are amendments and additions to the *International Building Code* and the *International Residential Code*:

1. *International Building Code.*
 - A. Section 27 - Delete and insert in lieu thereof all Electrical Codes shall comply with the adopted "Electrical Code" for the City of Iowa Falls.
 - B. Section 101.4.1 - Any reference made to fuel gas provisions shall comply with the "Fuel Gas Code" adopted by the City of Iowa Falls Uniform Plumbing Code. *(Ord. 1100 – Jan. 18 Supp.)*
 - C. Section 101.4.2 - Delete and insert in lieu thereof all Mechanical Codes shall comply with the adopted "Mechanical Code" for the City of Iowa Falls.
 - D. Section 101.4.3 - Delete and insert in lieu thereof all Plumbing Codes shall comply with the adopted "Plumbing Code" for the City of Iowa Falls.
 - E. Section 110.3.7 - Delete and insert in lieu thereof the following: The provisions of Division VIII - Iowa Administrative Code Chapter 661-16 shall apply to all matters governing the design and construction of buildings for energy efficiency.
 - F. Chapter 11 - Delete and insert in lieu thereof the following: The provisions of Division VII - Iowa Administrative Code Chapter 661-16 shall apply to all matters governing accessibility.
 - G. Chapter 13 - Delete - Energy Efficiency
 - H. Chapter 27 - Delete - Electrical
 - I. Chapter 28 – Delete – Mechanical Systems
 - J. Chapter 34 - Delete - Existing Structures
2. *International Residential Code.*
 - A. Chapters 34, 35, 36, 37, 38, 39, and 40. Delete and insert in lieu thereof all electrical codes shall comply with the adopted "Electrical Code" for the City of Iowa Falls.
 - B. Chapters 24, 25, 26, 27, 28, 29, 30, 31, 32 and their appendices: Delete and insert in lieu thereof all Plumbing Codes shall comply with the adopted "Plumbing Code" for the City of Iowa Falls.

- C. Section R105.2 - Delete 200 square feet and insert in lieu thereof 120 square feet.
- D. Section R105.2. 2 – Fences - Delete
- E. Section R105.3.1.1 - Delete
- F. Section R106.1.3-Delete
- G. Section R107.3 – Delete reference to ICC and insert in lieu thereof Article 527 2005 NEC.
- H. Amend Table R301.2(l) as follows:
 - a. Roof snow load - 30 Pounds Per Square Foot minimum.
 - b. Wind Speed (MPH) 115
 - c. Seismic Design Category - A
 - d. Subject to damage from:
 - 1. Weathering - Severe
 - 2. Frost line depth - 42"
 - 3. Termite - Moderate to Heavy
 - 4. Decay - Slight to Moderate
 - e. Winter Design Temp - 5°
 - f. Flood Hazards - Delete and insert in lieu thereof Chapter 163 of the Code of Ordinances for Iowa Falls, Iowa.
- I. Section R301.2.4 - Delete
- J. Section R310.1 - Delete the word “habitable.”
- K. Section R310.2.1 - Delete exception.
- L. Section R323 - Delete and insert in lieu thereof the following: The provisions of Division VII Iowa Administrative Code Chapter 661-16 shall apply to all matters governing accessibility.
- M. Chapter 11 - Delete Chapter and insert in lieu thereof the following: The provisions of Division VIII - Iowa Administrative Code Chapter 661-16 shall apply to all matters governing the design and construction of buildings for energy efficiency.
- N. Section G2445 - Delete Section - Unvented Heaters

3. Permit Fees. Commercial and Residential Permit Fees not covered under “New Residential Permit Schedule” below:

Valuation for Application For Building Permit	Permit Fee
\$1 to \$2,000	\$30 minimum
\$2,001 to \$25,000	\$30 plus \$6.50 per \$1,000 valuation in excess of \$2,000
\$25,001 to \$50,000	\$179.50 plus \$7.00 per \$1,000 valuation in excess of \$25,000
\$50,001 to \$100,000	\$354.50 plus \$5.00 per \$1,000 valuation in excess of \$50,000
\$100,001 to \$500,000	\$604.50 plus \$4.00 per \$1,000 valuation in excess of \$100,000
\$500,001 to \$1,000,000	\$2,204.50 plus \$3.50 per \$1,000 valuation in excess of \$500,000
\$1,000,001 and up	\$3,954.50 plus \$2.25 per \$1,000 valuation in excess of \$1,000,000

Instructions on how valuations will be figured:

- A. New one- and two-family residential dwellings including attached garages not exceeding 700 square feet and unfinished and semi-finished basements shall be figured at \$80.00 per square foot.
- B. New room additions shall be figured at \$80.00 per square foot.
- C. Attached garages, new or additions – total square feet exceeding 700 square feet shall be figured at \$20.00 per square foot.
- D. Unattached garages, new or additions shall be figured at \$10.00 per square foot.

Additional Fees

A. Fence permit	\$25.00
B. Sidewalk Permit	\$10.00
C. Deck permit	\$25.00
D. Sign permit	\$35.00
E. Demolition permit	\$30.00
F. Re-inspection fees – minimum	\$40.00 per hour
G. Inspections outside of normal business hours (minimum charge – two hours)	\$40.00 per hour
H. Inspections for which no fees is specifically indicated (minimum charge – one half hour)	\$40.00 per hour
I. Plan review fee	65% of building permit
J. Additional plan review required by changes, additions or revisions to plans	\$40.00 per hour
K. For use of outside consultants for plan checking, inspections or both	Actual costs plus 15% administrative fees

(Ord. 1094 – Dec. 16 Supp.)

157.03 BUILDING CONTRACTOR LICENSURE.

1. **Definition.** For use in this section, “building contractor” means any person, firm, corporation, association or combination thereof who or which undertakes or offers to undertake to plan for, lay out, supervise and do building work for a fixed sum, price, fee, percentage or other compensation.
2. The following is required for annual licensure as a building contractor in the City:
 - A. Successful completion of an examination and testing as shall be designated by the Director of Building and Zoning of the City, which examination and testing shall be uniform as to all persons applying for licensure as a building contractor. Fees for such testing shall be paid directly to the person or organization administering the testing which person or organization shall certify the results to the Director of Building and Zoning.
 - B. A person shall have at least two (2) years practical experience as an apprentice assisting in the installation of all building construction work. One year of apprenticeship may be waived if applicant has a certificate from a Vocational-Technical School with six (6) months training in building construction work.
 - C. Insurance as required in subsection 3 of this section.
 - D. Payment of a fee of \$60.00 if the license for a period greater than six (6) months or payment of the sum of \$35.00 if the license will expire in less than six months from the date of issue.
 - E. Any permit application shall be accompanied with the State contractor registration number assigned to the building contractor.
3. **Insurance Requirements.** With each application for a building contractor's license submitted in accordance with this section, there shall be filed a satisfactory certificate indicating that the applicant has obtained or is covered by liability insurance in the minimum amount of \$500,000.00 for the protection of the City, the principal contractor, and the property owner against personal injury, loss or damage by reason of careless or negligence of the person furnishing the insurance or that person's failure to execute properly the work and to cover the applicant or any work under his or her supervision during the period covered by the license to be issued.
4. **Exemption and Renewal.** An applicant for a building contractor's license shall be exempt from the testing and examination requirements set forth in this section if such applicant is currently licensed as a building contractor in any municipality which requires an examination and testing equal to or greater than that required by the Director of Building and Zoning of the City, provided that such applicants shall have successfully completed such examination and testing. Applicants shall further be exempt from testing requirements for annual renewal of a building contractor license in the City if such applicant shall have passed the examination and testing which would be otherwise required and shall have completed eight (8) hours of continuing education within the past twelve months as shall be designated by the Director of Building and Zoning, following adoption of any updated edition of the International Building Code and for which the applicant shall present a certificate of completion. All annual licenses

issued under this chapter shall expire on March 31 in each year. No license issued under this chapter shall be transferable. Any license not renewed by April 30 in each year shall be subject to a late renewal fee of \$5.00 for the period May 1 through May 31. Any license not renewed by May 31 each year shall be subject to all testing requirements of this chapter for renewal. Permits will be issued to building contractors who currently are licensed by the City of Iowa Falls, Iowa.

157.04 SUSPENSION OR REVOCATION. The Director of Building and Zoning may revoke or suspend the license of any holder of a license issued under the provisions of this chapter if the license holder has substantially violated this chapter or any other provisions of this Code of Ordinances. The Director of Building and Zoning shall not revoke or suspend a license without first notifying the license holder of his or her right to a hearing on the matter. A person whose license has been revoked shall not be permitted to apply for another license within one year from the date of revocation.

157.05 BUILDING PERMITS.

1. Permit Requirements. No project involving the building, repairing, constructing, remodeling, renovation, or refurbishing of any structure within the City limits of the City of Iowa Falls, Iowa, wherein the cost of materials shall reasonably be expected to exceed \$1,000.00, shall be commenced without the owner of the said building or premises where such activity shall occur having first obtained a building permit from the Building Official and paying the fee or making arrangements for payment therefor in accordance with Section 157.05(4) hereof. Such building, repair, remodeling, renovation, construction or refurbishing shall commence no later than thirty (30) days from and after the date of issuance of the building permit and shall be concluded not more than one hundred eighty (180) days after the date of issue of the building permit. The building permit shall expire one hundred eighty (180) days after the issue thereof unless the same shall be renewed as hereinafter provided. In the event the project is not commenced within thirty (30) days of the issuance of the building permit, the Building Official shall cancel the permit and inform the applicant of such cancellation by notice sent via ordinary mail to the applicant at the applicant's last known address. The Building Official shall have the discretion in extending the starting day for the building, repair, remodeling, renovation, construction or refurbishing in the event of inclement weather or any other cause. Any extension or modification by the Building Official shall be noted on the face of the permit herein. Every building permit shall be subject to the following conditions, which conditions shall be printed on the face of the permit and acknowledged in writing by the owner or the owner's agent. The owner shall be responsible for an acknowledgment executed by any builder hired by the owner. The conditions of each permit shall include but not be limited to the following:

A. All work performed under authority of the permit shall be performed in a good and workman like manner and in accordance with all Federal, State and local laws and ordinances.

B. At the time of the expiration of the permit, the property improved shall be water tight and impervious to rodent, vermin or other infestation.

C. Any completed structure for storage or habitation shall have a permanent roof, exterior siding and windows necessary to prevent moisture penetration from rain or snow. Temporary siding, insulation or nonpermanent roofing materials shall not constitute compliance with this requirement. The

terrain of the premises shall be leveled to grade and soil areas shall be seeded. No piles of dirt or other materials shall be left on the premises.

D. All excess building materials and equipment shall be removed from the premises except that such materials and equipment may be stored inside in enclosed structures on the premises.

2. Extension of Time for Completing Building Activity. Upon application made in writing prior to the date of expiration of a building permit, the Building Official may extend the same upon the same conditions or may impose additional conditions during the period for extension. In such case, the building permit shall expire at the end of the extension. The Building Official may take into consideration whether the person making application for the extension of a building permit has been cancelled or has violated the conditions of any prior building permit in extending the building permit under this section.

3. Violations. In the event that the owner or owner's agent shall violate any of the conditions of the building permit issued herein, the Building Official or the official's designee shall notify the owner in writing of areas of non-compliance with the building permit and the owner shall have five (5) calendar days from and after the service of written notice upon the owner to bring the project site into compliance. Notice shall be made by certified mail directed to the owner or by personal service of written notice directed to the owner and served upon the owner in the manner provided for the service of original notices. Notice by mail shall be deemed complete on the date of deposit of a certified notice in a U.S. Postal receptacle, the same being sealed in an envelope addressed to the owner at the owner's last known address with adequate postage affixed to the envelope. In the event that owner shall fail to timely comply with the notice, the building inspector may proceed to enforce the notice by municipal infraction or general penalty citation. In addition, the building inspector may, but shall not be obligated to, proceed to clean up the premises or otherwise bring the premises into compliance and certify the costs of said remedies to the Treasurer of Hardin County, Iowa, to be assessed against the property and collected in the manner for collection of regular taxes.

4. Payment of Fees. Payment of fees for building permits issued by the Building Official shall be made as follows:

A. Payment of the fee for building permits issued for new residential or new commercial construction shall be made in full on or before the permit is issued.

B. Building permits for construction on projects other than those described in paragraph A of this subsection may be issued without prior payment of the applicable fees, subject to the following conditions:

(1) The owner of the property or contractor on the project shall be billed for the fee every month; and

(2) A penalty of \$20.00 per month shall be applied if the building permit fee has not been paid within 45 days of the issuance of the permit; and

(3) No new or renewal building permits will be issued to the owner of the property or contractor on the construction project until such time as the fee for the building permit and all penalties have been paid in full.

(4) The City shall have the option to cancel the building permit in the event the fee for the same has not been paid after 120 days from the date of issuance. Cancellation pursuant to this provision shall be effective as of the date of issuance of the building permit for the purpose of the sanctions under the City-adopted building codes.

157.06 PAYMENT OF FEES.

1. Section 108.8 of the *International Building Code*, 2006, adopted by reference in Section 157.01 of this chapter, is hereby amended to conform to the provisions of Section 157.05 of this chapter.

2. Section R108.1 of the *International Residential Code*, 2006, adopted by reference in Section 157.01 of this chapter, is hereby amended to conform to the provisions of Section 157.05 of this chapter.