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**CHAPTER 157**  
**BUILDING CODE**

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157.01 Short Title	157.04 Availability of the Building Code
157.02 International Building Codes Adopted	157.05 Board of Appeals
157.03 Amendments to the International Building Code and the International Residential Code	

**157.01 SHORT TITLE.**

The ordinance codified in this chapter shall be known as the “North Liberty Building Code,” may be cited as such, and will be referred to as such herein in this chapter. Any higher standards in the state statute or city ordinance shall be applicable.

**157.02 INTERNATIONAL BUILDING CODES ADOPTED.**

Except as hereinafter modified, that certain building codes known as the *International Building Code*, 2015 Edition, including Appendix H titled “Signs,” the *International Residential Code*, 2015 Edition, including Appendices E titled “Manufactured Housing Used as Dwellings,” F titled “Radon Controlled Methods,” G titled “Swimming Pools, Spas and Hot Tubs,” H titled “Patio Covers” and K titled “Sound Transmission” as published by the International Code Council in cooperation with the International Conference of Building Officials, which codes are specifically incorporated by reference shall be known as the building code. The provisions of said building code shall control the design, construction, quality of materials, erection, installation, addition, alteration, repair, location, relocation, replacement, removal, demolition, use and maintenance of buildings and other structures within the incorporated limits of North Liberty, Iowa.

**157.03 AMENDMENTS TO THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL RESIDENTIAL CODE.**

Certain sections, and portions of sections, of the *International Building Code*, 2015 Edition (hereinafter IBC) and the *International Residential Code for One- and Two-Family Dwellings*, 2015 Edition (hereinafter IRC), are modified as set forth in this section.

1. Delete the following Sections from Chapter One of the IBC and insert in lieu thereof the following:

**101.1 Title.**

These regulations shall be known as the Building Code of North Liberty, hereinafter referred to as “this code.”

**101.4 Referenced codes.**

The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

**101.4.1 Electrical.**

The provisions of the Electrical Code adopted by the State of Iowa Electrical Board shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings, and appurtenances thereto.

#### **101.4.2 Gas.**

The provisions of the *2015 International Fuel Gas Code* shall apply to the installation of gas piping from the point of delivery, gas appliances, and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

#### **101.4.3 Mechanical.**

The provisions of the *2015 International Mechanical Code* shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerators and other energy related systems.

#### **101.4.4 Plumbing.**

The provisions of the *2015 International Plumbing Code* shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the International Private Sewage Disposal Code shall apply to private sewage disposal systems.

#### **101.4.5 Property maintenance.**

The provisions of the *2015 International Property Maintenance Code* shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

#### **101.4.6 Fire prevention.**

The provisions of the *2015 International Fire Code* and as amended in Chapter 158 shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

#### **101.4.7 Energy.**

The provisions of the *State of Iowa Energy Conservation Code* shall apply to all matters governing the design and construction of buildings for energy efficiency.

#### **101.4.8 Existing buildings.**

The provisions of the *2015 International Existing Building Code* shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

#### **105.1 Required.**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this

code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

#### **105.1.1 Issuance of permits.**

No permit shall be issued to an individual who does not have a valid license to perform such work.

#### **105.1.2 Licenses required.**

a) North Liberty contractor license.

b) State of Iowa electrical contractor license with a class A master electrician for all electrical work defined by the State of Iowa contractor licensing program.

c) State of Iowa master license for hydronic, mechanical, medical gas and plumbing work defined by State of Iowa contractor licensing program.

d) National Institute for certification in Engineering Technologies (NICET) Level III for any person designing water based fire protection system.

e) National Institute for certification in Engineering Technologies (NICET) Level III for any person designing fire alarm system.

f) City of North Liberty sewer & water installer license.

#### **110.3 Required inspections.**

The building official, upon notification, shall make the inspections set forth in Sections 110.3.1 through 110.3.10.

##### **110.3.1 Footing and foundation inspection.**

Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.

##### **110.3.2 Concrete slab and under-floor inspection.**

Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.

##### **110.3.3 Lowest floor elevation.**

In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the elevation certification required in Section 1612.5 shall be submitted to the building official.

##### **110.3.4 Frame inspection.**

Framing inspections shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

##### **110.3.5 Fire-resistant penetrations.**

Protection of joints and penetrations in fire resistance-rated assemblies shall not be concealed from view until inspected and approved.

##### **110.3.6 Other inspections.**

In addition to the inspections specified above, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

### **110.3.7 Special inspections.**

For special inspections, see Section 1704.

### **110.3.8 Final inspection.**

The final inspection shall be made after all work required by the building permit is completed.

2. Delete the following Section from Chapter Five of the IBC and insert in lieu thereof the following:

#### **501.2 Address numbers.**

Approved numbers or addresses shall be placed on all buildings in accordance with the fire code.

3. Amend the following Sections from Chapter Ten of the IBC and insert in lieu the following:

#### **1008.3.3 Rooms and spaces.**

5. Public restrooms with an area greater than 50 square feet.

#### **1013.6.2 Exit Sign Illumination.**

In new construction, or if an exit sign is replaced, exit signs shall use an LED lighting system and be illuminated internally. Exit signs shall have a battery backup unless an on-site generator set is used. Luminance on the face of an exit sign shall have an intensity of not less than 5.0 foot-candles (53.82 lux).

#### **1013.7 Combination Lights.**

Combination exit sign/emergency light devices are prohibited in all new construction.

#### **1013.8 Separation of Emergency Lighting.**

In new construction, emergency lighting shall be separated from the exit sign by a minimum of 6 feet.

#### **1013.9 Self-luminous and Photo luminescent exit signs.**

Self-luminous and photo luminescent exit signs are not allowed. Exception: Approved self-luminous and/or photo luminescent exit may be allowed in tents by approval of the Fire Official.

#### **1013.10 Self-Testing Exit Signs and Emergency Lights.**

Exit signs and/or emergency lights mounted higher than 8 1/2 feet from floor level to the bottom of the exit sign or emergency light or if the exit sign or emergency light is mounted in a location where it cannot be manually tested, the exit sign and/or emergency light shall be self-testing and have a visual diagnostic indicator.

4. Delete the following Section from Chapter Thirteen of the IBC and insert in lieu thereof the following:

#### **1301.1.1 Criteria.**

Buildings shall be designed and constructed in accordance with the State of Iowa Energy Conservation Code.

5. Delete the following Sections from Chapter One of the IRC and insert in lieu thereof the following:

#### **R101.1 Title.**

These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of North Liberty, and shall be cited as such and will be referred to herein as is “this code”.

### **R105.1 Required.**

Any owner or owner’s authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

#### **R105.1.1 Issuance of permits.**

No permit shall be issued to an individual who does not have a valid license to perform such work, except for state’s exemption for a homeowner that qualifies for a Homestead Tax Exemption.

#### **R105.1.2 Licenses required.**

- a) North Liberty contractor license.
- b) State of Iowa electrical contractor license with a class A master electrician for all electrical work defined by the State of Iowa contractor licensing program.
- c) State of Iowa master license for hydronic, mechanical, medical gas and plumbing work defined by State of Iowa contractor licensing program.
- d) National Institute for certification in Engineering Technologies (NICET) Level III for any person designing water based fire protection system.
- e) National Institute for certification in Engineering Technologies (NICET) Level III for any person designing fire alarm system.
- f) City of North Liberty sewer & water installer license.

#### **R105.2 Work exempt from permit.**

Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

#### **Building:**

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet (13.29 m<sup>2</sup>).
2. Fences not over 7 feet (1829 mm) high.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.
4. 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 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.

9. Window awnings supported by an exterior wall which do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.

10. Decks not exceeding 200 square feet (18.58 m2) in area, that are not more than 30 inches (762 mm) above grade at any point and do not serve the exit door required by Section R311.4.

11. Reapplication of shingles and roof sheathing provided less than 50% of the sheathing is replaced and other structural alterations are not required.

12. Reapplication of siding.

13. Window replacement provided window opening sizes are not altered and conforming rescue and escape windows are present in all sleeping rooms.

**R108.3 Building permit valuations.**

The applicant for a permit shall provide an estimated permit value at time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment, and permanent systems. The building official shall verify the applicant’s valuation by using the most current Building Valuation Data Table published in Building Safety Journal to determine the permit value. Final building permit valuation shall be set by the building official.

6. Modify the following Sections from Chapter Three of the IRC and inserting the following:

**R301.2 Climatic and geographic design criteria.**

Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2 (1).

**Table R301.2(1)**

**Climatic and Geographic Design Criteria**

<i>Ground Snow Load</i>	<i>Wind Speed MPH</i>	<i>Seismic Design Category</i>	<i>Subject To Damage From</i>				<i>Winter Design Temp</i>	<i>Ice Shield Under - layment Required</i>	<i>Flood Hazards</i>	<i>Air Freezing Index</i>	<i>Mean Annual Temp</i>
			<i>Weathering</i>	<i>Frost Line Depth</i>	<i>Termite</i>	<i>Decay</i>					
25	115	A	Severe	42"	M – H	S – M	-5° F	Yes	8/22/02	2000	50 F

**R302.2 Townhouses.**

Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302 for exterior walls.

Exception: A common 2-hour fire-resistance-rated wall is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. Electrical installations shall be installed in accordance with Chapters 33 through 42. Penetrations of electrical outlet boxes shall be in accordance with Section R302.3.

**R302.5.1 Opening protection.**

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches in thickness, solid or honeycomb core steels doors not less than 13/8 inches thick, or 20-minute fire-rated doors.

**Delete R302.13 Fire Protection of Floors.**

**Delete R309.5 Fire sprinklers.**

**Delete R312.2 Window fall protection.**

**R313.1 Townhouse automatic fire sprinkler systems.**

An automatic residential fire sprinkler system shall be installed in townhouses with five or more units.

Exceptions:

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

**Delete R313.2 One- and two-family dwellings automatic fire systems.**

**R317.1 Location required.**

Protection of wood and wood based products from decay shall be provided in the following locations by the use of naturally durable wood or wood that is preservative- treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.

1. Wood joists or the bottom of a wood structural floor when closer than 18 inches (457 mm) or wood girders when closer than 12 inches (305 mm) to the exposed ground in crawl spaces or unexcavated area located within the periphery of the building foundation.
2. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground.
3. Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier.
4. The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends.
5. Wood siding, sheathing and wall framing on the exterior of a building having a clearance of less than 6 inches (152 mm) from the ground or less than 2 inches (51 mm) measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather and installed with frost protection methods approved by the Building Official.
6. Wood structural members supporting moisture-permeable floors or roofs that are exposed to the weather, such as concrete or masonry slabs, unless separated from such floors or roofs by an impervious moisture barrier.
7. Wood furring strips or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade except where an approved vapor retarder is applied between the wall and the furring strips or framing members.
8. Modify the following Sections from Chapter Four of the IRC and inserting the following:

Delete Table R403.1(1) and insert the following table.

TABLE R403.1(1)

MINIMUM WIDTH OF CONCRETE, PRECAST OR MASONRY FOOTINGS (inches) Minimum two #4 reinforcement steel bars shall be placed continuously in the footing minimum of 3" from bottom, top and sides of the footing.

	LOAD-BEARING VALUE OF SOIL (psf)	
	1,500	2,000
Conventional light-frame construction		
1-story	12	12
2-story	15	12
3-story	23	17
4-inch brick veneer or 8-inch hollow concrete masonry		
1-story	12	12
2-story	21	16
3-story	32	24
8-inch solid or fully grouted masonry		
1-story	16	12
2-story	29	21
3-story	42	32

Delete Tables R404.1.2 (3) and R404.1.2 (8) and insert the following table.



## Minimum Vertical Reinforcement for 8-inch Thick Concrete Wall

Wall	Vertical Reinforcement Bar Size and Spacing
Less than 6-ft	Not
6-ft to 8-ft	#4@ 32" o.c.
9-ft to 10-ft	#4@ 10" o.c. #5@ 16" o.c. #6@ 22" o.c
Greater than 10-ft	Design

### 157.04 AVAILABILITY OF THE BUILDING CODE.

An official copy of the building code, including a certificate by the city clerk as to its adoption and effective date thereof, is on file in the office of the city clerk in the administration building, and shall be kept there on file. Copies shall be available at the department of building safety for public inspection. Additionally the *International Building Code*, 2015 Edition and the *International Residential Code for One- and Two-Family Dwellings*, 2015 Edition are available to the public at the North Liberty public library.

### 157.05 BOARD OF APPEALS.

1. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the North Liberty Building Code, there is hereby established a Board of Appeals consisting of five (5) members who are residents of North Liberty and qualified and experienced in training to pass on matters pertaining to building construction and who are not employees or officials of the City. The terms of office for the members of the Board shall be staggered five-year terms, such that only one regular term expires each year so as to provide continuity in policy and personnel. Each term shall commence on July 1. The Board of Appeals shall be appointed by the Mayor with City Council approval.

2. Any person affected by any written notice or order of the Building Official may appeal to the Board of Appeals. The appeal must be made in writing and filed with the office of the City Clerk within seven (7) days of the written notice or order from which the appeal is taken. The Board of Appeals shall have no authority to waive the requirements of the Building Code.

3. The Board of Appeals shall conduct a hearing following the filing of a written notice of appeal within the established time limits. The Board shall set a time and place for the hearing. Notice of such hearing shall be posted and be open to the public in compliance with the Iowa open meetings law. The applicant will be advised, in writing of such time and place of hearing at least seven (7) days prior to the date of the hearing. At the hearing, the applicant shall have an opportunity to testify and present evidence to show cause why the notice or order should be modified, extended or revoked. The Board of Appeals may sustain, overrule, modify or revoke a notice or order. A hearing may be continued from time to time for good cause at the request of the applicant, City or the Board. The burden of proof shall be on the applicant.

*(Ch. 157 - Ord. 2016-14 – Nov. 16 Supp.)*