

ORDINANCE 2014-1500

AN ORDINANCE AMENDING CHAPTER 155.09 FIRE CODE, OF THE MUNICIPAL CODE OF THE CITY OF POLK CITY, IOWA, BY ADOPTING THE 2012 INTERNATIONAL FIRE CODE WITH AMENDMENTS

WHEREAS, the City Council of the City of Polk City, Iowa desires to continue to protect life, safety and property through the adoption and enforcement of construction codes, and to establish the minimum requirements consistent with nationally recognized good practice for providing a reasonable level of life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises and to provide safety to fire fighters and emergency responders during emergency operations.

WHEREAS, the Council now deems it appropriate to revise the Municipal Code by adopting the latest edition of the International Code Council Fire Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF POLK CITY, IOWA:

1). That Chapter 155.09 of the Municipal Code of the City of Polk City, Iowa, the Fire Regulations be repealed and there be enacted in lieu thereof the following Chapter;

CHAPTER 155.09 FIRE CODE

Section Number	Title	IFC Section
1	Short Title	
2	Adoption of Fire Code	
3	Amendments, modifications, additions and deletions	
4	Deletions	
5	Amendments, Modifications, Additions and Deletions	
6	Title	101.1
7	General	103.1
8	Appointment	103.2
9	Types Of Permits	105.1.2
10	Work Commencing Before Permit Issuance	113.3
11	Open Flame Cooking Devices	308.1.4
12	Key Boxes - - Installation Requirements	506.3
13	Where Required (fire hydrant spacing)	507.5.1
14	Single and Multiple-station smoke alarms	907.2.11

15	Fire Department Connections	912.1.1
16	Continuity and Components	1007.2 #11
17	Doors (frost protection)	1008.1.6.1
18	Handrails (elevation/#risers)	1009.15
19	Continuity (handrails)	1012.4
20	Access to Public Way	1027.5.1
21	Maximum Height From Floor (emergency escape and rescue)	1029.3 (exc)
22	Window Wells	1029.5.3
23	Fire Safety and Means of Egress Requirements For Existing Buildings – Multi-Family Rental Dwelling units and Buildings – Effective Date	Chapter 11
24	Above ground Outside Flammable/Combustible Storage (District Limits)	5704.1
25	Bulk plants Or Terminals Not Allowed	5706.4.0
26	Liquefied Petroleum Gas (District Limit)	6104.2.1

1. **SHORT TITLE.** This chapter shall be known as the Polk City Fire Code, and may be cited as such, and may be referred to herein as this chapter
2. **ADOPTION OF FIRE CODE.** The *International Fire Code 2012 Edition*, published by the International Code Council, Inc., is adopted in full except for such portions as may be hereinafter deleted, modified or amended. A copy of the *International Fire Code 2012 Edition*, as adopted, and a copy of this chapter are on file in the office of the Code Official.
3. **AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.** The *International Fire Code, 2012 Edition* (hereinafter known as the IFC), is amended as hereinafter set out in Sections 180.04 through 180.26.
4. **DELETIONS.** The following are deleted from the IFC and are of no force or effect in this chapter:

Subsection 102.6 Historic buildings.

5. **REFERENCED CODES - - AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS.** The remaining sections in this chapter represent amendments to the requirements contained in the IFC. In the event requirements of this code conflict with applicable State and Federal requirements, the more stringent shall apply.
6. **SUBSECTION 101.1 AMENDED - - TITLE.** Subsection 101.1, Title, of the IFC, is hereby deleted and there is enacted in lieu thereof the following section:

Subsection 101.1 Title. These regulations shall be known as the Polk City Fire Code, hereinafter known as “this code.”

7. **SUBSECTION 103.1 ADDITION - - GENERAL.** Subsection 103.1, General, of the IFC, is hereby amended by adding the following paragraph to said subsection:

Subsection 103.1 Building and Zoning Administrator The term Fire Code Official is intended to also mean the Building and Zoning Administrator and shall hereinafter be referred to as Code Official and his or her representatives or designees, who are herewith delegated the same powers, authorities, duties and responsibilities as designated for the Code Official.

- 8. SUBSECTION 103.2 ADDITION - - APPOINTMENT.** Subsection 103.2, Appointment, of the IFC, is hereby amended by adding the following paragraph to said subsection:

Subsection 103.2 – Building & Zoning Administrator There is also hereby established the position of Building & Zoning Administrator, who shall be designated by the Planning & Building Director. The Building and Zoning Administrator shall have authority to file a complaint in any court of competent jurisdiction charging a person with the violation of this title. The Building and Zoning Administrator shall have whatever additional duties the Planning & Building Director may prescribe.

- 9. SUBSECTION 105.1.2 ADDITION - - TYPES OF PERMITS.** Subsection 105.1.2, Types of Permits, of the IFC, is hereby amended by adding the following paragraphs to said subsection:

Subsection 105.1.2 Certificate of Occupancy A certificate of occupancy issued pursuant to provisions of the *International Building Code* may be assumed to comply with Section 1. Operational Permit.

Subsection 105.1.2 Other Permits Building, Mechanical, Electrical and Plumbing permits issued pursuant to provisions of their respective codes may be assumed to comply with Section 2. Construction Permit.

- 10. SUBSECTION 113.3 ADDITION - - WORK COMMENCING BEFORE PERMIT ISSUANCE.** Subsection 113.3, Work Commencing Before Permit Issuance, of the IFC, is hereby amended by adding the following sentence after said subsection:

Subsection 113.3 Work commencing before permit issuance Said fee shall be 100 percent of the usual permit fee in addition to the required permit fees. Add in Permit fees

- 11. SUBSECTION 308.1.4 AMENDED - - OPEN FLAME COOKING DEVICES.** Subsection 308.1.4, Open Flame Cooking Devices, of the IFC, is hereby amended by deleting exception 3 and inserting in lieu thereof the following:

Subsection 308.1.4 Open Flame Cooking Devices exception 3 LP- cooking devices having an LP-gas container with a water capacity greater than 47.7 pounds (nominal 20 pound LP gas capacity) shall not be located on combustible balconies, decks or within 10 feet of any combustible construction, this also includes no ember producing products.

- 12. SECTION 506 ADDITION - - KEY BOXES (INSTALLATION REQUIREMENTS).** Section 506, Key Boxes, of the IFC, is hereby amended by adding a new subsection as follows:

Section 506.3 – See City Ordinance Chapter 37.

- 13. SUBSECTION 507.5 AMENDED - - WHERE REQUIRED (FIRE HYDRANT SPACING).** Subsection 507.5.1, Where Required, of the IFC, is hereby amended by deleting said subsection, including exceptions, and inserting in lieu thereof the following subsection and exception:

Subsection 507.5.1– Where required (fire hydrant spacing) Locate at street intersections or as approved by City subject to the following spacing:

507.5.1.1 Residential: 400 foot; maximum coverage: 86,000 SF.

507.5.1.2 Commercial: 400 foot; maximum coverage: 86,000 SF.

507.5.1.3 No part of a proposed single family dwelling or duplex shall be more than 250 feet from a hydrant unless said building is sprinklered.

507.5.1.4 No part of a multi-family, commercial or industrial building shall be more than 200 feet from a fire hydrant unless said building is fully sprinklered.

Subsection 507.5.1– Where required (fire hydrant spacing) exception: For Group R-3 and Group U occupancies and for buildings equipped with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 the distance requirements may be modified when approved by the Code Official.

14. SUBSECTION 907.2.11 AMENDED - - SINGLE AND MULTIPLE-STATION SMOKE ALARMS. Subsection 907.2.11, Single and Multiple-station smoke alarms, of the IFC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 907.2.11 Single and Multiple-station smoke alarms Listed single- and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with provisions of this code and the household fire warning equipment provision of NFPA 72. Smoke alarms shall be addressable with sounder bases and tied into the building fire alarm system as a supervisory signal only. Mini horns are not required if notification from a building fire alarm system is through the smoke alarms with sounder bases.

15. SECTION 912 ADDITION - - FIRE DEPARTMENT CONNECTIONS. Section 912, Fire department connections, of the IFC, is hereby amended by adding a new subsection and exception as follows:

Subsection 912.1.1 Storz fire department connection The fire department connection(s) shall be a five-inch (5") Storz type connector(s) compatible with the hose couplings currently used by the Polk City Fire Department.

Subsection 912.1.1 Storz fire department connection exception 1 A fire department connection having the standard internal threaded swivel fittings of 2 1/2 inches NST may be substituted for the five-inch Storz connection with the approval of the Code Official where system pressures may exceed hose test pressure or water supply could require an extensive hose lay to the structure.

16. SUBSECTION 1007.2 ADDITION - - CONTINUITY AND COMPONENTS. Subsection 1007.2, Continuity and Components, Of the IFC, is hereby amended by adding the following #11 to said subsection:

Subsection 1007.2 Continuity and Components #11 Components of exterior walking surfaces shall be hard surfaced.

17. SUBSECTION 1008.1 ADDITION - - DOORS. Subsection 1008.1, Doors, of the IFC, is hereby amended by adding a new subsection as follows:

Subsection 1008.1.6.1 Frost protection Exterior landings at doors shall be provided with frost protection.

18. SUBSECTION 1009.15 ADDITION - - HANDRAILS. Subsection 1009.15, Handrails, of the IFC is hereby amended by adding the following exception:

Subsection 1009.15 Handrails exception 6 Changes in elevation of four or more risers within individual units of Group R-2 and R-3 occupancies require a handrail on at least one side.

19. SUBSECTION 1012.4 ADDITION - - (HANDRAIL) CONTINUITY. Subsection 1012.4, Continuity, of the IFC, is hereby amended by adding the following exception:

Subsection 1012.4 Continuity exception 5 Handrails within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

20. SUBSECTION 1027.5 ADDITION - - ACCESS TO A PUBLIC WAY. Subsection 1027.5, Access to a Public Way, of the IFC, is hereby amended by adding the following subsection:

Subsection 1027.5.1 Access to a Public Way Components of exterior walking surfaces shall be hard surfaced.

21. SUBSECTION 1029.3 AMENDED - - (EMERGENCY ESCAPE AND RESCUE) MAXIMUM HEIGHT FROM FLOOR. Subsection 1029.3, Maximum Height From Floor, of the IFC, is hereby amended by adding the following exception:

Subsection 1029.3.1 Maximum height from floor Within individual units of Group R-2 and R-3 occupancies where a window is provided as a means of escape and rescue opening from a basement it shall have a sill height of not more than 44 inches above the floor or landing. Where a landing is provided the landing shall be not less than 36 inches wide, not less than 18 inches out from the exterior wall, and not more than 24 inches in height. The landing shall be permanently affixed to the floor below and the wall under the openable area of the window it serves.

22. SUBSECTION 1029.5 ADDITION - - WINDOW WELLS. Subsection 1029.5, Window wells, of the IFC, is hereby amended by adding a new subsection as follows:

Subsection 1029.5.3 Window well drainage All window wells shall be provided with approved drainage.

23. CHAPTER 11 AMENDED - - FIRE SAFETY AND MEANS OF EGRESS REQUIREMENTS FOR EXISTING BUILDINGS. Chapter 11, Construction Requirements For Existing Buildings, of the IFC, is hereby amended by adding the following subsections and an effective date for these requirements in multi-family residential buildings including rental dwelling units as follows:

Subsection 1103.7.6.1 Manual Fire Alarms, Group R-2, Including Existing Multi-Family Rental Dwelling Units and Buildings - effective July 1, 2015, a manual fire alarm system shall be installed in buildings with more than 16 units in accordance with subsection 1103.7.6 of the IFC and for rental dwelling units and buildings shall be confirmed no later than the next rental registration renewal inspection thereafter.

Subsection 1103.9.1 Carbon Monoxide Alarms, Group R-2, Including Existing Multi-Family Rental Dwelling Units and Buildings - effective July 1, 2015, carbon monoxide alarms shall be installed in accordance with subsection 1103.9 of the IFC and for rental dwelling units and buildings shall be confirmed no later than the next rental registration renewal inspection thereafter.

Subsection 1104.3.1 Exit Sign Illumination, Group R-2, Including Existing Multi-Family Rental Dwelling Units and Buildings – effective July 1, 2015, exit sign illumination shall be installed in accordance with subsections 1104.3 and 1104.4 of the IFC and for rental dwelling units and buildings shall be confirmed no later than the next rental registration renewal inspection thereafter.

Subsection 1104.5 #8.1 Illumination Emergency Power, Group R-2, Including Existing Multi-Family Rental Dwelling Units and Buildings – effective July 1, 2015, illumination emergency power shall be installed in accordance with subsection 1104.3 of the IFC and for rental dwelling units and buildings shall be confirmed no later than the next rental registration renewal inspection thereafter.

24. SECTION 5704 ADDITION - - STORAGE (TANKS) - - STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN OUTSIDE ABOVEGROUND TANKS - - DISTRICT LIMITS. Section 5704 Storage, of the IFC, is hereby amended by adding a new subsection as follows:

Subsection 5704.1.1 - - Storage of flammable or combustible liquids in outside aboveground tanks - - District Limits Storage of flammable or combustible liquids in outside aboveground tanks is prohibited in all zoning districts except M-1, M-2 and U-1 zones; provided, however, that such storage in M-1 and U-1 zones shall be limited as follows:

A. In an M-1 zoning district the maximum liquid storage capacity for any one tank shall be five hundred fifty gallons and the maximum aggregate liquid storage capacity of all tanks at any one site shall be one thousand one hundred gallons. All storage tank installations permitted under this subsection shall be limited to rear yards of the property on which such tanks are installed and shall be screened from public view; further, all such installations shall be subject to prior site plan review and approval by the Plan and Zoning Commission.

B. In a U-1 zoning district the maximum liquid storage capacity for any one tank shall be twelve thousand five hundred gallons and the maximum aggregate liquid storage capacity of all tanks at any one site shall be twenty-five thousand gallons. All storage tank installations permitted under this subsection shall be screened from view from property lines, if necessary.

C. All storage tank installations otherwise permitted under subsections A and B of this section and shall be in conformance with the NFPA, the *International Fire Code* and all other applicable federal, state and municipal statutes, rules and regulations.

25. SUBSECTION 5706.4 AMENDED - - BULK PLANTS OR TERMINALS - - MAXIMUM CAPACITY WITHIN ESTABLISHED LIMITS (BULK PLANTS NOT ALLOWED). Subsection 5706.4, Bulk plants or terminals, of the IFC, is hereby amended by adding a new subsection as follows:

5706.4.0 Bulk Plants. For the purposes of Sections 1 through 3, "bulk plants" means that portion of the property where refined flammable or combustible liquids are received by tank, vessel, pipeline, tank car or tank vehicle, and are stored or blended in bulk for the purpose of distributing such liquids in tank, vessel, pipeline, tank car or tank vehicle or container.

(1) Location of bulk plants with aboveground storage facilities.
No new bulk plant with aboveground storage facilities shall be constructed within the city; except in the case that the facility is located on property owned by the City of Polk City.

(2) Location of bulk plants with underground storage facilities.

No new bulk plant with underground storage facilities shall be constructed within any zoning district in the city except in the M-1 and M-2 zoning districts.

(3) Existing bulk plants--Subject to provisions.

Any bulk plant which is in operation prior to adoption of this ordinance, may continue to remain in operation so long as it remains otherwise lawful, subject to the following provisions:

(A) No such bulk plant may be enlarged or altered in a way which would increase its storage capacity unless such additional storage capacity is installed underground.

(B) Should any of the storage facilities be destroyed by any means, the same may be rebuilt, providing that such storage facilities are installed underground.

26. SUBSECTION 6104.2 ADDITION - - MAXIMUM CAPACITY WITHIN ESTABLISHED LIMITS. Subsection 6104.2 Maximum capacity within established limits, of the IFC, is hereby amended by adding a new subsection as follows:

Subsection 6104.2.1 Bulk storage of liquefied petroleum gases Bulk storage of liquefied petroleum gas shall be allowed only in the M-2 zoning district.

2). Repeal. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

3). Effective date. This ordinance shall be effective November 1, 2014, after its final passage and publication as required by law.

PASSED AND APPROVED this 27th day of October, 2014.

Jason Morse, Mayor

ATTEST:

Sharon Nickles, City Clerk

PUBLISHED

1st reading 9/22/2014

2nd reading 10/13/2014

ON THE 7th DAY OF November, 2014

3rd reading 10/27/2014

