

## CHAPTER 158

# BUILDING CODE

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**158.01 GENERAL REGULATIONS.** Administration of this chapter shall be as provided in this chapter and in the following sections of the codes named in this chapter and hereby adopted by reference to provide procedures for local enforcement of the codes, constituting the Building Code. The Administrative Official or their designee, designated by the City Council, shall be responsible for the enforcement of this Building Code. The Administrative Official shall be accountable for the issuance of all applicable permits under this Building Code, which shall include building permits issued in compliance with the City's Zoning Code. The Administrative Official shall have the power to render interpretations of this Building Code and to adopt and enforce rules and regulations supplemental to this Building Code, subject to the approval of the Council, as they may deem necessary in order to clarify the application of the provisions of this Building Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Building Code.

**158.02 ADOPTION OF THE 2021 INTERNATIONAL RESIDENTIAL CODE.** Pursuant to published notice and public hearing, as required by law, the *International Residential Code*, 2021 Edition, published by the International Code Council, is hereby adopted in full, including appendix chapters except for such portions as may hereinafter be deleted, modified, or amended.

**158.03 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS TO THE 2021 INTERNATIONAL RESIDENTIAL CODE.**

The following amendments, modifications, additions, and deletions to the *International Residential Code*, 2021 Edition, are hereby made:

1. Amend Section R101.1, Title, to read as follows:
 

“These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Creston, Iowa, and shall be cited as such and will be referred to herein as ‘this code.’”
2. Delete Section R105.2, Work Exempt From Permit, (Subsection Building, Subsection 1) and replace with the following:
 

“1. One-story detached accessory structures, provided the floor area does not exceed 200 square feet; however, site place approval shall be obtained from the Zoning Department.”
3. Delete Section R105.2, Work Exempt From Permit, (Subsection Building, Subsection 5) and replace with the following:
 

“5. Sidewalks shall be permitted and installed in accordance with approved site plan for individual lot development.”
4. Amend Section R105.6, Suspension or Revocation, to include the addition of R105.6.1 Revocation of Permit.
 

“R105.6.1 Revocation of Permit. It is the permit holder’s responsibility to schedule the required inspections and obtain final approvals. 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 the City Code 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.”

5. Amend Section R108.2, Schedule of Permit Fees, by adding the following language:

“Permit fees will be derived from the City fee schedule as adopted.”

6. Amend Section R108.3, Building Permit Valuations, by adding the following language:

“The building valuation will be derived from the construction costs for the total work submitted by the contractor, or the most current Building Valuation Data Schedule published by the International Code Council (ICC). Submitted contractor valuation shall not be less than derived valuation through ICC. Published data is utilized by the Administrative Official in an effort to maintain consistency and fairness for permit fee calculations. It is not intended to reflect actual taxable value.

The method for determining the value of the additional listed residential items will be as follows:

The square foot of the listed structure, times the dwelling – Type V – Wood Frame Value, times the percentage multiplier assigned to each item as list below:

1. Open Decks – 8 Percent
2. Screened Porches – 15 Percent
3. In-Ground Pools – 17 Percent
4. Above-Ground Pools – 8 Percent
5. Three-Season Porches – 50 Percent
6. Detached Garages – 50 Percent
7. Post Frame Buildings – 50 Percent
8. Remodel or Renovation – 30 Percent”

7. Amend Section R108.5, Refunds, to read as follows:

“Fee Refunds. The Administrative Official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Administrative Official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Administrative Official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The Administrative Official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.”

- 8. Amend Section R110.1, Use and Change of Occupancy, to add the following language at the end of the paragraph:

“On all new construction, all necessary walks, drives, and approaches, and all seeding and sodding are to be installed before a final certificate of occupancy is issued.”

- 9. Amend Table R301.2, Climatic and Geographic Design Criteria, to read as follows:

Ground Snow Load	Wind Speed MPH				Seismic Design Category	Subject to Damage From:			Winter Design Temp	Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (MPH)	Topographic Effects	Special Wind Region	Windborne Debris Zone		Weathering	Frost Line Depth	Termite					
30 psf	115	No	No	No	A	Severe	42	Moderate	0	Yes	June. 2021	2000	48.6

- 10. Amend Section R301.2.1.3, Wind Speed Conversion, to add the following:

“For purposes of determining wind loads, the minimum basic wind speed shall be considered as 115 miles per hour; except when referenced documents are based on fastest mile wind velocities, Table R301.2(1) shall be used.”

- 11. Amend Section R301.2.3, Snow Loads, to add the following:

“For purposes of determining snow loads, the minimum ground snow load for design purposes shall be 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided in this code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.”

- 12. Amend Section R302.3, Two-Family Dwellings, to read:

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

- 13. Amend Table R302.6, Dwelling-Garage Separation, as follows:

<b>TABLE R302.6 DWELLING-GARAGE SEPARATION</b>	
<b>SEPARATION</b>	<b>MATERIAL</b>
From the residence and attics	Not less than 5/8-inch “X” gypsum board or equivalent applied to the garage side
From habitable rooms above the garage and structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch “X” gypsum board or equivalent
Garages located less than five feet from a dwelling unit on the same lot	Not less than 5/8-inch “X” gypsum board or equivalent applied to the interior side of exterior walls and ceiling within the garage
For SI: 1 -inch = 25.4 mm, 1-foot = 304.8mm	

- 14. Delete Section R302.13, Fire Protection of Floors.
- 15. Amend Section R305.1.1, Basements, Exception, to read as follows:  
 “Existing basements not having a height as specified in this section are allowed to be finished with a ceiling height that is not decreased more than the minimal measurement created by applying a finished ceiling of gypsum board or acoustical ceiling tiles.”
- 16. Amend Section R310.2.3, Maximum Height From Floor, to add the following exception:  
 “Exception. A landing may be provided to meet the maximum sill height of 44-inches above the floor or landing provided. The landing shall be not less than 36-inches wide, not less than 12-inches out from the exterior wall, and not more than 24-inches in height. The landing shall be permanently affixed to the floor below or the wall under the window it serves.”
- 17. Amend Section R310.6, Dwelling Additions, Exceptions to read as follows:  
 “Existing basements not having a height as specified in this section are allowed to be finished with a ceiling height that is not decreased more than the minimal measurement created by applying a finished ceiling of gypsum board or acoustical ceiling tiles.”
- 18. Amend Section R311.3.2, Floor Elevations At Other Exterior Doors, Exception to read as follows:  
 “Exception. A top landing is not required where a stairway of not more than four rises is located on the exterior side of a door, provided the door does not swing over the stairway.”
- 19. Amend Section R311.7.5.1, Risers, by adding Exception No. 3, to read as follows:

“Exception.

3. The dimension of the top and bottom riser of a stair may vary up to one-inch (25.4 mm) from the stairway riser dimension; however, in no case shall the riser height exceed seven and three-quarter inches.”

20. Amend Section R311.7.8.4, Continuity, by adding Exception No. 3, to read as follows:

“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.”

22. Delete Section R313.1, Townhouse Automatic Fire Sprinkler Systems, and replace with the following:

“R313.1 Townhouse Automatic Fire Sprinkler Systems.

An automatic residential fire sprinkler system shall be installed in townhouses.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

2. Townhouse structures where the conditioned square footage of the entire building is less than 18,000 square feet. For purposes of this section, conditioned space shall be defined as space that can be occupied but shall not include garages or attics.

3. Townhouse structures that contain eight or less dwelling units.”

23. Delete Section R313.2, One- and Two-Family Dwellings Automatic Sprinkler Systems, and replace with the following:

“R313.2 One- and Two-Family Dwelling Automatic Sprinkler Systems.

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

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.

2. One- and two-family dwellings containing less than 8,000 square feet of floor space, excluding attached garages and other unenclosed areas.”

24. Amend Section R317.1, Location Required, by adding the following Subsection No. 10:

“10. Fences. Residential fences shall be chain link, ornamental iron, PVC/composite, or approved wood. Wood used in fences shall be treated wood, or approved wood of natural resistance to decay.”

25. Delete Table R403.1(1) and replace with the following:

<b>TABLE R403.1(1)</b>					
<b>FOUNDATIONS FOR STUD BEARING WALLS</b>					
<b>Number of Stories</b>	<b>Thickness of Foundation Walls</b>		<b>Minimum Width of Footing (inches)</b>	<b>Thickness of Footing (inches)</b>	<b>Minimum Depth of Foundation Below Natural Surface of Ground and Finish Grade (inches)</b>
	<i>Unit Concrete Masonry</i>				
1	8	8	16	8	42
2	8	8	16	8	42
3	10	10	18	12	42

26. Delete Table R403.1(2) and Table R403.1(3).

27. Delete Section R403.1.4.1, Exception 1, Frost Protection, and replace with the following:

“Exception.

1. Accessory structures up to 200 square feet may be constructed on a four-inch wood deck or four-inch concrete slab. Protection for detached garages and other accessory structures 780 square feet or less in size, located more than 10 feet from a dwelling, attached garage, or other principal structures, may be accomplished with a floating slab (monolithic). The floating slab shall include a thickened slab edge or a minimum 18-inches thick. Twelve inches of the thickened slab shall be below grade and six inches shall be above finished grade. The bottom portion of the thickened slab area shall be 12 by 12 inches. Two #4 rebar shall be placed within the thickened edge continuous around the perimeter of the slab. The floor shall be Portland cement concrete not less than four-inches thick. Garage floor areas shall have all sod and/or debris removed. For detached garages and accessory structures exceeding 780 square feet, a frost protected footing and foundation shall be required.”

28. Delete Section R403.1.4.1, Exception 2, Frost Protection.

29. Amend Section 404.1, Concrete and Masonry Foundation Walls, by adding the following:

“Scope. Notwithstanding other design requirements of Sections R404.1 – R404.1.5.2 of the *International Residential Code*, foundation retaining walls for one- and two-family dwelling occupancies of Type V construction may be constructed in accordance with this section, provided that use or building site conditions affecting such walls are within the limitations specified in this section. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. If backfill prior to a poured in place floor slab is desire, one of the following methods to provide bottom lateral support shall be completed:

- (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’ on center spacing.”

33. Add Section IRC R404.1.3.2.3, Foundation Walls for Conventional Light Frame Construction, and the following Table R404.1.3.2.3 as follows:

TABLE R404.1.3.2.3 FOUNDATION WALLS FOR CONVENTIONAL LIGHT FRAME CONSTRUCTION						
Height of Foundation Wall (Net measured from top of basement slab o 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 1/2”	8”	1/2” horizontal bars, placement in the middle, and near the top and bottom – 1/2” bars at 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 and Mortar shall meet provisions of Chapter 21 IBC
9	8’ 8”	8”	See Chapter 18 IBC	1/2” bars 2’ o.c. horizontally and 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 and 30” vertically o.c.)	See Chapter 18 IBC	Same as Above
*Concrete floor slab to be nominal four inches. If such floor slab is not provided prior to backfill, provide: <ol style="list-style-type: none"> <li>1. 36” vertical embedded in the footing at maximum seven-foot O.C. spacing; and/or,</li> <li>2. Full depth nominal two-inch depth x four-inch width keyway in footing.</li> </ol>						
**All reinforcement bars shall meet ASTM A6175 Grade 40 minimum and be deformed. Placement of bars shall center of wall and meet the provisions of Chapters 18, 19, and 21 of the <i>International Building Code</i> .						



NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs. at 28 days. Footings shall contain reinforcement of minimum 2 – Y2” diameter rebar throughout. Placement of reinforcement and concrete shall 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 drained with an approved drainage system as prescribed in Section 1805.4 of the *International Building Code*. containing a high percentage of clay, fine silt, or similar materials of low permeability or expansive soils are where backfill materials are not drained, or an unusually high surcharge is to be placed adjacent to the wall, a designed wall shall be required.

NOTE: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable.

31. Delete Chapter 11, Energy Efficiency, and replace with the following:

“Provisions of the *International Energy Conservation 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 prescribed in “this code” and the regulations shall be known as the Creston Energy Code.”

32. Amend Section M1601.4, Installation, to read as follows:

“Duct installation shall comply with Sections M1601.4.1 through M1601.4.11.”

33. Add a new subsection to Section M1601.4, Installation, to read as follows:

“M1601.4.11 Air Plenum and Duct Separation.

Air plenums and ducts located in floor and wall cavities shall be separated from unconditioned spaces by construction with sufficient insulation to meet energy code requirements. These areas include but are not limited to exterior walls, cantilevered floors, and floors above garages.”

34. Delete Section G2415.5.2 (403.5.2), LP-Gas Systems, and replace with the following:

“G2414.5.2 (403.5.2) Corrugated Stainless Steel Tubing (CSST).

Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.”

35. Delete Section G2414.5.4 (403.5.5), and replace with the following:

“G2414.5.4 (403.5.5) Corrugated Stainless Steel Tubing.

Arc resistant corrugated stainless-steel tubing shall be listed in accordance with ANSI LC 1 (Optional Section 5.16)/CSA 6.26.”

36. Amend Section P2603.5.1, Sewer Depth, to read as follows:

“Building sewers that connect to private sewage disposal systems shall not be at depth no less than required by the Union County Environmental Health Department. Building sewers shall be no less than approved by the City of Creston.”

37. Add Section E3704.7, Prohibited Locations, to read as follows:

“E3704.7 Prohibited Locations.

Feeders supplying a townhome shall not cross a property line other than the individual unit served. For the purposes of this provision, the term townhome shall mean a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Exception: If a recorded easement is established in a concealed space or attic within the townhome unit, feeds are allowed within the easement.”

#### **158.04 ADOPTION OF THE 2021 INTERNATIONAL BUILDING CODE.**

Pursuant to published notice and public hearing, as required by law, the *International Building Code*, 2021 Edition, published by the International Code Council, is hereby adopted in full, excluding Appendixes, except for such portions as may hereinafter be deleted, modified, or amended.

**158.05 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS TO THE 2021 INTERNATIONAL BUILDING CODE.** The following amendments, modifications, additions, and deletions to the *International Building Code*, 2021 Edition, are hereby made:

1. Amend Section 101.1, Title, to read as follows:

“These provisions shall be known as the Building Code of the City of Creston, Iowa, and shall be cited as such and will be referred to herein as ‘this code.’”

2. Delete the following subsections from Section 105.2, Work Exempt From Permit:

Building. Subsection 5. “Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed two to one.”

3. Amend Section 105.6, Suspension or Revocation, by adding a new Subsection 105.6.1 to read as follows:

“105.6.1 Revocation of Permit.

It is the permit holder’s responsibility to schedule the required inspections and obtain final approvals. 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 Code 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.”

4. Amend Section 109.2, Schedule of Permit Fees, by adding the following language:

“Permit fees will be derived from the City fee schedule as adopted.”

5. Amend Section 109.3, Permit Valuations, by adding the following language:

“The building valuation will be derived from the construction costs for the total work submitted by the contractor, or the most current Building Valuation Data Schedule published by the contractor, or the most current Building Valuation Data Schedule published by the International Code Council (ICC). Submitted contractor valuation shall not be less than derived valuation through ICC. Published data is utilized by the Administrative Official in an effort to maintain consistency and fairness for the permit fee calculations. It is not intended to reflect actual taxable value.

6. Delete Section 308.5.4, Five or Fewer Persons Receiving Care in a Dwelling Unit, and replace with the following:

“308.5.4 Eight or Fewer Persons Receiving Care in a Dwelling Unit.

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

Exception: Day care facilities that provide custodial care for 16 or fewer persons for less than 24 hours per day in a single-family dwelling, and where registered with the State Department of Human Services as a child development home are permitted to comply with the *International Residential Code*.”

7. Delete Section 310.4.1, Care Facilities Within a Dwelling, and replace with the following:

“310.4.1 Care Facilities Within a Dwelling.

Care facilities within a dwelling shall adhere to Section 308.5.4.”

8. Delete Section 423.5, Group E Occupancies, and all subsections and replace with the following:

“423.5 Group E Occupancy.

In areas where the shelter design wind speed for tornadoes is 250 MPH in accordance with Figure 304.2(1) of ICC 500, all Group E occupancies with a program occupancy load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 and Chapter 8 of ICC 500.

Exceptions:

1. Group E, day care facilities.
2. Group E, occupancies accessory to place of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500.
4. Accessory structures to existing Group E sites where the occupancy classification of said structures are classified as Groups A-5 and U.

423.5.1 Required Occupant Capacity.

The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site (whichever is larger) and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational rooms, and offices in the Group E occupancy.
2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

Exceptions:

1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to

accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the new building.

2. Where approved by the Administrative Official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

423.5.1 Location.

Storm shelters shall be located within the buildings they serve or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet.

The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.

Exception: Existing schools undergoing alterations, additions, or construction of new accessory buildings.”

9. Delete Section 502.1, Address Identification, (Correlation IFC 505.1) and replace with the following language:

“502.1 Address Identification.

New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the fire code official, address numbers shall be provided in greater dimension or additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 502.1. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

<b>TABLE 502.1</b>		
<b>MINIMUM HEIGHT AND STROKE WIDTH</b>		
<b>Distance From the Centerline of the Public Way (ft)</b>	<b>Minimum Height (in)</b>	<b>Minimum Stroke Width (in)</b>
Less than 100	4	1/2
100 - 199	6	3/4

200 – 299	8	1
For Each Additional 100	Increase by 2	Increase by ½
a. Exterior suite identification, minimum height shall be four inches and stroke width shall be ½ inch. b. Interior suite identification, minimum height shall be two inches and stroke width shall be ¼ inch.		

10. Amend Section 716.2.6.1, Fire Door Hardware and Closures, by adding the following language at the end:

“Automatic, self-closing, UL listed hinges may only be installed on the dwelling room entry door.”

11. Add Section 902.1.1.1 Fire Sprinkler Riser Room, (Correlation IFC 901.4.6.1) as follows:

“902.1.1.1 Fire Sprinkler Riser Room.

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

12. Add a new Section 902.1.5, Temperature Sensor, (Correlation IFC 901.4.6.5(K)) to read as follows:

“902.1.5 Temperature Sensor.

Provide a low temperature sensor in the fire sprinkler riser room. Low temperature sensor shall be monitored to prevent freezing.”

13. Delete Section 903.2.11.1.3, Basements, and replace with the following:

“903.2.11.1.3 Basements.

Where any portion of a basement is located more than 75-feet (22,860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.”

14. Delete Section 903.4.2, Alarms, and replace with the following:

“903.4.2 Alarms.

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

15. Amend Section 1008.3.3, Rooms and Spaces, by adding the following subsections:

“6. Public restrooms containing more than one water closet/urinal or that are accessible.

7. Meeting and conference rooms with an area greater than 400 square feet.

8. Classrooms in a Group E occupancy with an area greater than 400 square feet.”

16. Amend Section 1009.2, Continuity and Components, by adding the following subsection:

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

17. Add a new Subsection 1010.1.6.1, to read as follows:  
“1010.1.6.1  
For landings required by Section 1010.1.5 to be at the same elevation on each side of the door, exterior landings at doors shall be provided with frost protection.”
18. Amend Section 1010.2.2, Hardware, to read as follows:  
“1010.2.2 Hardware.  
Door handles, pulls, latches, locks, and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching, or twisting of the wrist to operate. Thumb turn locks shall not be allowed.”
19. Add a new Subsection 1013.1.1, Additional Exit Signs, to read as follows:  
“1013.1.1 Additional Exit Signs.  
Exit signs may be required at the discretion of the Administrative Official to clarify an exit or exit access.”
20. Delete Section 1013.5, Internally Illuminated Exit Signs in its entirety.
21. Delete Section 1013.6, Externally Illuminated Exit Signs in its entirety.
22. Add a new Subsection 1028.5.1, to read as follows:  
“1028.5.1.  
Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.”
23. Amend Section 1301.1, Scope, to read as follows:  
“1301.1 Scope.  
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 Chapter 1 of the current State adoption of the IECC and these regulations shall be known as the Energy Code.”



24. Amend Section 1608.2, Ground Snow Loads, by adding the following language:

“For purposes of determining snow loads, the minimum ground snow load for design purposes shall be 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided in this code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.”

25. Amend Section 1609.1.1, Determination of Wind Loads, by adding the following:

“For purposes of determining wind loads, the minimum basic wind speed shall be considered as 115 miles per hour; except when referenced documents are based on fastest mile wind velocities, Figure 1609.3(1) shall be used.”

26. Amend Section 1807.1, Foundation Walls, by adding the following language:

“1. Scope. Notwithstanding other design requirements of Chapter 18, 19, and 21 of the *International Building Code*, foundation retaining walls for Group R occupancies of Type V construction may be constructed in accordance with this section, provided that use or building site conditions affecting such walls are within the limitations specified in this section.

2. Specifications. General specifications for such foundation retaining walls shall be as follows:

<p align="center"><b>TABLE 1807.1</b>  <b>FOUNDATION WALLS FOR CONVENTIONAL LIGHT FRAME CONSTRUCTION</b></p>						
<p align="center"><b>Height of Foundation Wall</b>                       (Net measured from top of basement slab o top of foundation wall)*</p>		<p align="center"><b>Thickness of Foundation Walls</b></p>		<p align="center"><b>Reinforce nt Type and Placement Within Foundation Wall**</b></p>	<p align="center"><b>Reinforcement Type and Placement Within Foundation Wall** (Maximum 12' span between corners and supporting cross walls)</b></p>	<p align="center"><b>Type of Mortar</b></p>
		<p align="center"><b>Concrete</b></p>	<p align="center"><b>Masonry</b></p>			
<p align="center"><b>Gross</b></p>	<p align="center"><b>Net</b></p>	<p align="center"><b>Concrete</b></p>	<p align="center"><b>Masonry</b></p>	<p align="center"><b>Concrete</b></p>	<p align="center"><b>Masonry</b></p>	<p align="center"><b>Masonry</b></p>
8	7' 8"	7 1/2"	8"	1/2" horizontal bars, placement in the middle, and near the top and bottom – 1/2" bars at 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 and Mortar shall meet provisions of Chapter 21 IBC
9	8' 8"	8"	See Chapter 18 IBC	1/2" bars 2' o.c. horizontally and 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 and 30" vertically o.c.)	See Chapter 18 IBC	Same as Above
<p>*Concrete floor slab to be nominal four inches. If such floor slab is not provided prior to backfill, provide:                      1. 36" vertical embedded in the footing at maximum seven-foot O.C. spacing; and/or,                      2. Full depth nominal two-inch depth x four-inch width keyway in footing.</p>						
<p>**All reinforcement bars shall meet ASTM A6175 Grade 40 minimum and be deformed. Placement of center of wall and meet the provisions of Chapters 18, 19, and 21 of the <i>International Building Code</i>.</p>						
<p>NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs. at 28 days. Footings shall contain reinforcement of minimum 2 – 1/2" diameter rebar throughout. Placement of reinforcement and requirements of Chapter 19 of the <i>International Building Code</i>.</p>						
<p>NOTE: Material used for backfilling shall be carefully placed granular soil of average or high drained with an approved drainage system as prescribed in Section 1805.4 of the <i>International Building Code</i>. containing a high percentage of clay, fine silt, or similar materials of low permeability or expansive soils where backfill materials are not drained, or an unusually high surcharge is to be placed adjacent to the designed wall shall be required.</p>						
<p>NOTE: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable.</p>						

27. Delete Table 1809.7, Prescriptive Footings Supporting Walls of Light-Frame Construction, and replace with the following:

<b>TABLE 1809.7</b>					
<b>FOUNDATIONS FOR STUD BEARING WALLS</b>					
<b>Number of Stories</b>	<b>Thickness of Foundation Walls</b> Unit Concrete Masonry		<b>Minimum Width of Footing (inches)</b>	<b>Thickness of Footing (inches)</b>	<b>Minimum Depth of Foundation Below Natural Surface of Ground and Finish Grade (inches)</b>
1	8	8	16	8	42
2	8	8	16	8	42
3	10	10	18	12	42

**158.06 ADOPTION OF THE 2021 INTERNATIONAL EXISTING BUILDING CODE.** Pursuant to published notice and public hearing, as required by law, the *International Existing Building Code*, 2021 Edition, published by the International Code Council, is hereby adopted in full except for such portions as may hereinafter be deleted, modified, or amended.

**158.07 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS TO THE 2021 INTERNATIONAL EXISTING BUILDING CODE.** The following amendments, modifications, additions, and deletions to the *International Existing Building Code*, 2021 Edition, are hereby made:

1. Amend Section 108.2, Schedule of Permit Fees, by adding the following language:

“Permit fees will be derived from the City fee schedule as adopted.”

2. Add a new Section 302.6, Fire Protection, to read as follows:

“302.6 Fire Protection.

Existing buildings containing R-2 occupancies shall be made to comply with the *International Building Code* Section 903.2.8 within two years of any of the following situations:

1. Fire damage to three or more dwelling units, not including smoke or water damage or other damage from fire-fighting operations.
2. Issuance of a building permit for a Level III alteration as identified in Chapter 6 of the *International Existing Building Code*.”

**158.08 ADOPTION OF THE 2021 INTERNATIONAL MECHANICAL CODE.** Pursuant to published notice and public hearing, as required by law, the *International*  
 CODE OF ORDINANCES, CRESTON, IOWA

*Mechanical Code*, 2021 Edition, published by the International Code Council, is hereby adopted in full except for such portions as may hereinafter be deleted, modified, or amended.

**158.09 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS TO THE 2021 INTERNATIONAL MECHANICAL CODE.** The following amendments, modifications, additions, and deletions to the *International Mechanical Code*, 2021 Edition, are hereby made:

1. The City interprets “NFPA 54 and NFPA 58” as equivalent alternatives for design to meet the intent of the *International Fuel Gas Code*, 2021 Edition.
2. Amend Section 109.2, Schedule of Permit Fees, by adding the following language:

“Permit fees will be derived from the City fee schedule as adopted.”
3. Amend Section 306.5, Equipment and Appliances on Roofs or Elevated Structures, by adding the following language:

“If the tenants of a multiple tenant building have, or are allowed to have, mechanical facilities on or which penetrate the roof, then roof access ladders must be provided for use by all such tenants and their agents and contractors in a manner that does not require accessing space under the control of another tenant.”
4. Delete Section 307.2.4.1, Ductless Mini-Split System Traps, and replace with the following:

“307.2.4.1 Ductless Mini-Split System Traps.  
Ductless mini-split equipment that produces condensate shall be installed per manufacturer’s instructions.”
5. Amend Section 603.1, General, by adding the following:

“Air plenums and ducts located in floor and wall cavities shall be separated from unconditioned space by construction with insulation to meet energy code requirements. These areas include but are not limited to exterior walls, cantilevered floors, and floors above garages.”

**158.10 ADOPTION OF THE 2021 UNIFORM PLUMBING CODE.** Pursuant to published notice and public hearing, as required by law, the *Uniform Plumbing Code*, 2021 Edition, published by the International Association of Plumbing and Mechanical Officials and amended by the State, is hereby adopted in full except for such portions as may hereinafter be deleted, modified, or amended.

**158.11 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS TO THE 2021 UNIFORM PLUMBING CODE.** The following amendments,

modifications, additions, and deletions to the *Uniform Plumbing Code*, 2021 Edition, are hereby made:

1. The City interprets the *International Plumbing Code*, 2021 Edition, as published by the International Code Council as an equivalent alternative to the *Uniform Plumbing Code*, 2021 Edition.
2. Delete UPC Table 104.5, Plumbing Permit Fees, and insert the following:  
“Permit fees will be derived from the City fee schedule as adopted.”
3. Amend UPC Section 407.3, Limitation of Hot Water Temperature for Public Lavatories, by adding the following:  
“Tempering devices shall be installed at or as close as possible to the point of use.”
4. Amend UPC Section 418.3, Location of Flood Drains, by adding a new Subsection 5 as follows:  
“5. Rooms containing a water heater.”
5. Amend UPC Section 609.1, Installation, by adding the following:  
“Water service piping shall have no less than five feet of soil cover.”
6. Amend UPC 701.2, Drainage Piping, by adding a new Subsection 7 as follows:  
“7. The use of SDR 35 or SDR 23.5 is an acceptable material for exterior building sewers.”
7. Amend UPC 717.1, General, by adding the following new subsection:  
“717.1.1 Size of Drainage Piping.  
The main building drain shall be a minimum four-inch diameter.”
8. Delete UPC Section 1101.12.2.2.2, Combined System.

9. Amend UPC Section 1208.6.4.5, Corrugated Stainless Steel Tubing, to read as follows:

“1208.6.4.5 Corrugated Stainless Steel Tubing.

Corrugated stainless steel tubing shall be listed in accordance with CSA LC 1. Only CST with an arc resistant jacket or covering system listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirement in Section 1211.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner. [NFPA 54:5.6.3.6]”

**158.12 ADOPTION OF THE NATIONAL ELECTRICAL CODE 2020 STATE OF IOWA EDITION.** Pursuant to published notice and public hearing, as required by law, the currently adopted *National Electrical Code*, 2020 State of Iowa Edition, published by the National Fire Protection Association, is hereby adopted in full except for such portions as may hereinafter be deleted, modified, or amended.

**158.13 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS TO THE NATIONAL ELECTRICAL CODE.** The following amendments, modifications, additions, and deletions to the *National Electrical Code*, 2020 State of Iowa Edition, are hereby made:

1. Amend Section 90.2, by adding Section (D), Permits Required, by adding the following language:

(D). Permits Required. “An Electrical Permit shall be required for work contained within the scope of this article. Permit fees will be derived from the City fee schedule as adopted.”

2. Delete Section 210.8(A), Dwelling Units, and replace with the following:

“210.8(A) Dwelling Units.

All 125-volt receptacles installed in locations specified in Section 210.8(A)(1) through 210.8(A)(11) shall be ground-fault circuit-interrupter protection for personnel.

- (1) Bathrooms.
- (2) Garages and also accessory buildings that have floor located at or below grade level not intended to be habitable rooms and limited to storage areas, work areas, or similar use.
- (3) Outdoors.

Exception to (3): Receptacles that are not readily accessible and are supply branch circuits dedicated to electrical snow-melting, deicing, or pipeline and Bessel heating equipment shall be permitted to be installed in accordance with Sections 426.28 or 427.22, as applicable.

(4) Crawl spaces – at or below grade level.

(5) Basements.

Exception to (5): A receptacle supplying only a permanently installed fire alarm or burglar alarm system shall not be required to have ground-fault circuit-interrupter protection.

Informational Note. See Sections 760.41(B) and 760.121(B) for power supply requirements for fire alarm systems.

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

(6) Kitchens – where the receptacles are installed to serve the countertop surfaces.

(7) Sinks – where the receptacles are installed within 1.8 m (six feet) from the top inside edge of the bowl of the sink.

(8) Boathouses.

(9) Bathtubs or shower stalls – where receptacles are installed within 1.8 m (six feet) of the outside edge of the bathtub or shower stall.

(10) Laundry areas.

(11) Indoor damp and wet locations.

Exception to (1) through (3), (5) through (8) and (10). Listed locking support and mounting receptacles utilized in combination with compatible attachment fittings installed for the purpose of serving a ceiling luminaire or ceiling fan shall not be required to be ground fault circuit-interrupter protected. If a general-purpose convenience outlet is integral to the ceiling luminaire or ceiling fan, GFCI protection shall be provided.

3. Add a new Section 215.13, Prohibited Locations, to read as follows:

“215.13 Prohibited Locations.

Feeders supplying townhomes shall not extend through any townhome unit other than the unit served. For the purpose of this provision, the term townhome shall mean a sign-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to roof with a yard or public way on not less than two sides.

Exception: If a recorded easement is established in a concealed space or attic within a townhome unit, feeders are allowed within that easement.

**158.14 ADOPTION OF THE 2021 INTERNATIONAL FUEL GAS CODE.**

Pursuant to published notice and public hearing, as required by law, the *International Fuel Gas Code*, 2021 Edition, published by the International Code Council, is hereby adopted in full except for such portions as may hereinafter be deleted, modified, or amended.

**158.15 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS TO THE 2021 INTERNATIONAL FUEL GAS CODE.** The following amendments, modifications, additions, and deletions to the *International Fuel Gas Code*, 2021 Edition, are hereby made:

1. Amend Section 106.6.2, to add the following language:  
“Permit fees will be derived from the City fee schedule as adopted.”
2. Delete Section 403.5.5, and replace with the following:  
“403.5.5 Corrugated Stainless Steel.

Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Option Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section 310.3. CST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST Shall not be installed in locations where subject to physical damage unless protected in an approved manner.”

**158.16 ADOPTION OF THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE.** Pursuant to published notice and public hearing, as required by law, the *International Property Maintenance Code*, 2021 Edition, published by the International Code Council, is hereby adopted in full except for such portions as may hereinafter be deleted, modified, or amended.

**158.17 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS TO THE 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE.** The following amendments, modifications, additions, and deletions to the *International Property Maintenance Code*, 2021 Edition, are hereby made:

1. Delete Section 101.1, Title, and replace with the following:  
“101.1 Title.

These regulations shall be known as the International Property Maintenance Code of the City of Creston, hereinafter referred to as ‘this code.’”

2. Delete Section 302.4, Weeds, and replace with the following:



“Premises and exterior property shall be maintained from weeds or plant growth in excess of 12 inches in height on developed properties and 48 inches in height on undeveloped properties. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers, cultivated crops and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 108.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.”

4. Delete Section 304.14, Insect Screens, and replace with the following:

“During the period from April 15th to October 15th, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactures, packaged, or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good working condition.”

5. Delete Section 602.3, Heat Supply, and replace with the following:

“602.3 Heat Supply.

Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 1 to May 30 to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, bathrooms, and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.

2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.”

6. Delete Section 602.4, Occupiable Work Spaces, and replace with the following:

“602.4 Occupiable Workspaces.

Indoor occupiable workspaces shall be supplied with heat during the period from September 1 to May 30 to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage, and operation areas that require cooling or special temperature conditions.
2. Areas in which person are primarily engaged in vigorous physical activities.

7. Delete Section 605.2, Receptacles, and replace with the following:

“605.2 Receptacles.

Every habitable space in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounding-type receptacle or a receptacle with a ground fault circuit interrupter. Every bathroom shall contain not less than one receptacle. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection. Any accessible receptacle within six feet of a water source shall be provided with ground-fault circuit-interrupter protection. All receptacle outlets shall have the appropriate faceplate cover for the location.”

8. Amend Section 705.1, General, to read as follows:

“705.1 General.

Carbon monoxide alarms shall be installed in dwelling in accordance with Section 1103.9 of the *International Fire Code*, except that alarms in dwellings covered by the *International Residential Code* shall be installed in accordance with Section R315 of that code. In addition, carbon monoxide alarms and detectors shall be installed in accordance with Iowa Administrative Code Agency 661 Chapter 211.”

9. Add a new Section 705.3, Installation Locations, to read as follows:

“705.3 Installation Locations.

Installation locations shall be in conformance with the *International Fire Code*, the *International Residential Code*, the *Code of Iowa*, and at the location closest to the hazard of an attached garage or fuel-fired appliance.”

10. Chapters 4 through 7 of the *International Property Maintenance Code* shall not apply to owner occupied dwelling units.

**158.18 ADOPTION OF THE 2012 INTERNATIONAL ENERGY CONSERVATION CODE.** Pursuant to published notice and public hearing, as required by law, the *International Energy Conservation Code*, 2012 Edition, published by the International Code Council, is hereby adopted in full except for such portions as may hereinafter be deleted, modified, or amended.

**158.19 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS TO THE INTERNATIONAL ENERGY CONSERVATION CODE.** The following amendments, modifications, additions, and deletions to the *International Energy Conservation Code*, 2012 Edition, are hereby made:

1. 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.

2. Delete the following sections of the *International Energy Conservation Code*, 2012 Edition:
  - A. Section C101.1, Title.
  - B. Section C101.2, Scope.
  - C. Section C103.3.1, Approval of Construction Documents.
  - D. Section C103.3.2, Previous Approvals.
  - E. Section C103.3.3, Phased Approval.
  - F. Section C103.4, Amended Construction Documents.
  - G. Section C103.5, Retention of Construction Documents.
  - H. Section C104, Inspections.
  - I. Section C107, Fees.
  - J. Section C108, Stop Work Order.
  - K. Section C109, Board of Appeals.
3. All energy code compliance inspections shall be completed by a third part certified to do such inspections with a report submitted to the Administrative Official showing compliance with the State adopted energy code.
4. Add Section C402.1.1.1, Seasonal Structures, to read as follows:

“C402.1.1.1 Seasonal Structures.

The following seasonal type structures are exempt from meeting the provisions of this code. (These facilities are allowed to have heating and/or cooling equipment for temporary comfort of patrons and employees during operating hours.)

  1. Food Service Buildings That Serve Patrons At Amusement Parks, Waterparks, and Outdoor Sporting Facilities. The buildings can only be occupied by employees, must not be able to allow patrons to be served within the facility and must have its sole means of servicing customers, an operable exterior serving window.
  2. Restrooms Facilities That Serve Amusement Parks, Waterparks, and Outdoor Sporting Facilities.”

**158.20 ADOPTION OF THE 2021 INTERNATIONAL FIRE CODE.** Pursuant to published notice and public hearing, as required by law, the *International Fire Code*, 2021 Edition, including Appendix Chapters B, C, D, I, K, and N, as published by the International Code Council, is hereby adopted in full as the City’s Fire Code, for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, material, and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; and each and all of the regulations, provisions, penalties, conditions,

and terms of said Fire Code are hereby referred to, adopted, and made a par hereof, as if fully set out in this legislation, with the additions, insertions, deletions, and changes, if any, prescribed in Section 155.21.

**158.21 AMENDMENTS, MODIFICATIONS, ADDITIONS, AND DELETIONS TO THE 2021 INTERNATIONAL FIRE CODE.** The following amendments, modifications, additions, and deletions to the *International Fire Code*, 2021 Edition, are hereby made:

1. Delete Section 101.1, Title, and replace with the following:  
“These regulations shall be known as the Fire Code of Creston, hereinafter referred to as ‘this code’.”
2. Delete Section 308.1.4, Open-Flame Cooking Devices, and replace with the following:  
“308.1.4 Open-Flame Cooking Devices.  
Charcoal burners, other open-flame cooking devices, and other devices that produce ashes or embers shall not be operated on balconies or within 20 feet (3.048 mm) of combustible construction. Location of LP containers shall comply with Section 6104.  
Exceptions:
  1. One- and two-family dwellings, constructed in accordance with the *International Residential Code*.
  2. LP-gas cooking devices having LP-gas container with a water capacity not greater than 20 pounds.”

3. Add a new Section 319.11, Location, to read as follows:  
“319.11 Location.  
Mobile food vehicles shall not be located within 20 feet (6,096 mm) of buildings, tents, canopies, or membrane structures.”
4. Add a new Section 503.1.4, Outdoor Venue Access, to read as follows:  
“503.1.4 Outdoor Venue Access.  
A 10-foot-wide emergency access road designed to support 36,000 lb. weight load shall be provided within 350-feet of all portions of an outdoor venue (e.g., soccer complex, park, skate park, sports fields) to facilitate emergency vehicle access.  
Exception:
  1. The fire code official is authorized to increase the dimension of 350 feet where emergency access roads cannot be installed because of location on property, topography, waterway, nonnegotiable grades, or other similar conditions, and an approved alternative means of emergency access is provided.”
5. Delete Section 505.1, Address Identification, and replace with the following:  
“505.1 Address Identification.  
New and existing building shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the fire code official, address numbers shall be provided in greater dimension or additional approved locations to facilitate emergency response. Address number shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

<b>TABLE 505.1</b>		
<b>MINIMUM HEIGHT AND STROKE WIDTH</b>		
<b>Distance From the Centerline of the Public Way (ft)</b>	<b>Minimum Height (in)</b>	<b>Minimum Stroke Width (in)</b>
<b>Less than 100</b>	<b>4</b>	<b>1/2</b>
<b>100 - 199</b>	<b>6</b>	<b>3/4</b>
<b>200 - 299</b>	<b>8</b>	<b>1</b>
<b>For Each Additional 100</b>	<b>Increase by 2</b>	<b>Increase by 1/2</b>
a. Exterior suite identification, minimum height shall be four inches and stroke width shall be 1/2 inch. b. Interior suite identification, minimum height shall be two inches and stroke width shall be 1/4 inch.		

6. Delete Section 508.1, General, and replace with the following:

“508.1 General.

Where required by other sections of this code, Table 508.1, and in all buildings classified as high-rise buildings by the *International Building Code*, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6.

<b>TABLE 508.1</b>	
<b>FIRE COMMAND CENTER THRESHOLDS</b>	
<b>Occupancy</b>	<b>Threshold Requiring a Fire Command Center</b>
Group A	1,000 occupants
Group E	100,000 gross square feet
Group F	200,000 gross square feet
Group H	100,000 gross square feet
Group I-1 or I-3	100,000 gross square feet
Group M	100,000 gross square feet
Group R1	Greater than 200 dwelling units or sleeping units
Group S	200,000 gross square feet

7. Delete Section 705.2.4, Door Operation, and replace with the following:

“Swinging fire doors shall close from the fully open positions and latch automatically. The door closer shall:

1. Exert enough force to close and latch the door from any partially open position.
2. Be UL listed and of hydraulic type, spring type shall not be allowed.”

8. Add a new Section 901.4.6.1.1, Fire Sprinkler Riser Room, (Correlation: IBC 902.1.1.1) to read as follows:

“901.4.6.1.1 Fire Sprinkler Riser Room.

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

9. Add a new Section 901.4.6.1, Temperature Sensors, to read as follows:

“901.4.6.1 Temperature Sensors.

Provide a low temperature sensor in the fire sprinkler riser room. The low temperature sensor shall be monitored to prevent freezing.”

10. Delete Section 903.2.11.1.3, Basements, (Correlation: IBC 903.2.11.1.3) and replace with the following:

“903.2.11.1.3 Basements.

Where any portion of a basement is located more than 75 feet (22,860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.”

11. Add a new Section 903.3.1.1.3, Sprinkler Installed Under Exterior Projections, to read as follows:

“Section 903.3.1.1.3 Sprinkler Installed Under Exterior Projections.

A canopy covering a door that is required to be marked as an exit shall be required to have fire sprinklers installed outside that door if the canopy extends more than four feet out from the door and is 12 feet or less in height from the ground regardless of whether the canopy is combustible or non-combustible. Canopies that have vehicle access under them with door openings shall be required to have fire sprinklers installed under the total canopy regardless of whether the canopy is combustible or non-combustible.”

12. Delete Section 903.3.1.2, NFPA 13R Sprinkler Systems, (Correlation: IBC 903.3.1.2) and replace with the following:

“903.3.1.2 NFPA 13R Sprinkler Systems.

Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18,288 mm) in height above grade plane shall be permitted to be installed throughout in accordance



with NFPA 13R. Attics shall be protected throughout with an automatic sprinkler system installed in accordance with NFPA 13.”

13. Delete Section 903.4.2, Alarms, (Correlation: IBC 903.4.2) and replace with the following:

“903.4.2 Alarms.

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

14. Delete Section 1008.3.3, Rooms and Spaces, and replace with the following:

“1008.3.3 Rooms and Spaces.

In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment room.
2. Fire command centers.
3. Fire pump rooms.
4. Generator rooms.
5. Public restrooms that contain more than one water closet/urinal or that are accessible.
6. Meeting and conference rooms with an area greater than 400 square feet.
7. Classrooms in a Group E occupancy with an area greater than 400 square feet.

15. Add a new subsection to Section 1009.2, Continuity and Components, (Correlation: IBC 1009.2) to read as follows:

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

16. Add a new subsection Section 1010.1.6.1, Frost Protection, (Correlation: IBC 1010.1.6.1) to read as follows:

“1010.1.6.1 Frost Protection.

Landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.”

17. Delete Section 1010.2.2, Hardware, (Correlation: IBC 1010.1.9.1) and replace with the following:

“1010.2.2 Hardware.

Door handles, pulls, latches, locks, and other operating devices on doors required to be accessible by Chapter 11 of the *International Building Code* shall not require tight grasping, tight pinching, or twisting of the wrist to operate. This including thumb turn locks.”

18. Add a new subsection, Section 1013.1.1, Additional Exit Signs, (Correlation: IBC 1013.1.1) to read as follows:

“1013.1.1 Additional Exit Signs.

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

19. Add a new numbered exception to Section 1014.4, Continuity, (Correlation: IBC 1014.4) which reads as follows:

“6. 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. Add a new Section 1015.9, Walking Surfaces, (Correlation: IBC 1015.9) to read as follows:

“1015.9 Walking Surfaces.

A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, and parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30-inches or greater in height measured at any point within 36-inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.”

21. Add a new subsection, Section 1028.5.1, Hard Surfaces, (Correlation: IBC 1028.5.1) to read as follows:

“1028.5.1 Hard Surfaces.

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

22. Add a new subsection, Section 1031.5.3.1, Window Well Drainage, (Correlation: IBC 1030.4.3) to read as follows:

“1031.5.3.1 Window Well Drainage.

All window wells shall be provided with approved drainage.”

23. Add a new section, Section 1203.7, Shutdown of Emergency and Standby Power Systems, which reads as follows:

“1203.7 Shutdown of Emergency and Standby Power Systems.

In addition to the requirements of NFPA 110 for a remote manual stop, a switch of an approved type shall be provided to shut down the generator. The switch shall be provided at an approved location.”

24. Add a new section, Section 1203.8, Emergency Generator Signs, which reads as follows:

“1209.8 Emergency Generator Sign.

Main electrical disconnects and main breaker panels supplied by the generator shall be provided with approved signs.

Additionally, doors accessing emergency and standby power systems shall be provided with approved signs. When approved switches for emergency power shutdown are located remote from the fire alarm annunciator, an approved sign shall be provided at the fire alarm annunciator.

Approved signs shall contain the word “CAUTION” in black letters at least two inches (50 mm) high on a yellow background. Such warning signs shall be placed so as to be readily discernible.

25. Add a new section, Section 3106.3.3, Occupancy and Means of Egress, which reads as follows:

“3106.3.3 Occupancy and Means of Egress.

The number and location of emergency egress and escape routes shall be approved by the fire code official. Exits shall comply with Chapter 10 and be as remote from each other as practical and shall be provided as follows:

<b>TABLE 3106.3.3</b>	
<b>OCCUPANCY AND NUMBER OF EXITS</b>	
<b>Occupant Load</b>	<b>Minimum Number of Exits</b>
1 to 500	2
501 to 1,000	3
1,001 to 1,500	4
Each Additional 500 Persons	36 Additional Inches of Exit Width

26. Add a new section, Section 3106.3.4, Width, which reads as follows:

“3106.3.4 Width.

The aggregate clear width of exits shall be a minimum of 36 inches wide (914 mm) for each 500 persons to be accommodated.

27. Add a new section, Section 3106.3.5, Signs, which reads as follows:

“3106.3.5 Signs.

Exits shall be identified with signs that read “EXIT.” The signs shall be weather-resistant with lettering on a contrasting background. The lettering shall be of sufficient height and brush stroke to be immediately visible from 75 feet (22,860 mm). Placement of the exit signs shall be approved by the fire code official.”

28. Add a new section, Section 6104.3.3, LP Gas Containers in Group R Occupancies, which shall read as follows:

“Section 6104.3.3 LP Gas Containers in Group R Occupancies.

LP gas shall not be stored or used inside of a building.”

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