


CITY OF INDIANOLA, IOWA




Updates to Building, Fire, Mechanical, Electrical,
Plumbing, Fuel Gas, Liquefied Petroleum Gas, Energy
Conservation and Property Maintenance Codes.


March 25, 2020

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CURRENT CODES



- 2012 Edition:
 - International Building Code
 - International Residential Building Code
 - International Energy Conservation Code- Residential Provision
 - International Plumbing Code
 - International Mechanical Code
 - International Fire Code
- National Electrical Code- 2014 Edition



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CENTRAL IOWA CODE CONSORTIUM



- Capital Crossroads
 - Vision plan for Greater Des Moines and Central Iowa
- Capitals
 - Governance
 - City and County leaders
- Central Iowa Code Consortium
 - Collaboration in Adoption of Updated Codes



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PROPOSED CODES



- 2018 Edition:
 - International Building Code
 - International Residential Building Code
 - International Existing Building Code
 - Uniform Plumbing Code
 - International Mechanical Code
 - International Fire Code



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PROPOSED CODES



- International Energy Conservation Code- 2012 Edition
- Liquefied Petroleum Gas Code- 2014 Edition
- National Fuel Gas Code- 2015 Edition
- National Electrical Code- 2017 Edition

- International Property Maintenance Code- 2018 edition

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2018 BUILDING CODE



Care Facility in Dwelling Units

- Provision is targeted to Daycares
- Would allow up to 8 occupants rather than the 5 noted in code
- This will allow the building to meet the Residential Code rather than the Building Code

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2018 BUILDING CODE



Care Facility in Dwelling Units (Cont.)

- Exception allows facilities to have up to 16 occupants that stay less than 24-hours per day where the care facility is registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017
- Exception was based on the regulations of the Department of Human Services and is meant to be a compromise for those facilities already registered with the State.

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2018 BUILDING CODE



Storm Shelters

- Storm shelters became a requirement for schools in the 2015 IBC. The provisions expanded in the 2018 IBC.
- Amendment deletes requirements for mechanical, electrical, plumbing and fire separation systems/assemblies in storm shelters.
- Amendment reduces the required sq. ft. floor area per person.
- Amendment clarifies storms shelters are not required when buildings/structures accessory to the school are constructed, such as stadiums, concession stands, maintenance garages, etc.

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2018 BUILDING CODE



Storm Shelters (Cont.)

- Amendment also would count the installation of portable buildings for educational purposes as new construction thus potentially triggering the storm shelter requirements.
- Amendments help reduce cost of construction while still providing a level of safety for the occupants.
- Also recognizes that weather events experienced in this part of the country are vastly different than other parts thus warranting a “common sense” approach while still meeting the intent of the code.

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2018 BUILDING CODE



Sprinkler Systems

- The recommended amendments make the requirement for sprinklers more restrictive.
- If a restaurant is over 1,500 then a sprinkler system would be required.
 - Rather than 5,000 square feet.
- All other enclosed assembly occupancies would halve the floor area/occupancies for sprinkler requirements.

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2018 BUILDING CODE



Sprinkler Systems (Cont.)

- Sprinklers would be required for offices, dentist offices, doctors offices if the area of the building exceeds 6,000 square feet, is 4 or more stories in height (or 30') or if all group B type of occupancies exceed 12,000 square feet combined.
- A sprinkler would be required for a school that is over 1,500 square feet or have an occupant load of 50 or more
 - Rather than 12,000 square feet/300 occupant load per code.
- The floor areas/occupancies for Factories, Retail stores, and moderate storage type of occupancies are reduced by half for sprinkler requirements

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2018 BUILDING CODE



Sprinkler Systems (Cont.)

- A single story repair garage that is more than 3,500 square feet is required to have a sprinkler system.
 - Rather than 12,000 square feet
- If the building is more than 2 stories with a repair garage and is 10,000 square feet then you do not need a sprinkler system.
- Residential sprinkler design for apartment buildings would no longer be allowed. The sprinkler system would have to be per the commercial design.

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2018 RESIDENTIAL BUILDING CODE



Basement Ceiling Floor Protection

- The amendment would require ½" gypsum drywall to be installed on the underside of the floor system exposed to the basement.
- 80 square feet of basement ceiling area is allowed to be exposed.
 - Intended for around the main ductwork of the furnace.
- Gypsum board is not required to be installed on the basement ceiling if the basement is protected with automatic sprinklers.

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2018 RESIDENTIAL BUILDING CODE



Townhome Sprinkler System

- Automatic Sprinkler Systems shall be required for townhomes if there are more than 8 dwelling units.
- Automatic Sprinkler Systems shall be required for townhomes that have a combined floor area of more than 18,000 square feet, exclusive of garages.
- Additions/alterations to existing townhomes that are not protected with sprinkler systems are not required to have sprinkler systems installed.

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2018 RESIDENTIAL BUILDING CODE



Appendix M

- Adoption of appendix M would require additional provisions for a dwelling unit that is utilized as a home daycare.
- Regulations include possible additional exits from floor levels, fencing provisions, lock and latch mechanisms for doors, required landings on the exterior side of sliding patio doors and restrictive guard rail provisions.

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2018 RESIDENTIAL BUILDING CODE



Appendix M (Cont.)

- Hardwired smoke detectors with battery back up are required to be installed and interconnected.
- Smoke detectors are to be installed in locations as noted for in new construction.

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2018 EXISITING BUILDING CODE



- The International Existing Building Code is new for the City of Indianola.
- The provisions for existing buildings that were located in Chapter 34 of the International Building Code no longer exist.
- This code is an excellent guideline/set of regulations to guide designers, owners and AHJ when dealing with existing buildings.
- This code recognizes adaptations of new code regulations to existing buildings that allow re-utilization, repurpose of existing buildings based on acceptable levels of hazard.

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2018 EXISITING BUILDING CODE



Sprinkler System for Existing Apartment Buildings

- Would require the installation of a sprinkler system throughout an apartment building if 3 or more dwelling units are fire damaged.
- The sprinkler system would be required to installed within 2 years of the date of the fire damage
- Fire damage is not defined though it does not mean any smoke or water damage. It also does not mean any other type of damage incurred during fire fighting operations.

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2018 EXISITING BUILDING CODE



Sprinkler System for Existing Apartment Buildings (Cont.)

- System would also be required if the building undergoes alterations involving the moving or reconfiguration of walls and spaces where the scope of work is more than 50 percent of a floor area.
- This will affect all apartment buildings, mostly older stock buildings.
- Most older buildings do not have areas of spaces to install a fire sprinkler riser room
- This would require in some cases for the property owner to bring in a fire service line that may need to be connected to a water main that is located on the opposite side of a street/right of way.

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2018 EXISITING BUILDING CODE



Storm Shelters

- These amendments are the same as the Building Code except that it pertains to existing school buildings.
- The code only requires the size of a storm shelter to be determined based on the occupant load of an addition, not for the entire building. The amendments DO NOT change this. The CICC committee felt this would be best determined by the School District in regards to whether or not to provide enough shelter space for just the addition of for the building as a whole.

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2012 ENERGY CONSERVATION CODE



- While the City does have provisions of this adopted, the adoption of the full Energy Code amendments would be new for the City of Indianola.
- The State of Iowa does mandate all buildings meet the State Energy Code as a minimum. The State code adopts the 2012 International Energy Conservation Code.
- There are vast and significant changes between the 2012 to 2015 and 2018 versions.

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2017 ELECTRICAL CODE



Townhome Electrical Services

- Electrical service feeders would not be allowed to extend from the service meter through and to other units.
- An exemption is provided that allows for such if an easement is recorded within a townhome concealed space or attic area.
- Townhomes are defined as single family attached dwellings that extend from the foundation to the underside of the roof attic sheathing and has two yards on each side of the unit.

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2018 PROPERTY MAINTENANCE CODE



- New Code for Indianola
- Complement Dangerous Building and Nuisance Codes
- Grass Height Discussion

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2018 PROPERTY MAINTENANCE CODE



City	Grass Height (inches)	City	Grass Height (inches)
Adel	8	Oskaloosa	8
Altoona	6	Ottumwa	10
Ames	12	Pella	8
Ankeny	12	Perry	8
Boone	12	Pleasant Hill	18
Bondurant	8	Polk City	6
Carlisle	8	Urbandale	12
Clive	10	Waukee	12
Des Moines	12	West Des Moines	10
Fort Dodge	10	Windsor Heights	6
Grimes	12	Winterset	8
Johnston	9	AVERAGE	9.56
Newton	6	Median	9
Norwalk	8	Mode	8
		Indianola	6

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DISCUSSION/DIRECTION



Sprinkler Systems

- Adopt the CICC Recommendations
- Adopt the ICC Codes as Written

Staff recommends adoption of the ICC Codes as written, and that Council reviews the item in 6 months to see what other Metro Communities have done.

Basement Ceiling Floor Protection

- Adopt the CICC Recommendations
- Adopt the ICC Codes as Written

Staff recommends adoption of the ICC Codes as written, and that Council reviews the item in 6 months to see what other Metro Communities have done.

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DISCUSSION/DIRECTION



Grass Height

- Keep height at 6 inches
- Amend height to better match other communities

Staff recommends the following language:

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DISCUSSION/DIRECTION



12. Grass, weeds or brush on private property shall be cut, mowed and maintained so as not to exceed the following height specifications:
 - A. Developed Areas - not to exceed eight (8) inches.
 - B. Undeveloped Areas - not to exceed twelve (12) inches.
 - i. This section does not apply to grasses grown as agricultural crops on undeveloped property or to prairies, wetlands, or similar areas of naturalized perennial vegetation grasses growing on undeveloped property as determined by the City Council.
 - C. All undeveloped properties adjacent to a developed property - not to exceed eight (8) inches for a distance of ten (10) feet measured horizontally into the property from the property line.
 - D. Grass, weeds or brush on undeveloped properties adjacent to the curb line or outer boundary of any street shall be cut, mowed and maintained so as not to exceed eight (8) inches for a distance of twenty-five (25) feet measured horizontally into the property from the property line.