

CHAPTER 155

BUILDING CODES

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155.01 TITLE. This chapter shall be known as the Polk City, Iowa, Building Codes, may be cited as such, and will be referred to herein as “The Building Codes.”

155.02 ADMINISTRATIVE PROVISIONS.

1. Administration of this chapter shall be as provided in this section and in the following sections of the several codes named, which are hereby adopted by reference, to provide procedures for local enforcement of the codes constituting the Polk City, Iowa, Building Codes.
2. The Building Official shall be appointed by the Mayor, subject to approval of the Council, for the enforcement of the building codes, and such other ordinances as shall be assigned to the Building Official. The Building Official shall also perform such other duties as may be required by the Mayor or Council.
3. The Building Official shall be accountable for the issuance of all applicable permits and shall have the power to render interpretations of the building codes and to adopt and enforce rules and regulations supplemental to the building codes, subject to approval of the Council as the Building Official deems necessary in order to clarify the application of the provisions of the building codes. Such rules, regulations and interpretations shall be in conformity with the intent and purpose of this chapter.

155.03 GENERAL PROVISIONS. Notwithstanding anything to the contrary otherwise set forth in the International Building Code Standards, the square footage requirements for each classification of private dwellings as set forth in the Zoning Regulations shall be the minimum requirements for finished living area exclusive of unfinished basement area.

155.04 ADOPTION OF BUILDING CODES. Pursuant to published notice and public hearing, as required by law, the following codes are hereby adopted as, and constitute, “The Building Codes” of the City of Polk City, Iowa, to regulate the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City and the same are by this reference incorporated herein as fully and completely as if set forth in full herein.

155.05 BUILDING CODE.

1. **Short Title.** This chapter shall be known as the Polk City Building Code, and may be cited as such, and may be referred to herein as this chapter.

2. **Adoption of Building Code.** Pursuant to published notice as required by law, the *International Building Code 2012 Edition*; and the *International Residential Building 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 Building Code 2012 Edition as adopted, a copy of the International Residential 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 Building Code, 2012 Edition* (hereinafter known as the IBC), and the *International Residential Code, 2012 Edition* (hereinafter known as the IRC), are amended as hereinafter set out in Sections 175.04 through 175.59.

4. **Referenced Codes - Amendments, Modifications, Additions and Deletions.** The remaining sections in this chapter represent amendments to the requirements contained in the IBC and IRC. In the event requirements of this code conflict with applicable State and Federal requirements, the more stringent shall apply except that all references to flood hazard construction shall be coordinated in concurrence with Polk City NFIP adoption dated 16-May-1983.

5. **Deletions.** The following is deleted from the IRC and is of no force or effect in this chapter:

Subsection 501.3 Fire protection of floors
Part VIII - Electrical

6. **Subsections 101.1 and R101.1 Amended - Title.** Subsections 101.1, Title, of the IBC and R101.1, Title, of the IRC, are hereby deleted and there is enacted in lieu thereof the following subsections:

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

Subsection R 101.1 Title. These provisions shall be known as the Polk City Residential Code for One- and Two – Family Dwellings, and shall be cited as such and will be referred to herein as “this code.”

7. **Subsection 101.4.6 Amended and R101.3.1 Addition - Energy.** Subsection 101.4.6, Energy, of the IBC, is hereby amended by deleting said subsection and inserting in lieu thereof the following subsection and Subsection R101.3.1, Intent, of the IRC, is hereby established by adding the following subsection:

Subsection 101.4.6 Energy and Subsection R101.3.1 Intent. The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in “this code” and these regulations shall be known as the Polk City Energy Code. Construction or work for which a permit is required shall be subject to inspections and the Building Official may make or cause to be made the requested inspections. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability. Any portion that does not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

8. **Subsections 103.1 and R103.1 Amended - Creation Of Enforcement Agency.** Subsection 103.1, Creation of enforcement agency, of the IBC and R103.1, Creation of enforcement agency, of the IRC, are hereby amended by adding the following paragraph:

Subsections 103.1 and R103.1 Building and Zoning Administrator. The term Building Official is intended to also mean the Building and Zoning Administrator, who shall be appointed by the Mayor and subject to the approval of the Council 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. The Code Official when so appointed, shall be responsible for the enforcement of the Building Code; the Mechanical code; the Housing code; the Plumbing code; the Gas Code, the Energy code, the Electrical code, the Zoning code and the Fire Prevention code of the city. The Code Official shall have authority to file a complaint in any court of competent jurisdiction charging a person with the violation of this title. The Code Official shall have whatever additional duties the City Administrator may prescribe.

9. **Subsection 104.11 Addition - Alternate Materials, Methods And Equipment.** Subsections 104.11.3, Plumbing and Fuel Gas, of the IBC, is hereby established by adding the following subsection:

Subsection 104.11, Alternate materials, methods and equipment, of the IBC is hereby amended by adding the following subsection and exception:

Subsection 104.11.3 – Iowa State Plumbing Code. The Iowa State Plumbing Code consisting of the Uniform Plumbing Code, as prepared and edited by the International Association of Plumbing and Mechanical Officials, as amended and currently adopted by the State of Iowa Department of Public Health, is hereby approved as an alternate equivalent method for complete plumbing and fuel gas systems.

Subsection 104.11.3, Administration exception 1. Administrative regulations shall be as prescribed in the International Plumbing Code, 2012 Edition and International Fuel Gas Code, 2012 Edition, as adopted and amended.

10. **Subsections 105.1 and R105.1 Addition - (permits) Required.** Subsections 105.1, Required, of the IBC and R105.1, Required, of the IRC, are hereby amended by adding the following to said subsections:

Subsections 105.1 and R105.1 Platting required. A building permit shall not be issued unless the land upon which the proposed work is to be done is platted pursuant to the provisions of the subdivision regulations. A building permit shall not be issued permitting the construction of any building or other structure on any lot designated on any plat as an outlot, without such lot being replatted in accordance with the provisions of the subdivision regulations. Such platting may be waived by the city council if that body determines that no portion of the land is needed for public purposes or if that portion needed for public purposes, as determined by the council, is dedicated to the city; provided further, that such platting may be waived by the Zoning Enforcement Officer if the requested building permit is for one of the following purposes:

1. Any accessory structure or addition for a one or two family residence;

2. The removal, repair or alteration of a structure on unplatted premises, provided that there is no change in the use classifications of such structure;

3. The term "alteration" shall be deemed to mean any change or modification of a structure that does not serve to increase the size of the original structure by more than ten percent.

11. **Subsections 105.2 and R105.2 Amended - Work Exempt From Permit.** Subsections 105.2, Work exempt from permit, of the IBC and R105.2, Work exempt from permit, of the IRC are hereby amended by deleting the following items and adding a sentence to said subsections as follows:

Delete Subsection 105.02, Building, Item 2 and Subsection R105.2 Building, Item 2. Exemption from permit requirements of this chapter shall not preclude requirements for permitting of plumbing, electrical and mechanical installations and systems or compliance with Polk City Code of Ordinances.

12. **Subsections 105.5 and R105.5 Amended - Expiration.** Subsections 105.5, Expiration, of the IBC and R105.5, Expiration, of the IRC, are hereby amended by deleting said subsections and inserting in lieu thereof the following:

Subsections 105.5 and R105.5 12 Month Expiration. Every permit issued under the provisions of this Code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Code Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit shall have been renewed by the owner or his or her agent and by payment of the renewal fee as established by Resolution of the City Council, and provided no changes have been made in plans or location. Upon approval, permits may be extended for no more than two periods not exceeding 180 days each.

13. **Subsections 105.6.1 and R105.6.1 Addition - Revocation of Permit.** Subsections 105.6.1 Revocation of Permit, of the IBC and R105.6.1, Revocation of Permit, of the IRC, are hereby established by adding the following subsections:

Subsections 105.6.1 and R105.6.1 Revocation of Permit. It is the responsibility of the permit holder to schedule the required inspections and obtain final approval. Failure to schedule the required inspections and receive approval of work authorized by the permit before covering said work or at completion shall result in revocation of the permit and void any associated approvals granted by the City. This failure shall also equate to working without a permit in violation of City ordinance and no future permits shall be issued to any person or company who has outstanding violations of this code or any other laws or ordinances of the City. Failure to contact the City for any inspection or follow-up prior to expiration of a permit shall be deemed a violation of this code section. Failure to contact the City for any inspection or follow-up prior to expiration of a Temporary Certificate of Occupancy shall also be deemed a violation of this code section. Allowing occupancy of a structure, for which a person or company holds a building permit, prior to or without a valid Certificate of Occupancy (temporary or final) shall be deemed a violation of this code section and no future permits shall be issued to any

person or company who has outstanding violations of this code or any other laws or ordinances of the City.

14. **Subsections 109.2.1 and R108.2.1 Addition - Plan Review Fees.** Subsections 109.2.1, Plan review fees, of the IBC, and R108.2.1, Plan review fees, of the IRC, are hereby established by adding the following subsections:

Subsections 109.2.1 and R108.2.1 Plan review fees. Fees for all plan reviews shall be as set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution or as the same may be amended by the City Council from time to time.

15. **Subsections 109.4 and R108.6 Addition - Work Commencing Before Permit Issuance.** Subsections 109.4, Work commencing before permit issuance, of the IBC, and R108.6, Work commencing before permit issuance, of the IRC, are hereby established by adding the following sentence after said subsections:

Subsections 109.4 and R108.6 Work commencing before permit issuance. Said fee shall be 100 percent of the usual permit fee in addition to the required permit fees.

16. **Subsection R110.1 Amended - Use and Occupancy.** Subsection R110.1, Use and occupancy, of the IRC, is hereby amended by deleting exception #2 - Accessory buildings or structures.

17. **Section 112 and R111 Addition - Underground Utility Installation.** Subsections 112.4, Service Utilities, of the IBC, and R111.4, Service Utilities, of the IRC, are hereby established by adding the following subsections:

Subsections 112.4 and R111.4 Underground utility installation. All electrical service lines not exceeding four hundred eighty volts and all telephone and cablevision service lines, as well as other utility lines serving any new building or structure, including signs and billboards, requiring permanent electrical service shall be placed underground unless a waiver from such is approved by the city engineer.

The provisions of this section shall not apply to existing buildings or additions to such buildings. Nothing in this section shall be deemed to apply to temporary service when defined as such by the utility company.

18. **Section R202 Amended - Definitions.** Section 202, Definitions, of the IBC, and Section R202 Definitions, of the IRC, are hereby amended by deleting the definition of accessory structure, swimming pool and townhouse and inserting in lieu thereof the following:

Section 202 Swimming Pool. 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; spas and fixed-in-place wading pools, but excludes manmade lakes or ponds created through the collection of storm water or drainage runoff.

Section R202 Accessory Structure. Accessory structures shall be defined as and shall conform to applicable zoning requirements and shall include but not be limited to structures and equipment with a fixed location on the ground, including wind energy systems, generators and equipment shelters.

Section R202 Townhouse. A single-family dwelling unit constructed in groups of three or more attached units in which each unit extends from foundation to roof. Townhouse groups of more than twelve units shall have a yard or public way on at least two sides.

19. **Table R301.2(1) Amended - Climatic and Geographic Design Criteria.** Table R301.2(1), Climatic and Geographic Design Criteria, of the IRC, is hereby amended by modifying said table as follows:

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

Ground Snow Load	Wind Design		Seismic Design Category	Subject To Damage From			Winter		Flood Hazards	Air Freezing Index	Mean Annual Temp.
	Speed MPH	Topographic Effects		Weathering	Frost Line Depth	Termite	Design Temp	Ice Barrier Req'd.	NFIP Adoption		
30 PSF	90	NO	A	Severe	42"	Slight/ Moderate	-5° F	Yes	16-May-83	1833	48.6

20. **Subsection R302.1 Amended - Exterior Walls.** Subsection R302.1, Exterior walls, of the IRC, is hereby amended by deleting all exceptions and inserting in lieu thereof the following exception:

Subsection R302.1 Exterior walls exception #1. Accessory structures less than 10 feet from a dwelling and/or less than 3 feet from a property line shall be provided with 5/8" "X" fire code sheetrock or equivalent throughout the interior, including the walls and ceiling. Any accessory structure opening(s) in wall(s) parallel to and less than 10' from dwelling unit wall(s) shall be fire rated in accordance with this code.

21. **Subsection Table R302.1 Amended - Exterior Walls.** Table R302.1, Exterior Walls, of the IRC, is hereby amended by modifying said table as follows:

Table R302.1(1), Exterior Walls

Exterior Wall Element	Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Walls	(Fire-resistance rated)	1 hour with exposure from both sides per ASTM E 119 or UL 263
	(Not fire-resistance rated)	0 hours
Projections	(Fire-resistance rated)	1 hour on the underside
	(Not fire-resistance rated)	0 hours
Openings	Not allowed	N/A
	25% Maximum Wall Area	0 hours
	Unlimited	0 hours
Penetrations	All	Comply with Section R302.4
	All	None required

22. **Subsection R302.2 Amended - Townhouses.** Subsection R302.2, Townhouses, of the IRC, is hereby amended by deleting said subsection and inserting in lieu thereof the following (exception and subsequent subsections remains unchanged):

Subsection R302.2 Townhouses. Each sprinklered townhouse shall be considered a separate building and shall be separated by fire-resistance-rated

wall assemblies meeting the requirements of section R302.1 for exterior walls. Sprinkling of townhouses of not more than 12 (twelve) dwelling units, guest rooms or combination thereof with each unit being provided with a minimum of two separate means of egress and of not more than 3 (three) stories above grade plane in height, including back-to-back configurations in which two or less walls are shared, is not required when said dwelling units and/or guest rooms are constructed in accordance with separation requirements of sections R302.2 of the IRC.

23. **Subsection R302.2A Addition - Townhouses.** Subsection R302.2, Townhouses, of the IRC, is hereby established by adding the following subsection and exception:

Subsection R302.2 Townhouses. Each non-sprinklered townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls. All townhouse groups of more than twelve attached units in which each unit does not have a yard or public way on at least two sides shall be sprinklered.

Exception: A common 2 hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with the Polk City Electrical Code. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

24. **R302.3 Amended - Two-Family Dwellings.** Subsection R302.3 Two-family dwellings, of the IRC, is hereby amended by deleting said subsection and inserting in lieu thereof the following and deleting exception 2:

R302.3 Two-family dwellings. For purposes of fire-resistive separation, two-family dwelling units shall be considered as townhouses and shall be constructed in accordance with R302.2.

Exception 2 deleted

25. **Subsection R302.6 Amended - Dwelling/Garage Fire Separation.** Subsection R302.6, Dwelling/garage fire separation, of the IRC, is hereby amended by deleting said subsection and inserting in lieu thereof the following subsection:

Subsection R302.6 Dwelling/garage fire separation. The garage shall be separated throughout as required by Table R302.6. Openings in garage walls shall comply with section R302.5.

26. **Subsection Table R302.6 Amended - Dwelling/Garage Separation.** Table R302.6 Exterior Walls, of the IRC, is hereby amended by modifying said table as follows:

Table R302.6, Dwelling/garage separation

Separation	Material
From the residence & attics – common wall with garage	5/8” “X” fire code sheetrock or equivalent applied to the garage side
From all habitable rooms above the garage	5/8” “X” fire code sheetrock or equivalent – throughout garage
Structures supporting floor/ceiling assemblies used for separation required by this section	5/8” “X” fire code sheetrock or equivalent – throughout garage
Garages located less than 10 feet from a dwelling unit(s) on the same lot	5/8” “X” fire code sheetrock or equivalent – throughout garage

27. **Subsection R303.3 Amended - Bathrooms.** Subsection R303.3, Bathrooms, of the IRC, is hereby amended by deleting said subsection and inserting in lieu thereof the following subsection and also by adding the following exception:

Subsection R303.3 Bathrooms. Bathrooms shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

Exception: Toilet rooms containing only a water closet and/or lavatory may be provided with a recirculating fan.

28. **Subsection 406.3.4 Amended - Separation.** Subsection 406.3.4, Separation, of the IBC, is hereby amended by deleting subsection #1 and inserting in lieu thereof the following:

Subsection 406.3.4 Separation #1. The private garage shall be separated from the dwelling unit and its attic area by means of minimum 5/8-inch type “X” fire code gypsum board or equivalent applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch type “X” fire code gypsum board or equivalent throughout. Garages beneath habitable rooms shall be separated by not less than 5/8-inch type “X” fire code gypsum board or equivalent throughout. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8” thick, or doors in compliance with 716.5.3. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching.

29. **Subsection R310.1 Amended - Emergency Escape And Rescue Required.** Subsection R310.1, Emergency escape and rescue required, of the IRC, is hereby amended by deleting the first paragraph of said section and inserting in lieu thereof the following:

Subsection R310.1 Emergency escape and rescue required. Basements, habitable attics and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. 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. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

30. **Subsections 1029.4 And R310.1.4 Amended - Operational Constraints.** Subsections 1029.4, Operational Constraints, of the IBC and R310.1.4, Operational constraints, of the IRC, are hereby amended by adding a new sentence and exception following these subsections:

Subsections 1029.4 and R310.1.4 Operational Constraints. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside and shall not require the removal of a sash or other component of the emergency escape and rescue opening.

Exception: Existing required emergency escape openings shall be maintained in accordance with the Polk City Property Maintenance Code and may be replaced with the same size and type of window.

31. **Subsection R310.5 Amended - Emergency Escape Windows Under Decks and Porches.** Subsection R310.5, Emergency escape windows under decks and porches, of the IRC, is hereby amended by adding a new sentence following this section:

Subsection R310.5 Emergency escape windows under decks and porches. Cantilever areas of all construction elements shall be regulated in accordance with this section.

32. **Subsection R311.7.5.1 Amended - Risers.** Subsection R311.7.5.1, Riser height, of the IRC, is hereby amended by adding the following exceptions:

Subsection R311.7.5.1 Riser height exception 2. The maximum riser height shall be 7 3/4 inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch, except at the top or bottom riser of any interior stair where this dimension may deviate by a maximum of 1 inch. In no case shall the risers exceed the maximum height of 7 3/4 inches.

Subsection R311.7.5.1 Profile exception 3. The opening between adjacent treads is not limited on exterior stairs serving individual dwelling units.

33. **Subsection R311.7.8.2 Addition - Continuity.** Subsection R311.7.8.2, Continuity, of the IRC, is hereby amended by adding the following exception:

Subsection R311.7. 8.2 Continuity exception 3. Handrails within a dwelling unit or serving an individual dwelling unit 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.

34. **Subsection R313.1 Amended - Townhouse Automatic Fire Sprinkler Systems.** Subsection R313.1 Townhouse automatic fire sprinkler system, of the IRC, is hereby amended by deleting said subsection and inserting the following in lieu thereof (exception remains unchanged):

Subsection R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses containing more than 12 (twelve) dwelling units, **and not exposed on two sides, refer to 175.23 subsection R302.2A.**

35. **Subsection R313.2 Amended - One- And Two-Family Dwellings Automatic Fire Systems.** Subsection R313.2 One- and two-family automatic fire sprinkler systems, of the IRC, is hereby amended by adding the following exception:

Subsection R313.2 One- and two-family automatic fire sprinkler systems exception 2. Dwelling units in which the gross square footage of the dwelling space(s), including all floor levels whether finished or unfinished and all basement areas whether finished or unfinished (exclusive of attached garage area), does not exceed 8,000 square feet.

36. **Subsection R403.1.4.1 - Amended - Frost Protection.** Subsection R403.1.4.1, of the IRC, is hereby amended by deleting all existing exceptions and inserting in lieu thereof the following:

Subsection R403.1.4.1 Frost protection exception 1. Detached garages of light frame wood construction of 1,010 square feet or less in size and detached garages of 400 square feet or less in size of other than light frame wood construction and more than 10 feet from a dwelling or attached garage may be provided with a floating slab which shall include a thickened slab edge of a minimum 8 inches thick and tapered or squared from a width of 6 inches to 12 inches and have floors of Portland cement concrete not less than 4 inches thick. Garages areas shall have all sod and/or debris removed prior to installation of said floor.

37. **Subsection R404.1 Amended - Concrete and Masonry Foundation Walls.** Subsection R404.1, Concrete and masonry foundation walls, of the IRC, is hereby amended by adding the following paragraph:

Subsection R404.1 Concrete and masonry foundation walls lateral support. Prior to backfill and prior to a poured in place floor slab to provide bottom lateral support the following may be provided (1) a full depth (minimum 1-1/2") nominal 2" x 4" keyway may be formed into the footings to secure the bottom of the foundation wall -or- (2) 36" long vertical # 4 rebar may be embedded a minimum of 6" into the footings not to exceed 7' o.c. spacing.

38. **Subsections 1807.1.5.1 and R404.1.2.2.3 Addition - Foundation Walls For Conventional Light Frame Wood Construction.** Subsections 1807.1.5.1, Foundation Walls For Conventional Light Frame Wood Construction, of the IBC and R404.1.2.2.3, Foundation Walls For Conventional Light Frame Wood Construction, of the IRC, are hereby established by adding the following subsections and table:

Subsections 1807.1.5.1 and R404.1.2.2.3 Foundation Walls For Conventional Light Frame Wood Construction. As an alternate to the requirements of respective codes the following Table ‘Foundation Walls for Conventional Light Frame Construction’ may be used:

Table - ‘Foundation Walls for Conventional Light Frame Construction’

Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*		Thickness of Foundation Walls		Reinforcement type and placement within Foundation Wall**	Reinforcement type and placement within Foundation Wall** (maximum 12’ span between corners and supporting cross walls.)	Type of Mortar
		Unit				
Gross	Net	Concrete	Masonry	Concrete	Masonry	Masonry
8	7’ 8”	7 ½”	8”	½”horizontal bars, placement in the middle, and near the top & bottom – ½” bars @ 6’ max. vertically	0.075 square inch bar 8’ o.c. vertically in fully grouted cells. If block is 12” nominal thickness, may be unreinforced.	Type M or S. Grout & Mortar shall meet provisions of Chapter 21 IBC
9	8’ 8”	8”	See Chapter 18 IBC	½” bars 2’ o.c. horizontally & 20” vertically o.c.	See Chapter 18 IBC	Same as above
10	9’ 8”	8”	See Chapter 18 IBC	(5/8” bars 2’ o.c. horizontally & 30” vertically o.c.)	See Chapter 18 IBC	Same as above
*Concrete floor slab to be nominal 4”. If such floor slab is not provided prior to backfill, provide 1) 36” vertical #4 rebar embedded in the footing @ maximum 7’ O.C. spacing -and/or- 2) full depth nominal 2”depth x 4”width keyway in footing						
** All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be in center of wall and meet the provisions of 18, 19, and 21 of the International Building Code.						
NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of 2 – ½” diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the International Building Code.						
NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved drainage system as prescribed in Section 1805.4 of the International Building Code. Where soils containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils are encountered or where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the wall, a specially designed wall shall be required.						
Note: Foundation plate or sill anchorage may be installed in accordance with the respective codes as applicable.						

39. **Section R405 Addition - Foundation Drainage.** Section R405, Foundation Drainage, of the IRC, is hereby amended by adding a new subsection as follows:

Subsection R405.3 Sump Pumps. Footing drains and drainage systems shall be discharged to a sump pump plumbed to a discharge system separated from the sanitary sewer and in accordance with the standard specifications adopted by the City Council. Exceptions may be granted by the Code Official in accordance with said engineering standards.

40. **Subsection R506.2.4 Addition - Reinforcement Support.** Subsection R506.2.4, of the IRC, Reinforcement support is hereby amended by addition of the following exception:

Subsection R506.2.4 Reinforcement support exception 1. Non-structural slabs

41. **Subsection 907.2.11 Amended - Single and Multiple-Station Smoke Alarms.** Subsection 907.2.11, of the IBC, Single and Multiple-station smoke alarms 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.

42. **Subsection M1403.2 Amended - Foundations and Supports.** Subsection M1403.2 Foundations and supports, of the IRC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Subsection M1403.2 Foundation and supports. Foundations and supports for outdoor mechanical systems shall be raised at least one and one half inches above the finished grade and shall also conform to the manufacturer's installation instructions.

43. **Subsection P2603.5 Amended - Freezing.** Subsection P2603.5 Freezing, of the IRC, is hereby amended by deleting the last sentence of said subsection and inserting in lieu thereof the following:

Subsection P2603.5 Freezing. Exterior water supply system piping shall be installed not less than sixty (60) inches below grade.

44. **Subsection P2603.5.1 Amended - Sewer Depth.** Subsection P2603.5.1 Sewer Depth, of the IRC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection P2603.5.1 Sewer Depth. Building sewers shall be a minimum of forty-eight (48) inches below grade.

45. **Subsection 1007.2 Addition - Continuity and Components.** Subsection 1007.2, Continuity and Components, of the IBC, 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.

46. **Section 1008 Addition - Doors, Gates and Turnstiles.** Section 1008, Doors, Gates and Turnstiles, of the IBC, is hereby amended by adding the following subsection:

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

47. **Subsection 1012.4 Addition - (Handrail) Continuity.** Subsection 1012.4, Continuity, of the IBC, 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.

48. **Subsection 1027.5 Addition - Access to a Public Way.** Subsection 1027.5, Access to a Public Way, Of the IBC, 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.

49. **Subsection 1029.3 Amended - (Emergency Escape and Rescue) Maximum Height From Floor.** Subsection 1029.3, Maximum Height From Floor, of the IBC, is hereby amended by adding the following exception:

Subsection 1029.3 Maximum Height From Floor exception 1. 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.

50. **Subsection 1029.5 - Window Wells.** Subsections 1029.5, Window Wells, of the IBC, is hereby amended by adding the following subsection:

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

51. **Chapter 13 Energy Efficiency and Chapter 11 [Re] Amended - Energy Efficiency.** Chapter 13, Energy Efficiency, of the IBC and Chapter 13 [RE], Energy Efficiency, of the IRC, are hereby amended by deleting said chapters and inserting in lieu thereof the following:

Chapter 13 Energy Efficiency (IBC) and Chapter 11 (IRC). The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in “this code” and these regulations shall be known as the Polk City Energy Code.

52. **Table 1405.2 Addition - Minimum Thickness of Weather Coverings.** Table 1405.2, Minimum Thickness of Weather Coverings, of the IBC, is hereby amended by adding the following footnote:

Table 1405.2 Minimum Thickness of Weather Coverings footnote f. Vinyl siding shall be provided with a weather-resistant sheathing paper.

53. **Subsection 1405.14 Addition - Vinyl Siding.** Subsection 1405.14, Vinyl Siding, of the IBC, is hereby amended by adding a new subsection as follows:

Subsection 1405.14.2 Water-Resistive Barrier Required. An approved water-resistive barrier shall be provided under all vinyl siding.

54. **Subsection 1608.2 Amended - Ground Snow Loads.** Subsection 1608.2, Ground Snow Loads, of the IBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Subsection 1608.2 Ground Snow Load. The ground snow load to be used in determining the design snow load for roofs is hereby established at 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided in the building code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

55. **Section 1612 Amended - Flood Loads.** Section 1612, Flood Loads, of the IBC, is hereby amended by deleting said section and inserting in lieu thereof the following section:

Section 1612.1 General Floodplain Construction Standards. The following standards are established for construction occurring within the one-hundred-year flood elevation:

A. All structures shall:

1. Be adequately anchored to prevent flotation, collapse or lateral movement of the structure;
2. Be constructed with materials and utility equipment resistant to flood damage; and
3. Be constructed by methods and practices that minimize flood damage.

B. Residential buildings: All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one foot above the one-hundred-year flood level. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot above the one-hundred-year flood level and extend at such elevation at least eighteen feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers) may be allowed, subject to favorable consideration by the Code Official where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

C. Nonresidential buildings: All new or substantially improved nonresidential buildings shall have the first floor (including basement) elevated a minimum of one foot above the one-hundred-year flood level, or together with attendant utility and sanitary systems, be floodproofed to such a level.

D. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the one-hundred-year flood; that the structure, below the one-hundred-year flood level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to mean sea level) to which any structures are floodproofed shall be maintained by the Code Official.

E. Mobile homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements are that:

1. Over-the-top ties be provided at each of the four corners of the mobile home with two additional ties per side at intermediate locations for mobile

homes 50 feet or more in length or one such tie for mobile homes less than 50 feet in length;

2. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points for mobile homes 50 feet in length;

3. All components of the anchoring system be capable of carrying a force of four thousand eight hundred pounds; and

4. Any additions to the mobile home be similarly anchored.

F. Mobile homes shall be placed on lots or pads elevated by means of compacted fill so that the lowest floor of the mobile home will be a minimum of one foot above the one-hundred-year flood level. In addition, the tie-down specification of Section 175.04.350 subsection E must be met and adequate surface drainage and access for a hauler must be provided.

G. New mobile homes, expansions to existing mobile homes and mobile home lots where the repair, reconstruction or improvement of the streets, utilities, and pads equals or exceeds fifty percent before the repair, reconstruction or improvement has commenced shall provide:

1. Lots or pads that have been elevated by means of compacted fill so that the lowest floor of mobile homes will be a minimum of one-foot above the one-hundred-year flood level;

2. Ground anchors for mobile homes.

H. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one foot above the one-hundred-year flood level. Other material and equipment must either be similarly elevated or:

1. Not be subject to major flood damage and be anchored to prevent movement due to flood waters; or

2. Be readily removable from the area within the time available after flood warning.

Section 1612.2 Special floodway standards.

The following standards are established for construction occurring within a designated floodway.

A. Structures, buildings and sanitary and utility systems, if permitted, shall meet the applicable general floodplain standards and shall be constructed or aligned to present the minimum possible resistance to flood flows.

B. Buildings, if permitted, shall have a low flood damage potential and shall not be for human habitation.

56. **Subsection 1809.5 Addition - Frost Protection.** Subsection 1809.5, Frost Protection, of the IBC, is hereby amended by adding the following exception 4:

Exception 4. Detached garages, accessory to Group R-2 and R-3 occupancies, 1010 square feet or less in size of light frame wood construction and detached garages of 400 square feet or less in size of other than light frame wood construction and more than 10 feet from a dwelling or attached garage may be provided with a floating slab which shall include a thickened slab edge of a minimum 8 inches thick and tapered or squared from a width of 6 inches to 12 inches and have floors of Portland cement concrete not less

than 4 inches thick. Garage areas shall have all sod and/or debris removed prior to installation of said floor.

57. **Appendix G Adopted - Swimming Pools, Spas and Hot Tubs.** Appendix G, Swimming Pools, Spas and Hot Tubs, of the IRC, is hereby adopted by reference and shall be in full force and effect in this chapter.

58. **Subsection 3109.2 and AG102 Definition Amended - Swimming Pool.** Subsection 3109.2, Definition, of the IRC and AG102, Definitions, of the IRC, is hereby amended by deleting said definition and inserting in lieu thereof the following:

Swimming Pool. 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; spas and fixed-in-place wading pools, but excludes manmade lakes or ponds created through the collection of storm water or drainage runoff.

59. **Section 3401.3 Amended - Compliance.** Section 3401.3, Compliance, of the IRC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 3401.3 Compliance. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the Polk City Fire Code, Polk City Plumbing Code, Polk City Fuel Gas Code, Polk City Property Maintenance and Housing Code, Polk City Mechanical Code, Polk City Electrical Code, Polk City Energy Code, Polk City Residential Code and the Polk City Zoning Code. The provisions of this code shall not be deemed to nullify or lessen any provisions of local, state or federal law.

(Ord. 2014-1100 – Jan. 15 Supp.)

155.06 MECHANICAL CODE.

1. **Short Title.** This chapter shall be known as the Polk City Mechanical Code, and may be cited as such, and may be referred to herein as this chapter.

2. **Adoption Of Mechanical Code.** The *International Mechanical 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 Mechanical 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 Mechanical Code, 2012 Edition* (hereinafter known as the IMC), is amended as hereinafter set out in Sections 176.04 through 176.15.

4. **Deletions.** The following are deleted from the IMC and are of no force or effect in this chapter:

Subsection 106.4.4 Extensions, Section 109 Means of Appeal.

5. **Conflicts.** 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 IMC, is hereby deleted and there is enacted in lieu thereof the following subsection:

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

7. **Subsection 103.1 Addition - General.** Subsections 103.1, General, of the IMC, is hereby amended by adding the following paragraph to said subsection:

Subsection 103.1 Building and Zoning Administrator. The term Code Official is intended to also mean the Building and Zoning Administrator 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 106.1.1 Addition - Permit Acquisition.** Subsection 106.1.1 Permit acquisition, of the IMC, is hereby established by adding the following:

Subsection 106.1.1 Permit acquisition.

1. Permits are not transferable. Mechanical work performed under the provisions of this chapter must be done by a contractor meeting the licensing provisions as set forth by the State of Iowa Plumbing and Mechanical Systems Board in accordance with Iowa Code Chapter 105. A responsible person or mechanical professional licensed by the State of Iowa Plumbing and Mechanical Systems Board as a “Master” may sign and obtain a permit for the contractor for which they are employed only when said responsible person or “Master” has provided proof of employment or written confirmation by said licensed contractor. Any permit required by the provisions of this code may be revoked by the Code Official upon the violation of any provision of this code.

2. A State of Iowa licensed Mechanical contractor shall be allowed only to secure permits for himself or herself, or for a single firm or corporation. When a State of Iowa licensed Mechanical contractor has secured such a permit, only the employees of such contractor when meeting the provisions of Iowa Code Chapter 105 shall perform the work for which the permit was obtained.

3. For purposes of this section, an “employee” shall be one employed by the contractor, firm or corporation for a wage or salary. A contractor may be required by the Code Official to show positive evidence as to the employee status of workers on the job. Such evidence shall be in the form of payroll and time records, canceled checks, or other such documents.

4. The contractor may also be required to show the agreement or contract pertaining to the work being questioned as evidence that said contractor is, in fact, the actual contractor for such work. Failure or refusal by the contractor to make available such employee or contractual records within 24 hours from demand therefor shall be grounds for immediate revocation of any permit for the work in question.

9. **Subsection 106.2 Addition - Permits Not Required.** Subsection 106.2, Permits not required, of the IMC, is hereby amended by adding the following #9 to said subsection:

Subsection 106.2 Permits not required 9. Replacement or relocation of existing house ventilation fans, bathroom exhaust, dryer vents, window air conditioners and extension of existing supply and return ductwork.

10. **Subsection 106.4.3 Amended - Expiration.** Subsection 106.4.3 Expiration, of the IMC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.4.3 12 Month Expiration. Every permit issued under the provisions of this Code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Code Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit shall have been renewed by the owner or his or her agent and by payment of the renewal fee as established by Resolution of the City Council, and provided no changes have been made in plans or location. Upon approval, permits may be extended for no more than two periods not exceeding 180 days each.

11. **Subsection 106.5.2 Amended - Schedule of Permit Fees.** Subsection 106.5.2 Fee schedule, of the IMC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.5.2 Fee schedule. Permits shall not be issued until the fees, as set forth and established by resolution of the City Council, have been paid to the City of Polk City. An amended permit or a supplemental permit for additional construction shall not be issued until the permit fee(s) for the additional work has been paid.

12. **Subsection 106.5.3 Amended - Fee Refunds.** Subsection 106.5.3, Fee refunds, of the IMC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.5.3 Fee refunds. The Code Official is authorized to establish a refund policy.

13. **Subsection 108.4 Amended - Violation Penalties.** Subsection 108.4, Violation penalties, of the IMC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 108.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, alters or repairs mechanical work in violation of the approved construction documents or directive of the Code Official, or of a permit issued under the provisions of this code, shall be subject to penalties as prescribed by law.

14. **Subsection 108.5 Amended - Stop Work Order.** Subsection 108.5, Stop Work Orders, of the IMC, is hereby amended by deleting the last sentence of said subsection and inserting in lieu thereof the following:

Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

15. **Subsection 1107.2 Amended - Refrigerant Piping.** Subsection 1107.2, Refrigerant piping, of the IMC, is hereby amended by deleting the last sentence thereto.

(Ord. 2014-1200 – Jan. 15 Supp.)

155.07 PLUMBING CODE.

1. **Short Title.** This chapter shall be known as the Polk City Plumbing Code, and may be cited as such, and may be referred to herein as this chapter.

2. **Adoption of Plumbing Code.** The *International Plumbing 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 Plumbing 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 Plumbing Code, 2012 Edition* (hereinafter known as the IPC), is amended as hereinafter set out in Sections 178.04 through 178.24.

4. **Deletions.** The following are deleted from the IPC and are of no force or effect in this chapter:

Subsection 106.5.4 Extensions, Section 109 Means of Appeal.

5. **Referenced Codes - Conflicts.** 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 IPC is hereby deleted and there is enacted in lieu thereof the following subsection:

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

7. **Subsection 103.1 Addition - General.** Subsections 103.1, General, of the IPC, is hereby amended by adding the following paragraph to said subsection:

Subsection 103.1 Building and Zoning Administrator. The term Code Official is intended to also mean the Building and Zoning Administrator 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 105.2 Addition - Alternate Materials, Methods and Equipment.** Subsection 105.2, Alternate materials, methods and equipment, of the IPC, is hereby amended by adding the following subsection 105.2.1 and exception:

Subsection 105.2.1 - Uniform Plumbing Code, As Currently Adopted Edition. The Uniform Plumbing Code, as prepared and edited by the International Association of Plumbing and Mechanical Officials, as currently adopted and amended by the Plumbing and Mechanical Systems Board, Iowa Department of Public Health, is hereby approved as an alternate equivalent method for complete plumbing systems.

Subsection 105.2.1, Administration exception 1. Administrative regulations shall be as prescribed in the International Plumbing Code, 2012 Edition, as amended in this ordinance.

9. **Subsection 106.1.1 Addition - Permit Acquisition.** Subsection 106.1.1 Permit acquisition, of the IPC, is hereby established by adding the following:

Subsection 106.1.1 Permit acquisition.

1. Permits are not transferable. Plumbing work performed under the provisions of this chapter must be done by a contractor meeting the licensing provisions as set forth by the State of Iowa Plumbing and Mechanical Systems Board in accordance with Iowa Code Chapter 105. A plumber licensed by the State of Iowa Plumbing and Mechanical Systems Board as a “Master” may sign and obtain a permit for the contractor for which they are employed only when said “Master” has provided proof of employment by said licensed contractor. Any permit required by the provisions of this code may be revoked by the Code Official upon the violation of any provision of this code.
2. A State of Iowa licensed Plumbing contractor shall be allowed only to secure permits for himself or herself, or for a single firm or corporation. When a State of Iowa licensed Plumbing contractor has secured such a permit, only the employees of such contractor when meeting the provisions of Iowa Code Chapter 105 shall perform the work for which the permit was obtained.
3. For purposes of this section, an “employee” shall be one employed by the contractor, firm or corporation for a wage or salary. A contractor may be required by the Code Official to show positive evidence as to the employee status of workers on the job. Such evidence shall be in the form of payroll and time records, canceled checks, or other such documents.
4. The contractor may also be required to show the agreement or contract pertaining to the work being questioned as evidence that said contractor is, in fact, the actual contractor for such work. Failure or refusal by the contractor to make available such employee or contractual records within 24 hours from demand therefore shall be grounds for immediate revocation of any permit for the work in question.
5. Homeowners (owner/occupants) qualifying for the homestead tax exemption may acquire permits for their principal residence (not an apartment) and appurtenant accessory structures for plumbing work, not to include connection within the public right-of-way to the public main of sewer, water and storm lines.

10. **Subsection 106.5.3 Amended - Expiration.** Subsection 106.5.3 Expiration, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.5.3 12 Month Expiration. Every permit issued under the provisions of this Code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Code Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit shall have been renewed by the owner or his or her agent and by payment of the renewal fee as established by Resolution of the City Council, and provided no changes have been made in plans or location. Upon

approval, permits may be extended for no more than two periods not exceeding 180 days each.

11. **Subsection 106.5.6 Amended - Retention of Construction Documents.** Section 106.5.6, Retention of construction documents, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.5.6 Retention of construction documents. One set of construction documents shall be retained by the Code Official until final approval of the work covered therein.

12. **Subsection 106.6.2 Amended - Fee Schedule.** Subsection 106.6.2 Fee schedule, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.6.2 Fee schedule. Permits shall not be issued until the fees, as set forth and established by resolution of the City Council, have been paid to the City of Polk City. An amended permit or a supplemental permit for additional construction shall not be issued until the permit fee(s) for the additional work has been paid.

13. **Subsection 106.6.3 Amended - Fee Refunds.** Subsection 106.6.3, Fee refunds, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.6.3 Fee refunds. The Code Official is authorized to establish a refund policy.

14. **Subsection 108.4 Amended - Violation Penalties.** Subsection 108.4, Violation penalties, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 108.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, alters or repairs plumbing work in violation of the approved construction documents or directive of the Code Official, or of a permit issued under the provisions of this code, shall be subject to penalties as prescribed by law.

15. **Subsection 108.5 Amended - Stop Work Order.** Subsection 108.5, Stop Work Orders, of the IPC, is hereby amended by deleting the last sentence of said subsection and inserting in lieu thereof the following:

Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

16. **Subsection 305.4 Amended - Freezing.** Subsection 305.4 Freezing, of the IPC, is hereby amended by deleting the last sentence of said subsection and inserting in lieu thereof the following:

Subsection 305.4 Freezing. Exterior water supply system piping shall be installed not less than sixty (60) inches below grade.

17. **Subsection 305.4.1 Amended - Sewer Depth.** Subsection 305.4.1 Sewer Depth, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 305.4.1 Sewer Depth. Building sewers shall be a minimum of forty-eight (48) inches below grade.

18. **Section 410.3 Addition - Substitution.** Subsection 410.3 Substitution, of the IPC, is hereby amended by adding the following exception:

Subsection 410.3 Minimum number of fixtures exception. Water coolers or bottled water dispensers in accessible locations and within accessible reach ranges may be substituted for the initial drinking fountain in business occupancies with an occupant load of not more than 30 and mercantile occupancies with an occupant load of not more than 100. (re: IBC chapter 11, T1902.1 and IPC T 403.1 footnote e)

19. **Section 605 Addition - Materials, Joints and Connections.** Section 605 Materials, joints and connections, of the IPC, is hereby amended by adding the following subsection:

Subsection 605.1.1 Underground Copper. Copper tube for underground piping shall have a weight of not less than type K.

20. **Section 703 Addition - Building Sewer.** Section 703 Building Sewer, of the IPC, is hereby amended by adding the following subsection:

Subsection 703.6 Minimum Building Sewer Size. The minimum diameter for a building sewer shall be four (4) inches.

21. **Subsection 715.1 Addition - Backwater Valves.** Subsection 715.1 Sewage Backflow, of the IPC, is hereby amended by adding the following:

Subsection 715.1 Sewage backflow exception 1. The requirements of this section shall apply when determined necessary by the Code Official based on local conditions.

22. **Subsection 901.2.1 Addition - Venting Required.** Subsection 901.2.1 Venting Required, of the IPC, is hereby amended by adding the following exception:

Subsection 901.2.1 Venting Required exception. A vent is not required on a three inch basement floor drain provided its drain branches into the building drain on the sewer side at a distance of five feet or more from the base of the stack and the branch line to such floor drain is not more than twelve feet in length.

23. **Subsection 903.1 Amended - Roof Extension.** Subsection 903.1 Roof Extension, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 903.1 Roof Extension. All open vent terminals which extend through a roof shall be terminated not less than 6 inches above the roof nor less than 1 foot from any vertical surface. Where a roof is used for any purpose other than weather protection, the vent extension(s) shall terminate not less than 7 feet above the roof.

24. **Subsection 1003.3 Amended - Grease Interceptors.** Subsection 1003.3 Grease Interceptors, of the IPC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 1003.3 Grease Interceptors. Grease Interceptors shall comply with the requirements of the adopted Polk City Ordinance Chapter 101.
(Ord. 2014-1300 – Jan. 15 Supp.)

155.08 ELECTRICAL CODE.

1. **Short Title.** This chapter shall be known as the Polk City Electrical code, and may be cited as such, and may be referred to herein as this chapter
2. **Adoption of Electrical Code.** The *National Electric Code 2011 Edition*; published by the National Fire Protection Association (NFPA 70), is adopted in full except for such portions as may be hereinafter deleted, modified or amended. An official copy of the *National Electric Code 2011 Edition*, as adopted and a certified copy of this chapter are on file in the office of the City of Polk City
3. **Amendments, Modifications, Additions.** The *National Electric Code, 2011 Edition* (hereinafter known as the NEC), is amended as hereinafter set out in Sections 179.04 through 179.14.
4. **Referenced Codes - Conflicts.** In the event there are requirements of this code that conflict with applicable State and Federal requirements, the more stringent shall apply.
5. **Addition - Title.** Title, of the NEC is hereby established by adding the following:

Title. These regulations shall be known as the Polk City Electrical Code hereinafter known as “this code.”
6. **Addition - Creation of Enforcement Agency.** Creation of enforcement Agency, of the NEC, is hereby established by adding the following:

Building and Zoning Administrator. The term Electrical Code Official is intended to also mean the Building and Zoning Administrator and his or her representatives or designees, who are herewith delegated the same powers, authorities, duties and responsibilities as designated for the Code Official.
7. **Addition - Deputies.** Deputies, of the NEC is hereby established by adding the following:

Building & Zoning Administrator. There is also hereby established the position of Building & Zoning Administrator, who shall be designated by the Planning and Building Director, and when so appointed, shall be responsible for the enforcement of this code. The Building & 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 and Building Director may prescribe.
8. **Article 90.2 Amended - Scope (A) Covered. (Permits Required).** Permits required, of the NEC is hereby established by adding the following subcategory (A) (5) and exceptions:

Permits Required. Permits shall be required for work contained within the scope of this article.

Exceptions:

1. Replacement of lighting fixtures, receptacles, switches, overcurrent protection devices of the same volt and amperage.
2. The repair or replacement of flexible cords of same volt and amperage.
3. The process of manufacturing, testing, servicing, or repairing of electrical equipment or apparatus.
4. No permit or inspections are required for electrical wiring of 50 volts or less

9. **Article 90.2.1 Addition - Permit Acquisition.** Permit acquisition, of the NEC, is hereby established by adding the following article:

Article 90.2.1 Permit acquisition.

1. Permits are not transferable. Electrical work performed under the provisions of this chapter must be done by a contractor meeting the licensing provisions as set forth by the Iowa Electrical Examining Board in accordance with Iowa Code Chapter 103. A responsible person or an electrician licensed by the State of Iowa Electrical Examining board as a “Master A or B” may sign and obtain a permit for the contractor for which they are employed only when said responsible person or “Master A or B” has provided proof of employment or written confirmation by said licensed contractor. Any permit required by the provisions of this code may be revoked by the Building Official upon the violation of any provision of this code.

2. A State of Iowa licensed Electrical Contractor or Residential Contractor shall be allowed only to secure permits for himself or herself, or for a single firm or corporation. When a State of Iowa licensed Electrical contractor has secured such a permit, only the employees of such contractor when meeting the provisions of Iowa Code Chapter 103 shall perform the work for which the permit was obtained.

3. For purposes of this section, an “employee” shall be one employed by the contractor, firm or corporation for a wage or salary. A contractor may be required by the Electrical Code Official to show positive evidence as to the employee status of workers on the job. Such evidence shall be in the form of payroll and time records, canceled checks, or other such documents.

4. The contractor may also be required to show the agreement or contract pertaining to the work being questioned as evidence that said contractor is, in fact, the actual contractor for such work. Failure or refusal by the contractor to make available such employee or contractual records within 24 hours from demand therefore shall be grounds for immediate revocation of any permit for the work in question.

5. Homeowners (owner/occupants) qualifying for the homestead tax exemption may acquire permits for their principal residence (not an apartment) and appurtenant accessory structures for electrical work.

10. **Addition - Permit Expiration.** Permit Expiration, of the NEC is hereby established by adding the following:

12 Month Expiration. Every permit issued under the provisions of this Code shall expire twelve (12) months from the date of issue, unless the application

is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the building official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit shall have been renewed by the owner or his or her agent and by payment of the renewal fee as established by Resolution of the City Council, and provided no changes have been made in plans or location. Upon approval, permits may be extended for no more than two periods not exceeding 180 days each.

11. **Addition - Schedule of Permit Fees.** Schedule of permit fees, of the NEC is hereby established by adding the following:

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

12. **Addition - Fee Refunds.** Fee refunds, of the NEC is hereby established by adding the following:

Fee refunds. The Electrical Code Official is authorized to establish a refund policy in accordance with City policy.

13. **Addition - Stop Work Order.** Stop work order of the NEC is hereby established by adding the following sections:

Stop Work Order.

Authority. Whenever the building official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the building official is authorized to issue a stop work order.

Issuance. The stop work order shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume. Where an emergency exists the building official shall not be required to give notice prior to stopping the work.

14. **Article 210.8 Amended - Ground Fault Circuit-Interrupter Protection For Personnel.** Article 210.8, Ground Fault Circuit-Interrupter Protection for Personnel, of the NEC is hereby amended by adding the following exceptions:

Article 210.8 (A) Dwelling Units (2). Garages, and also accessory buildings that have a floor located at or below grade not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use.

Exception No. 1 to (2): Receptacles that are not readily accessible.

Exception No. 2 to (2): A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)(7), or (A)(8).

Note: Receptacles installed under the exceptions to 210.8(A)(2) shall not be considered as meeting the requirements of 210.52(G).

Article 210.8 (A) Dwelling Units (5). Unfinished basements – for purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and the like.

Exception No. 2 to (5): Receptacles that are not readily accessible.

Exception No. 3 to (5): A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)(7), or (A)(8).

Note: Receptacles installed under the exceptions to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).

(Ord. 2014-1400 – Jan. 15 Supp.)

155.09 FIRE CODE.

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.

(Ord. 2014-1500 – Jan. 15 Supp.)

155.10 *(Repealed by Ord. 2014-1100 – Jan. 15 Supp.)*

155.11 *(Repealed by Ord. 2014-1100 – Jan. 15 Supp.)*

155.12 *(Repealed by Ord. 2014-1100 – Jan. 15 Supp.)*

155.13 FUEL GAS CODE.

1. **Short Title.** This chapter shall be known as the Polk City Fuel Gas Code, and may be cited as such, and may be referred to herein as this chapter.

2. **Adoption of Fuel Gas Code.** The *International Fuel Gas 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 Fuel Gas 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 Fuel Gas Code, 2012 Edition* (hereinafter known as the IFGC), is amended as hereinafter set out in Sections 181.04 through 181.15.

4. **Deletions.** The following are deleted from the IFGC and are of no force or effect in this chapter:

Section 106.5.4 Extensions, Section 109 Means of Appeal.

5. **Referenced Codes - Conflicts.** 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 IFGC, is hereby deleted and there is enacted in lieu thereof the following subsection:

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

7. **Subsection 103.1 Addition - General.** Subsections 103.1, General, of the IFGC, is hereby amended by adding the following paragraph to said subsection:

Subsection 103.1 Building and Zoning Administrator. The term Code Official is intended to also mean the Building and Zoning Administrator 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 106.1.1 Addition - Permit Acquisition.** Subsection 106.1.1 Permit acquisition, of the IFGC, is hereby established by adding the following:

Subsection 106.1.1 Permit acquisition.

1. Permits are not transferable. Fuel Gas work performed under the provisions of this chapter must be done by a contractor meeting the licensing provisions as set forth by the State of Iowa Plumbing and Mechanical Systems Board in accordance with Iowa Code Chapter 105. A responsible person or mechanical professional licensed by the State of Iowa Plumbing and Mechanical Systems Board as a “Master” may sign and obtain a permit for the contractor for which they are employed only when said responsible person or “Master” has provided proof of employment or written confirmation by said licensed contractor. Any permit required by the provisions of this code may be revoked by the Code Official upon the violation of any provision of this code.

2. A State of Iowa licensed Mechanical contractor shall be allowed only to secure permits for himself or herself, or for a single firm or corporation. When a State of Iowa licensed Mechanical contractor has secured such a permit, only the employees of such contractor when meeting the provisions of Iowa Code Chapter 105 shall perform the work for which the permit was obtained.

3. For purposes of this section, an “employee” shall be one employed by the contractor, firm or corporation for a wage or salary. A contractor may be required by the Code Official to show positive evidence as to the employee status of workers on the job. Such evidence shall be in the form of payroll and time records, canceled checks, or other such documents.

4. The contractor may also be required to show the agreement or contract pertaining to the work being questioned as evidence that said contractor is, in fact, the actual contractor for such work. Failure or refusal by the contractor to make available such employee or contractual records within 24 hours from demand therefore shall be grounds for immediate revocation of any permit for the work in question.

9. **Subsection 106.5.3 Amended - Expiration.** Subsection 106.5.3 Expiration, of the IFGC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.5.3 12 Month Expiration. Every permit issued under the provisions of this Code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Code Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit shall have been renewed by the owner or his or her agent and by payment of the renewal fee as established by Resolution of the City Council, and provided no changes have been made in plans or location. Upon approval, permits may be extended for no more than two periods not exceeding 180 days each.

10. **Subsection 106.5.6 Amended - Retention of Construction Documents.** Subsection 106.5.6, Retention of construction documents, of the IFGC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.5.6 Retention of Construction Documents. One set of construction documents shall be retained by the Code Official until final approval of the work covered therein.

11. **Subsection 106.6.2 Amended - Fee Schedule.** Subsection 106.6.2 Fee schedule, of the IFGC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.6.2 Fee schedule. Permits shall not be issued until the fees, as set forth and established by resolution of the City Council, have been paid to the City of Polk City. An amended permit or a supplemental permit for additional construction shall not be issued until the permit fee(s) for the additional work has been paid.

12. **Subsection 106.6.3 Amended- Fee Refunds.** Subsection 106.6.3, Fee refunds, of the IFGC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 106.6.3 Fee refunds. The Code Official is authorized to establish a refund policy.

13. **Subsection 108.4 Amended - Violation Penalties.** Subsection 108.4, Violation penalties, of the IFGC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 108.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, alters or repairs Fuel Gas work in violation of the approved construction documents or directive of the Code Official, or of a permit issued under the provisions of this code, shall be subject to penalties as prescribed by law.

14. **Subsection 108.5 Amended - Stop Work Order.** Subsection 108.5, Stop Work orders, of the IFGC, is hereby amended by deleting the last sentence of said subsection and inserting in lieu thereof the following:

Subsection 108.5 Stop Work Order. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

15. **Subsection 403.10 Addition - Metallic Piping Joints and Fittings.** Subsection 403.10.1, Pipe joints, of the IFGC, is hereby amended by adding a new subsection as follows:

Subsection 403.10.1.1 Welded Pipe Joints. All joints of wrought iron or steel gas piping larger than two-inch (2") standard iron pipe size and providing gas pressure of two (2) PSIG or greater shall be welded steel. All welded joints shall comply with the State of Iowa requirements and work shall be performed by certified welders.

(Ord. 2014-1600 – Jan. 15 Supp.)

155.14 PROPERTY MAINTENANCE & HOUSING CODE.

1. **Short Title.** This chapter shall be known as the Polk City Property Maintenance and Housing Code, and may be cited as such, and may be referred to herein as this chapter.

2. **Adoption of Property Maintenance Code.** The *International Property Maintenance 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 Property Maintenance 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 Property Maintenance Code, 2012 Edition* (hereinafter known as the IPMC), is amended as hereinafter set out in Sections 177.04 through 177.19.

4. **Deletions.** The following are deleted from the IPMC and are of no force or effect in this chapter:

Section - 111 Means Of Appeal

5. **Conflicts.** In the event requirements of this code conflict with applicable State and Federal requirements, the more stringent shall apply.

6. **Section 101.1 Amended - Title.** Subsection 101.1, Title, of the IPMC is hereby deleted and there is enacted in lieu thereof the following subsection:

Subsection 101.1 Title. These regulations shall be known as the Property Maintenance and Housing Code of the City of Polk City, hereinafter known as “this code.”

7. **Subsection 102.3 Amended - Application of Other Codes.** Subsection 102.3 Application of other codes, of the IPMC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 102.3 Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions, as applicable, of the Polk City Building Code, Polk City Residential Code, Polk City Mechanical Code, Polk City Fuel Gas Code, Polk City Plumbing Code, Polk City Fire Code, the Polk City Electrical Code and the Polk City Zoning Code.

8. **Subsection 102.11 Addition - Housing Code.** Subsection 102.11, Housing Code is hereby established by adding the following subsections:

102.11.1 Housing Code. In addition to provisions of the Property Maintenance Code of the City of Polk City, this section shall be hereafter known as the city housing code and may be cited as such and will be referred to as such in this section.

102.11.2 Scope. The provisions of this section shall be deemed to apply to all dwellings or portions thereof used or designed or intended to be used for human habitation. All occupancies in existing buildings may be continued as provided in previously adopted Building Code(s) except such structures as are found to be substandard as defined in this code. Where any building or portion thereof is used or intended to be used as a combination apartment house-hotel, the provisions of this code shall apply to the separate portions as if they were separate buildings. Every roominghouse or lodginghouse shall comply with all of the requirements of this code applicable to dwellings.

102.11.3 Dwellings--Definition. A dwelling is any house or building or portion thereof which is occupied in whole or in part as a home or residence of one or more human beings, either permanently or transiently. No part of a building hereafter constructed as or altered into a dwelling may be occupied in whole or in part for human habitation until the issuance of a certificate by the Code Official that such part of the dwelling conforms to requirements relative to dwellings hereafter erected. The certificate shall be issued within fourteen days after written application therefore if the dwelling at the date of such application shall be entitled thereto. Such certificate shall hereafter be known as an occupancy certificate.

102.11.4 Housing inspector. The city council may designate, by resolution, the Building and Zoning Administrator and his or her representatives or designees as housing inspectors, or, the city council may, by resolution, approve certain qualified firms or persons who by training or experience are familiar with the provisions of this code to perform inspections of ~~rental~~ dwelling units in the city, to insure their compliance with this code. The inspectors appointed under the provisions of this section shall be charged with the responsibility of performing inspections of rental dwelling units in the city only, but shall not be charged with the duty of enforcing the provisions of this chapter. The Code Official shall be responsible for the enforcement of this chapter and may also make any inspections required under the provisions of this chapter.

102.11.15 Civil liability. The owner of any dwelling or of any building or structure upon the same lot with a dwelling, or of the lot, or any violation of this chapter, or where a nuisance as herein defined exists, who has been guilty of such violation or of creating or knowingly permitting the existence of such violation, or any occupant who shall violate or assist in violating any provisions of this chapter, shall also jointly and severally for each such violation and each such nuisance be subject to a civil penalty of fifty dollars to be recovered for the use of the Planning & Building Department in a civil action brought in the name of the municipality by the Code Official. Such person or persons and also the premises shall be liable in such case for all costs, expenses and disbursements paid or incurred by the Planning &

Building Department, including attorneys' fees, paid or incurred by the city, by any of the officers, agents or employees thereof, in the removal of any such nuisance or violation.

102.11.16 Additional liability. Any person who, having been served with a notice or order to remove any such nuisance or violation, fails to proceed in good faith to comply with the notice or order within five days after such service, or continues to violate any provisions or requirements of this chapter in the respect named in such notice or order, shall also be subject to a civil penalty of one hundred dollars. For the recovery of such penalties, costs, expenses or disbursements, an action may be brought in a court of competent civil jurisdiction.

102.11.17 Action to enjoin. In case any dwelling, building or structure is constructed, altered, converted or maintained in violation of any provisions of this chapter or of any order or notice of the Code Official, or in case a nuisance exists in any such dwelling, building or structure or upon the lot on which it is situated, the Code Official may institute any appropriate action or proceeding to prevent such unlawful construction, alteration, conversion or maintenance, to restrain, correct or abate such violation, nuisance, to prevent the occupation of the dwelling, building or structure, or to prevent any illegal act, conduct business in or about such dwelling or lot.

102.11.18 Injunction. In any such action or proceeding, the Code Official may by a petition duly verified setting forth the facts apply to the district court for an order granting the relief for which the action or proceeding is brought, or for an order enjoining any persons from doing or permitting to be done any work in or upon such dwelling, building, structure or lot, or from occupying or using the same for any purpose until the entry of final judgment or order.

102.11.19 Authority to execute. In case any notice or order issued by such Code Official is not complied with, the Code Official may apply to the district court for an order authorizing him to execute and carry out the provisions of the notice or order, to correct any violation specified in the notice or order or to abate any nuisance in or about dwelling.

102.11.23 Notice of actions. In any action brought by the Code Official in relation to a dwelling or injunction, vacation of the premises or abatement of nuisance, or to establish a lien thereon, or to recover a civil penalty, service of notice shall be in the manner provided by law for the service of original notices.

9. **Subsection 103.1 Addition - General.** Subsections 103.1, General, of the IPMC, is hereby amended by adding the following paragraph to said subsection:

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

10. **Subsection 103.6 Addition - Work Commencing Before Permit Issuance.** Subsection 103.6, Work commencing before permit issuance, of the IPMC, is hereby established by adding the following subsection:

Subsection 103.6 Work commencing before permit issuance. Any person who commences any work under the provisions of this ordinance before obtaining the necessary permits shall be subject to 100 percent of the usual permit fee in addition to the required permit fees.

11. **Subsection 103.7 Addition - Fee Refunds.** Subsection 103.7, Fee refunds, of the IPMC, is hereby amended by established by adding the following subsection:

Subsection 103.7 Fee refunds. The Code Official is authorized to establish a refund policy.

12. **Subsection 302.4 Amended - Weeds.** Subsection 302.4, Weeds of the IPMC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 302.4 Weeds. Weeds and tall grasses shall be regulated as defined in the City of Polk City Municipal Ordinance.

13. **Subsection 304.14 Amended - Insect Screens.** Subsection 303.14, Insect Screens, of the IPMC, is hereby amended by inserting the following dates and deleting a portion of the last sentence as follows:

Subsection 303.14 Insect Screens. (from date) April 1 (to date) October 31
Delete: and every screen door used for insect control shall have a self-closing device in good working condition.

14. **Subsection 403.5 Addition - Clothes Dryer Duct.** Subsection 403.5, Clothes dryer duct, of the IPMC, is hereby amended by adding the following subsection:

Subsection 403.5.1 Clothes Dryer Duct. Transition ducts, in ~~rental~~ dwelling units and buildings, used to connect the dryer to the exhaust duct system shall be a single length that is listed and labeled in accordance with UL 2158A. Transition ducts shall be a maximum of 8 feet (2438 mm) in length and shall not be concealed within construction.

15. **Subsection 404.4.1 Amended - Room Area.** Subsection 404.4.1, Room Area, of the IPMC, is hereby amended by deleting said subsection and inserting in lieu thereof the following:

Subsection 404.4.1 Room area. Every living room shall contain at least 120 square feet and every bedroom shall contain at least 70 square feet. Where more than two persons occupy a bedroom the required floor area shall be increased at the rate of 50 square feet for each occupant in excess of two.

16. **Subsection 602.3 Amended - Heat Supply.** Subsection 602.3, Heat supply, of the IPMC, is hereby amended by inserting the following dates:

Subsection 602.3 Heat supply. (from date) September 15 (to date) May 15

17. **Subsection 602.4 Amended - Occupiable Work Spaces.** Subsection 602.4, Occupiable work spaces, of the IPMC, is hereby amended by inserting the following dates:

Subsection 602.4 Occupiable work spaces. (from date) September 15 (to date) May 15

18. **Subsection 605.2 Addition - Receptacles.** Subsection 605.2, receptacles, of the IPMC, is hereby amended by adding the following exception and subsequent subsection:

Subsection 605.2.1 Receptacles. All 125-volt, single phase, 15- and 20-ampere receptacles, within six feet of water sources shall be provided with ground fault circuit interrupter protection.

(Ord. 2014-1700 – Jan. 15 Supp.)

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