

# CHAPTER 5

## Building, Electrical, Mechanical and Plumbing Code

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**DIVISION I**  
**ADOPTION AND ADMINISTRATION**

**Sec. 5.100. TITLE & ADOPTION.**

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

(1) **Scope.** The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

(2) **Intent.** The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

(3) **Referenced codes.** The codes listed in the following Sections and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Provisions in the appendices of all referenced codes and standards shall not apply unless specifically adopted.

(4) **Buildings and Structures.** The provisions of the International Building Code (IBC) 2015 Edition published by the International Code Council, Inc., except for the deletion of Chapter 1 Scope and Administration, as adopted and amended in this municipal code chapter, shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

**Exception:** Detached one- and two-family *dwelling*s and multiple single-family *dwelling*s (*townhouses*) not more than three *stories* above *grade plane* in height with a separate *means of egress* and their accessory structures shall comply with the *International Residential Code*.

(5) **One- and Two-Family Dwellings.** The provisions of the International Residential Code for One- and Two family Dwellings (IRC) 2015 Edition published by the International Code Council, Inc., except for the deletion of Chapter 1 Scope and Administration; Part VII – Plumbing; Part VIII – Electrical; and with the addition of Appendix J- Existing Buildings as adopted and amended in this municipal code chapter, shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above-grade in height with a separate means of egress and their accessory structures.

**Exceptions:**

1. Live/work units complying with the requirements of Section 419 of the *International Building Code* shall be permitted to be built as one- and two-family *dwelling*s or townhouses. Fire suppression required by Section 419.5 of the *International Building Code* when constructed under the *International Residential Code for One- and Two-family Dwellings* shall conform to Section P2904.

2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the *International Residential Code for One- and Two-family Dwellings* when equipped with a fire sprinkler system in accordance with Section 2904.

(6) **Accessibility.** The provisions of Chapter 11 of the International Building Code 2015 Edition, published by the International Code Council, Inc., and by reference, ICC A117.1-2009 published by the International Code Council, Inc., entitled Accessible and Usable Buildings and Facilities, 2009 edition, as adopted in this code, shall apply to the design and construction of all public and private buildings intended for use by the general public, and multiple-unit dwellings with four or more units, including site elements and features.

**Exception:**

(a) This standard does not apply to one- and two-family dwellings or apartment buildings with less than four individual dwelling units.

(b) Any building or facility which is in compliance with the applicable requirements of State of Iowa Code Chapter 103A.7, and Administrative Rule 661-Chapter 302 shall be considered in compliance with this code.

(7) **Energy.** The provisions of the State of Iowa Building Code Section 103A.8A, Energy Conservation Requirements, and Administrative Rule 661-Chapter 303 shall govern the design and construction of buildings for energy efficiency.

(8) **Existing Buildings.**

The provisions of the International Existing Building Code (IEBC) 2015 Edition published by the International Code Council, Inc., except for the deletion of Chapter 1 Scope and Administration, as adopted and amended in this code, shall be an acceptable code compliance standard for repair, alteration, change of occupancy, addition, and relocation of existing buildings.

(9) **Fire prevention.** The provisions of the International Fire Code (IFC) 2015 Edition published by the International Code Council, as adopted and amended in Chapter 8 of the Ames Municipal Code, 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.

(10) **Electrical.** The National Electrical Code, 2020 edition, published by the National Fire Protection Association, One Batterymarch Park, Quincy, Massachusetts, is hereby adopted and amended in this code as the electrical code of the City of Ames and shall govern electrical work and installations in the City of Ames, except for such specific, higher standards and requirements as have been or may from time to time be enacted by the City of Ames.

*(Ord. No. 4110, 05-08-12; Ord. No. 4210, 3-3-15; Ord. No. 4336, 3-6-18; Ord. 4435, 04-13-21)*

(11) **Mechanical.** The provisions of the International Mechanical Code (IMC) 2021 Edition, published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, are hereby adopted by reference with amendments as the City of Ames Mechanical Code.

*(Ord. No. 4447, 9-14-21)*

(12) **Plumbing.** The provisions of the Uniform Plumbing Code (UPC), Sections 101 and 102 and Chapters 2 through 17 of the Uniform Plumbing Code, 2021 Edition, as published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, California 91761-2816, are hereby adopted by reference with amendments as the City of Ames Plumbing Code.

*(Ord. No. 4447, 9-14-21)*

(13) **Gas.** Fuel gas piping shall comply with the requirements of Chapter 12 of the Uniform Plumbing Code, 2021 Edition, as published by the International Association of Plumbing and Mechanical Officials, 4755 E. Philadelphia Street, Ontario, California 91761-2816 and adopted by the City of Ames with amendments, unless the provisions conflict with the Iowa Administrative code (IAC) 661-Chapter 226, Liquefied Petroleum Gas. Where Chapter 12(2021UPC) conflicts with 661-chapter 226(IAC), the provisions of Chapter 226 shall be followed

*(Ord. No. 4447, 9-14-21)*

(14) **Elevators.** Design review, construction inspections, and periodic maintenance inspections of elevators are all within the scope of authority of the Elevator Safety Board, as detailed in State of Iowa Code Chapter 89A, Elevators, and 875 - Chapter 72, and such work shall comply with those standards and procedures.

(15) **Factory built structures.** The provisions of Iowa Code Section 103A.10 (3) and the administrative rules of the U.S. Department of Housing and Urban Development (HUD) shall be acceptable standards for new units moved into the City. A current HUD label, third party inspection certificate, and proof of compliance with Iowa Codes Section 103A.59, Certification of Manufactured Home Installers, and Iowa Administrative Rule 661 - Chapter 372, Licensing of Manufactured Housing Retailers, Manufacturers and Distributors shall be accepted in lieu of local inspections. Footings, foundations, electrical, mechanical, and plumbing work performed in conjunction with the placement of such factory built structures are subject to permits and inspections as provided in this chapter. Building permit fees for factory built structures are subject to permits and inspections as provided in this chapter. Building permit fees for factory built structures shall be based upon the same square foot construction cost valuations as similar site built structures.

**Sec. 5.101. APPLICABILITY.**

Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

(1) **Other laws.** The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

(2) **Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

(3) **Referenced codes and standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

(4) **Partial invalidity.** In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

(5) **Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Fire Code, or as is deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.

**Sec. 5.102. INSPECTION DIVISION.**

The Inspection Division of the Fire Department is hereby created and the official in charge thereof shall be known as the Building Official. The Building Official shall be appointed by the Fire Chief.

(1) **Building Official or designees.** Where the term Building Official appears in this Code, it shall also be understood, within context, to include actions performed by inspectors and other members of Inspection Division staff under the direction and authority of the Building Official.

(2) **Inspectors and other staff.** In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the Building Official shall have the authority to appoint the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the Building Official.

(3) **Duties and powers of the Building Official.** The Building Official is hereby authorized and directed to enforce the provisions of this code. The Building Official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

(4) **Applications and permits.** The Building Official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

(5) **Notices and orders.** The Building Official shall issue all necessary notices or orders to ensure compliance with this code.

(6) **Inspections.** The Building Official shall make all of the required inspections, or the Building Official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

(7) **Identification.** The Building Official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

(8) **Right of entry.** Where it is necessary to make an inspection to enforce the provisions of this code, or where the Building Official has reasonable cause to believe that there exists in a structure or upon a premises a condition which is contrary to or in violation of this code which makes the structure or premises unsafe, dangerous or hazardous, the Building Official is authorized to enter the structure or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such

structure or premises be occupied that credentials be presented to the occupant and entry requested. If such structure or premises is unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the structure or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

(9) **Inspection Division records.** The Building Official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained for the period required for retention of public records.

(10) **Liability.** The Building Official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by legal representative of the jurisdiction until the final termination of the proceedings. The Building Official or any subordinate shall not be liable for cost in any action, suit or proceeding that is instituted in pursuance of the provisions of this code.

(11) **Approved materials and equipment.** Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval.

(12) **Used materials and equipment.** The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless approved by the Building Official.

(13) **Modifications.** Wherever there are practical difficulties involved in carrying out the provisions of this code, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative, provided the Building Official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, accessibility, life and fire safety, or structural requirements. The details of action granting modifications shall be recorded and entered in the files of the Inspection Division.

(14) **Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction shall be approved where the Building Official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

(15) **Research reports.** Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from approved sources.

(16) **Tests.** Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the Building Official shall approve the testing procedures. Tests shall be performed by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for retention of public records.

### **Sec. 5.103. PERMITS 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. It is a violation 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, without having first obtained the required permit.

(1) **Contractor registration required.** Each person, firm, or corporation performing work that requires a building, electrical, mechanical, or plumbing permit must possess a valid State Division of Labor registration number when required, and provide proof of same to the Inspection Division prior to permit issuance.

**Exceptions:**

(a) A homeowner performing work on his/her primary place of residence.

(b) A building owner or tenant performing work on his/her building/place of business.

(2) **Contractor insurance required.** Each person, firm, or corporation performing work that requires a building, electrical, mechanical, or plumbing permit must possess current Contractor's Commercial General Liability Insurance in an amount not less than \$500,000 combined single limit, and shall provide proof of coverage to the Inspection Division prior to permit issuance. For electrical, plumbing, and HVAC contractors, possession of a State of Iowa contractor license shall serve as evidence of adequate insurance coverage.

**Exceptions:**

(a) A homeowner performing work on his/her primary place of residence.

(b) A building owner or tenant performing work on his/her building/place of business.

(3) **Contractor licenses and registration required.** Permits shall not be issued to persons or companies who are not licensed by the State of Iowa and registered with the City of Ames, except as specifically exempted in this code. Permitted electrical, mechanical, and plumbing work must be performed by licensed persons, except as specifically exempted in other sections of this code.

(4) **Homeowner permit required.** Contractor license and registration is not required for alteration or repair work performed on a single family dwelling or accessory structure when the person performing the alteration or repair work is the owner of record and occupies the dwelling as his/her primary residence. An owner-occupant is required to obtain a homeowner building, electrical, mechanical, or plumbing permit for all such work performed, and the work must be inspected for compliance with this code. The scope of work authorized by a homeowner permit is limited by specific provisions in the electrical, mechanical, and plumbing licensing sections of this code.

(5) **Compliance with other codes.**

Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of this code. All work requires separate building, electrical, mechanical or plumbing permits, unless specifically exempted elsewhere in this code. Each building owner, contractor, or project manager is responsible to request clarification of permit requirements from the Inspection Division before doing any work on any building.

(6) **Emergency Repairs.** Where equipment replacements or repairs must be performed in an emergency situation, and a permit is required for the work, the permit application shall be submitted to the Building Official within the next business day.

(7) **Application for permit.** To obtain a permit, the applicant shall first file an application in writing on a form furnished by the Inspection Division for that purpose. Such application shall:

(a) Identify and describe the work to be covered by the permit.

(b) Describe the land on which the proposed work is to be done by street address or similar description that will identify and locate the proposed building or work.

(c) Indicate the proposed use of the building.

(d) Be accompanied by construction plans and documents as required in Section 5.110.

(e) State the total construction cost of the proposed work for building permits - including labor and materials.

(f) Be signed by the building owner, applicant, or the applicant's authorized agent.

(g) Provide other information as required by the Building Official.

(8) **Action on application.** The Building Official shall examine permit applications within a reasonable time after filing. The Building Official may reject applications if the form or other submitted documents do not comply with this code. If rejected, the Building Official will inform the applicant of the reason. If approved, the permit shall be promptly issued.

(9) **Time limitation of application.**



If no work occurs on a permitted project within 365 days after issuance, the project shall be viewed as abandoned, and a new permit must be issued to restart the project. Except, the Building Official may grant one or more 90 day extensions for unusual circumstances, upon receipt of a written request.

(10) **Validity of permit.** The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Building Official from requiring the correction of errors in the construction documents and other data. The Building Official is authorized to prevent occupancy or use of a structure where in violation of this code.

(11) **Expiration.** Every permit issued shall expire unless the work authorized is completed within 365 days after issuance. If the work is not completed within 365 days, the building official may issue a permit extension. A permit extension fee, in an amount equal to one half the original permit fee, or \$25.00, whichever is greater, may be invoiced to the permit holder. The permit holder shall be given a minimum 30 day advance written notice of impending permit expiration and imposition of extension fee.

**Exception:** Permit extension fees may be waived for major commercial, industrial, and other projects subject to approval of the Building Official.

(12) **Suspension or revocation.** The Building Official is authorized to suspend or revoke a permit issued under the provisions of this code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any provisions of this code.

**Sec. 5.104. BUILDING PERMITS NOT REQUIRED. No building permit is required for:**

(1) Residential single family kitchen and bath and basement remodels when no sheetrock or lath and plaster is removed from a single contiguous area greater than 32 square feet, and when no new plumbing or electrical fixtures are installed in different locations than those replaced, and when no new walls, wall framing, openings, structural alterations or wall furring on the interior face of exterior walls occurs.

(2) Residential or commercial door and window replacements when rough openings are not enlarged in width.

(3) One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.

(4) Fences.

(5) Retaining walls that are not more than 4 feet in height above the lowest adjacent grade, unless supporting a surcharge or impounding Class I, II or IIIA liquids.

(6) Sidewalks and driveways.

(7) Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.

(8) Temporary motion picture, television and theater stage sets and scenery.

(9) Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.

(10) Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.

(11) Swings and other playground equipment.

(12) Awnings.

(13) Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height.

(14) Repairs. Application or notice to the Building Official is not required for ordinary minor repairs to structures. Except that such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.

(15) Replacement of siding.

(16) Replacement of shingles or other roof covering.

**Sec. 5.105. ELECTRICAL PERMITS NOT REQUIRED. No electrical permit is required for:**

(1) **Repairs and maintenance:** Minor repair work, including the replacement of lamps and fuses, or the connection of approved portable electrical equipment to approved permanently installed receptacles, or for simple replacement of electrical fixtures such as wall plugs, and light fixtures.

(2) **Radio and television transmitting stations:** The provisions of this code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

(3) **Temporary testing systems:** A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

(4) **Electric utilities:** The installation, alteration or repair of electrical equipment installed by or for the City of Ames Electric Department, or other licensed or franchised electric utility company in the generation, transmission, distribution, or metering of electricity.

(5) **Manufacturing processes:** Moveable process equipment which is independent of the building structure, is subject to being moved, rearranged, and replaced by equipment manufacturers and staff maintenance personnel. In such instances, permits and inspections are required only for the alteration of the building's electrical supply wiring to the point of connection to the equipment.

(6) **Electrical manufacturing:** Work involved in the manufacturing, testing, servicing, altering or repairing of electrical equipment.

(7) **Elevators:** Work involved in the installation, repairing, remodeling or maintenance of elevators, dumbwaiters or escalators. Except: electrical equipment for supplying current to the control panel of elevators, dumbwaiters or escalators does require permits and inspections.

**Sec. 5.106. GAS SYSTEM PERMITS NOT REQUIRED. No gas system plumbing or mechanical permit is required:**

(1) Portable heating appliances.

(2) Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

**Sec. 5.107. MECHANICAL PERMITS NOT REQUIRED. No mechanical permit is required:**

(1) Portable heating appliances.

(2) Portable ventilation equipment.

(3) Portable cooling unit.

(4) Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.

(5) Repair or replacement of any part that does not alter its approval or make it unsafe.

(6) Portable evaporative coolers.

**Sec. 5.108. PLUMBING PERMITS NOT REQUIRED. No plumbing permit is required:**

(1) For the stopping of leaks in drains, water, soil, waste or vent pipe, provided however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code.

(2) For the clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**Sec. 5.109. PUBLIC SERVICE AGENCIES EXEMPT FROM SOME PERMITS.**

A permit shall not be required for the installation, alteration or repair of generation, transmission, distribution or metering or other related equipment that is under the ownership and control of public service agencies by established right. Such agencies include Ames Electric Utility; Alliant Natural Gas Utility; Ames Water Department; Ames Public Works Department; franchised telecommunications companies. Such exemption includes all equipment, lines, and facilities specific to the energy or product produced, processed, conveyed or conducted. Such exemption does not include permanent buildings that house or contain such systems. All buildings constructed, altered, repaired, or removed are subject to the typical plan review, permit, inspection and approval process as described elsewhere in this code.

**Sec. 5.110. SUBMITTAL DOCUMENTS.**

Construction documents, shall be submitted in one or more sets with each building permit application. Construction documents shall be prepared by a registered design professional where required by the statutes of the State of Iowa. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

**Exception:** The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional, if it is found that the nature of the proposed work is such that submittal and review of such construction documents is not necessary to obtain code compliance.

(1) **Information on construction documents.** Construction documents shall be dimensioned and drawn to scale upon suitable material. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the Building Official.

(2) **Fire protection system shop drawings.** Shop drawings for the fire protection system(s) shall be submitted to indicate conformance with this code and the project construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in the 2012 IBC Chapter 9, Fire Protection Systems.

(3) **Means of egress.** The construction documents shall show in sufficient detail that the location, construction, size and arrangement of all portions of the means of egress are in compliance with the provisions of this code.

(4) **Exterior wall envelope.** Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to demonstrate compliance with this code.

(5) **Site plan.** The construction documents submitted with the permit application shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. The Building Official is authorized to waive or modify the requirement for a site plan when the application for permit is for interior alteration or repair or when otherwise warranted.

(6) **Examination of documents.** The Building Official shall examine or cause to be examined the construction plans and documents to determine whether the construction indicated and described is in accordance with the requirements of this code.

(7) **Previous approvals.** This code shall not require changes in the approved construction documents, methods, materials, or designated occupancy of a structure for which a permit has been issued, and construction of which has been commenced within 365 days after the effective date of this code and has not been abandoned.

(8) **Phased approval.** The Building Official is authorized to issue a permit for the construction of foundations or any other part of a building or structure before the construction documents for the entire building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such permit for the foundation or other parts of a building or structure may proceed with construction at the holder's risk. The City can provide no assurance that a permit for the remainder of the structure will be granted, unless the balance of the plans submitted are determined in compliance with this Code.

(9) **Design professional in responsible charge.** When it is required that documents be prepared by a registered design professional, the owner shall engage a registered design professional for the project. The registered design professional shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. Where structural observation is required by IBC Chapter 17, Structural Tests and Special Inspections, the individual or firms performing the structural observations and reporting shall be identified.

(10) **Deferred submittals.** For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period. Deferral of any submittal items shall have the prior approval of the Building Official. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the Building Official.

(11) **Amended construction documents.** Work shall be installed in accordance with the approved construction documents. Any changes made during construction must be reviewed, inspected and approved by the Building Official.

(12) **Retention of construction documents.** One set of approved construction documents shall be retained by the Building Official in accord with the City of Ames Record Retention Policy.

**Sec. 5.111. TEMPORARY STRUCTURES AND USES**

(1) **General.** The Building Official is authorized to issue a permit for temporary structures. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The Building Official is authorized to grant extensions for demonstrated cause.

(2) **Conformance.** Temporary structures shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

(3) **Temporary power.** The Building Official is authorized to approve temporary power in part of an electric installation before such installation has been fully completed and approved. The part approved shall comply with the applicable requirements for temporary lighting, heat or power of this code.

(4) **Termination of approval.** The Building Official is authorized to terminate such permit for a temporary structure and to order the temporary structure or use to be discontinued for due cause.

**Sec. 5.112. FEES**

(1) **Payment of fees.** A permit shall not be valid until the required fees have been paid. **Exception:** the City may invoice permit applicants for permit and inspection fees, as a customer convenience. In such instances, permits shall be considered valid immediately following permit application review and approval. This customer courtesy may be revoked if payment for billed permit fees is not received within 60 days of receipt of notice to the customer. In such instance, cash payments will be subsequently required in accord with this section.

(2) **Schedule of permit fees.** Fees for each permit type shall be paid as required, in accordance with the schedules as established by the City Council in the following referenced Ames Municipal Code Sections:

Building permit fees.  
Appendix L, Ames Municipal Code

Electrical permit fees.  
Appendix U, Ames Municipal Code

Mechanical permit fees.  
Appendix U, Ames Municipal Code

Plumbing permit fees.  
Appendix U, Ames Municipal Code

(3) **Building permit valuations.** The applicant for a building permit shall provide an estimated permit value at time of application. The term ‘permit value’ or ‘permit valuation’ means the actual cost of construction, including all materials and labor for all building, electrical, gas, mechanical, and plumbing equipment and permanent building systems. If, in the opinion of the Building Official, the valuation is underestimated on the application, the submitted permit valuation shall not be accepted unless the applicant can show verifiable project documents, estimates, or signed contracts to substantiate the submittal. Final building permit valuation shall be determined by the Building Official.

(4) **City assessor valuations to be used.** The Building Official shall use average square foot building construction costs as provided by the Ames City Assessor when calculating building permit fees for new residential and commercial buildings, additions, and extensive interior renovations, in absence of more specific data. Such average square foot costs are base valuations for typical buildings of good quality. Buildings of higher quality will be valued at appropriately higher valuations. Square foot costs are adjusted periodically to reflect changes in material and labor costs, as reported by the Ames City Assessor.

(5) **Appeal of building permit valuation.** A request to appeal the Building Official's determination of building permit valuation may be filed with the Building Official for cause. Such request must be in writing, and contain a factual basis for review. Such appeals will be reviewed by the Building Official and may also include review by the City Assessor to assure consistency, accuracy, and fairness. If it is found the Building Official erred in the determination of building permit valuation, appropriate adjustment will be made to the permit valuation and the permit fee.

(6) **Work commencing before permit issuance - penalty fees.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to a fee established by the Building Official that shall be in addition to the required permit fees. A penalty fee equal to the amount of the permit fee may be added for any work that commences prior to permit approval, i.e., the permit fee may be doubled for such building, electrical, mechanical, or plumbing work that occurs prior to permit issuance. Additional fees may also be charged for actual costs of inspections, project research, site visits, and meetings required to obtain code compliance prior to the point of actual permit approval. Such penalties do not prevent the Division from also issuing separate municipal infraction citations for each violation of this section.

(7) **Related fees.** The payment of permit fees for construction, alteration, removal or demolition work done in connection with the work authorized the permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed elsewhere in this Code.

(8) **Refunds.** The Building Official is authorized to establish a refund policy. Deductions from approved refunds shall be made for the actual costs of services rendered in association with the project up to the date of refund request. Actual costs include, but may not be limited to, plan reviews performed, permits issued, and inspections made by the Inspection Division.

#### **Sec. 5.113. BUILDING INSPECTIONS**

(1) **Building inspections.** Work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

(2) **Preliminary inspection.** Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.

(3) **Required inspections.** The Building Official shall make inspections of the following as necessary to assure compliance with this Code.

(4) **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, and before concrete is poured. For concrete foundations, required forms shall be in place prior to inspection. Concrete shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94.,

(5) **Concrete slab, under-floor, and groundwork 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.

(6) **Lowest floor elevation.** In flood hazard areas, upon placement of the lowest floor, including the basement, and prior to further vertical construction, the finish floor elevation certificate shall be submitted to the Building Official.

(7) **Framing and rough-in inspection.** Framing and rough-in electrical, mechanical, and plumbing inspections shall be made after the roof deck, all framing, fireblocking and bracing are in place and all work which is to be concealed is in place.

(8) **Lath and gypsum board inspection.** Inspection of lath and gypsum board that is part of a fire-resistance rated or shear assembly shall be made after lath and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

(9) **Fire-resistant penetrations.** Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved.

(10) **Energy efficiency.** Inspections shall be made to determine compliance with the State of Iowa Energy Code.

(11) **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 obtain compliance with this code.

(12) **Special inspections.** For special inspections, see IBC Chapter 17.

(13) **Final inspection.** The final inspection shall be made after all work required by the building permit is completed.

(14) **Inspection agencies.** The Building Official is authorized to accept reports of approved inspection agencies.

(15) **Inspection requests.** It shall be the duty of the building permit holder or designee to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder or designee to provide access and means for inspection of such work. Regardless of notification by the permit holder or designee, the Building Official is authorized to make any inspection required by this code at any time during normal business hours throughout the duration of the project.

(16) **Approval required.** Work shall not be done beyond the point indicated in each inspection without first obtaining the approval of the Building Official. Any work that does not comply shall be corrected and such work shall not be covered or concealed until approved by the Building Official.

#### **Sec. 5.114. ELECTRICAL INSPECTIONS.**

(1) **Electrical inspections.** The Building Official shall make inspections of the following as necessary to assure compliance with this Code.

(2) **Underground inspection.** Underground inspection shall be made after trenches or ditches are excavated and before any backfill is put in place.

(3) **Rough-in inspection.** Rough-in inspection shall be made after the roof, framing, fireblocking, firestopping, draftstopping and bracing is in place and all electrical distribution conductors are roughed-in, and prior to the installation of wall or ceiling membranes.

(4) **Final inspection.** Final inspection shall be made after the building is complete, all electrical fixtures are in place and properly connected, and the structure is ready for occupancy.

(5) **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 obtain compliance with this code.

(6) **Inspection agencies.** The Building Official is authorized to accept reports of approved inspection agencies.

(7) **Inspection requests.** It shall be the duty of the electrical permit holder or designee to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder or designee to provide access and means for inspection of such work. Regardless of notification by the permit holder or designee, the Building Official is authorized to make any inspection required by this code at any time during normal business hours throughout the duration of the project.

(8) **Approval required.** Work shall not be done beyond the point indicated in each inspection without first obtaining the approval of the Building Official. Any work that does not comply shall be corrected and such work shall not be covered or concealed until approved by the Building Official.

#### **Sec. 5.115. MECHANICAL INSPECTIONS.**

(1) **Mechanical inspections.** The Building Official shall make inspections of the following as necessary to assure compliance with this Code.

(2) **Underground inspection.** Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. When excavated soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

(3) **Rough-in inspection.** Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all ducting and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.

(4) **Final inspection.** Final inspection shall be made upon completion of the mechanical system. Exception: Ground-source heat pump loop systems tested in accordance with Section IMC 1208.1.1 shall be permitted to be backfilled prior to inspection.

(5) **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 obtain compliance with this code.

(6) **Inspection agencies.** The Building Official is authorized to accept reports of approved inspection agencies.

(7) **Inspection requests.** It shall be the duty of the mechanical permit holder or designee to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder or designee to provide access and means for inspection of such work. Regardless of notification by the permit holder or designee, the Building Official is authorized to make any inspection required by this code at any time during normal business hours throughout the duration of the project.

(8) **Approval required.** Work shall not be done beyond the point indicated in each inspection without first obtaining the approval of the Building Official. Any work that does not comply shall be corrected and such work shall not be covered or concealed until approved by the Building Official.

#### **Sec. 5.116. PLUMBING INSPECTIONS.**

(1) **Plumbing inspections.** The Building Official shall make inspections of the following as necessary to assure compliance with this Code.

(2) **Underground inspection.** Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before any backfill is put in place.

(3) **Rough-in inspection.** Rough-in inspection shall be made after the roof, framing, fireblocking, firestopping, draftstopping and bracing is in place and all sanitary, storm and water distribution piping is roughed-in, and prior to the installation of wall or ceiling membranes.

(4) **Final inspection.** Final inspection shall be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

(5) **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 obtain compliance with this code.

(6) **Inspection agencies.** The Building Official is authorized to accept reports of approved inspection agencies.

(7) **Inspection requests.** It shall be the duty of the plumbing permit holder or designee to notify the Building Official when work is ready for inspection. It shall be the duty of the permit holder or designee to provide access and means for inspection of such work. Regardless of notification by the permit holder or designee, the Building Official is authorized to make any inspection required by this code at any time during normal business hours throughout the duration of the project.

(8) **Approval required.** Work shall not be done beyond the point indicated in each inspection without first obtaining the approval of the Building Official. Any work that does not comply shall be corrected and such work shall not be covered or concealed until approved by the Building Official.

#### **Sec. 5.117. CERTIFICATE OF OCCUPANCY**

(1) **Use and occupancy.** No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy (C.O.), or until final inspection and approval has been given for minor projects. Issuance of a C.O. or other final approval shall not be construed as approval of a violation of this code.

(2) **Certificate issued.** After the Building Official inspects the building or structure and finds no violations of this code, a C.O. shall be issued that contains the following:

(a) The building permit number.

(b) The address of the structure.

(c) The name and address of the owner.

(d) A description of that portion of the structure for which the certificate is issued.

(e) A statement that the described portion of the structure has received final

inspections and may be occupied.

(f) The signature of the Building Official.

(g) The occupancy type as defined in the IBC.  
(h) The type of construction as defined in the IBC.  
(i) The occupant load,  
(j) If an automatic sprinkler system is provided, whether the sprinkler system is required.

(k) Any special stipulations or conditions.

(3) **Temporary occupancy.** The Building Official is authorized to issue a temporary certificate of occupancy (T.C.O.) before the completion of all work, if it is concluded the incomplete work items present no hazard to occupants or the general public. A fee may be charged for issuance of a T.C.O.

(4) **Revocation.** The Building Official is authorized to suspend or revoke a C.O. or other approval wherever it is found the C.O. or other approval is issued in error, or on the basis of incorrect information received, or where it is determined the project, or portion thereof, is in violation of this code.

(5) **Connection of service utilities.** No person shall make connections from a utility, source of energy, fuel or power to any building or system for which a permit is required, unless approved by the Building Official.

(6) **Temporary connection.** The Building Official shall have the authority to authorize temporary connection of the building or system to the utility source of energy, fuel or power.

(7) **Authority to disconnect service utilities.** The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

*(Ord. 4044, 9-28-10)*

#### **Sec. 5.118. INFRASTRUCTURE TO BE INSTALLED.**

1. Except for single family and two family structures, no building permit shall be issued for construction of a new principle building or addition to an existing principle structure unless sidewalks, shared use paths, street lights, street paving, and dedicated rights-of-way or easements, in satisfactory condition and consistent with the requirements of Division IV, Design and Improvements Standards of Chapter 23, Subdivisions are adjacent to the subject property. Applications for building permits consistent with a site development plan approved prior to August 15, 2015 are exempt from this requirement.

2. Except for single family and two family structures, no building permit shall be issued for substantial improvements to an existing principle building for complete applications submitted after November 1, 2015 unless sidewalks, shared use paths, street lights, street paving, and dedicated rights-of-way or easements, in satisfactory condition and consistent with the requirements of Division IV, Design and Improvements Standards of Chapter 23, Subdivisions are adjacent to the subject property.

3. Requirements for infrastructure installation, financial security, and installation priority are found in Section 22.31 of the Ames Municipal Code.

4. Definitions: For purposes of this section, the following definition shall be used.

a. Substantial improvement means any repair, reconstruction, rehabilitation, addition, or improvement of a principle building, the cost of which has a value of \$100,000 or more. The term does not, however, include any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the Building Official and that are the minimum necessary to assure a safe living condition. The term also does not include improvements to the site or to an accessory structure.

*(Ord. 4224; 8-11-15)*



**DIVISION II**  
**AMENDMENTS TO ADOPTED CODES**

**Sec. 5.200. BUILDINGS AND STRUCTURES.**

The provisions of the 2015 International Building Code (IBC), are amended with the revision of the following text as stated:

(1) The IBC is amended by adding Climatic and Geographical Design Criteria to include the following local values in conjunction with Chapter 16 Structural Design:

Ground Snow Load (lbs)	25
Wind Speed (mph)	115
Topographic Effects	No
Special Wind Region	No
Wind Borne Debris Zone	No
Seismic Design Category	A
Weathering	Severe
Frost Line Depth (inches)	42
Termite	Moderate to Heavy
Winter Design Temp (F.)	- 5
Ice Shield Underlayment Required	Yes
Flood Hazards	See FEMA Maps
Air Freezing Index	1896
Mean Annual Temperature (F.)	48.2

(2) **Section 717.6.2 Membrane Penetrations** is amended by adding the following exception:  
**Exception;** Duct systems constructed entirely of minimum 0.0187 inch thick steel (No. 26 gauge) shall be allowed without installation of radiation dampers.

(3) **Section 903.4, Sprinkler system supervision and alarms**, is amended by adding the following exception: Water supply valves that are locked in the open position.

(4) **Section 903.4.2, Alarms** is amended by deleting the existing text and inserting the following text: An approved audible/visual device, located on the exterior of the building in an approved location, shall be connected to every automatic sprinkler system. Additional notification devices may be required on the interior of the building. 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. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

(5) **Section 907.2.9, Group R-2**, is amended by adding the following text at the end of the subsection: Notwithstanding the exceptions noted herein, an automatic fire alarm system shall be installed throughout all interior corridors serving sleeping units.

(6) **Section 1009.2 Continuity and components**. The first sentence is amended to read: Each required accessible means of egress shall be continuous to a public way, shall be hard-surfaced, and shall consist of one or more of the following components.

(7) **Section 1011.12 Stairway to roof** is amended by deleting the **Exception** and inserting the following in lieu thereof:

**Exception:** Other than where required by Section 1011.12.1, in buildings without an occupied roof access to the roof from the top story shall be permitted to be by a ships ladder or a permanent ladder.

(8) **Section 1011.14 Alternating Tread Devices** is amended by removing “and for access to unoccupied roofs” from the text.

(9) **Section 1028.5 Access to a public way** is amended to read: The exit discharge shall provide a direct, hard-surfaced, and unobstructed access to a public way.

(10) **Section 1704.2.3 Statement of special inspections**. Delete the first paragraph and replace with the following: The applicant shall submit verification of a signed agreement with an approve agency stating the required special inspections to be performed and the frequency of said inspections as a condition for permit approval.

(11) **Section 1801.3 Foundations – Concrete encased electrode**. Concrete footing for new buildings and additions shall have a minimum of a #4 reinforcing bar or bare copper conductor sized per

the City of Ames currently adopted National Electrical Code as a grounding electrode conductor encased in concrete for 20 feet minimum with a minimum of 2 tie wires for use as a concrete encased electrode.

(12) **Section 1809.5 Frost Protection.** The first sentence is amended to read as follows: Except where otherwise protected from frost, foundations, permanent supports of buildings and structures, and all exterior landings shall be protected from frost by one or more of the following methods:

(13) **Section 1809.5 Frost Protection is further amended by deleting Exception 2** and inserting the following in lieu thereof: Area of 900 square feet or less for light-frame construction or 400 square feet or less for other than light-frame construction: and

(14) **Section 1809.14 Demolition of shallow foundations.** Where a structure has been demolished or removed, all shallow foundations shall be removed in their entirety and the excavation shall be filled and maintained with clean fill material to the existing grade. Removal shall include, but is not limited to the removal of the entire basement including walls, floors, footings, and foundations.

(15) Chapter 18 of the IBC is amended by deleting **Table 1809.7** and inserting the following table with footnotes in lieu of:

Number of Floors Supported by the Foundations*	1	2	3
Thickness of Foundation Walls (inches) Concrete	8	8	10
Thickness of Foundation Walls (inches) Concrete Block	8	8	12
Width of Footing (inches)	16	16	18
Thickness of Footing (inches)	8	8	12
Minimum Depth of Foundation Below Grade	42	42	42

\*Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one floor.

\*Spread footings shall have a minimum of 2 - #4 continuous horizontal reinforcement bars.

\*Foundation walls shall have a minimum of #4 reinforcement bars 18" on center each way.

\*All buildings shall have perimeter footings to 42" below finished grade.

\*Trench footings are allowed as a continuous 8" pass trench for single story wood frame structures with spans not exceeding 16 feet. The trench must be 42" below finished grade and have at least two #4 horizontal reinforcement bars. Bars must tie into abutting adjacent structures.

(16) **Section 2308.3.1 Foundation plates or sills** is amended by replacing "and not spaced more than 6 feet apart" with "and spaced not more than 4 feet apart"

**Sec. 5.201. ONE- AND TWO-FAMILY DWELLINGS.**

The provisions of the 2015 International Residential Code for One- and Two-family Dwellings (IRC), are amended by revising the following text as stated:

(1) Table R301.2(1), **Climatic and Geographical Design Criteria** is amended to include the following local values:

Ground Snow Load (lbs)	25
Wind Speed (mph)	115
Topographic Effects	No
Special Wind Region	No
Wind Borne Debris Zone	No
Seismic Design Category	A
Weathering	Severe
Frost Line Depth (inches)	42
Termite	Moderate to Heavy
Winter Design Temp (F.)	- 5
Ice Shield Underlayment Required	Yes
Flood Hazards	See FEMA Maps
Air Freezing Index	1896
Mean Annual Temperature (F.)	48.2

(2) **Section R302.1 Exterior Walls, Fire-Resistant Construction.** Add exception #6: Walls of detached garages and accessory structures greater than or equal to 3 feet from a property line.

(3) **Section R302.13 Fire protection of floors is deleted in its entirety.**

(4) **Section R311.3.2 Floor elevations for other exterior doors** is amended by deleting the exception and inserting the following in lieu thereof:

**Exception:** A top landing is not required where a stairway of not more than three risers is located on the exterior side of the door, provided the door does not swing over the stairway.

(5) **Section R311.7.8.2 Continuity** is amended by adding Exception 3:

(3) Handrails may be interrupted at the point of transition from handrail to guardrail on stairways open on both sides at the bottom of a flight of stairs.

(6) **Section R313.1 Townhouse automatic fire sprinkler systems** is amended by deleting the text of that section and inserting the following in lieu thereof: Automatic residential sprinkler systems shall not be required in townhouses.

(7) **Section R313.2 One- and Two-family dwellings automatic fire systems** is amended by deleting the text of that section and inserting the following in lieu thereof: Automatic residential fire sprinkler systems shall not be required in one- and two-family dwellings.

(8) **Section R314.2.2 Alterations, repairs and additions** is amended by deleting “When alterations, repairs or additions requiring a permit occur, or”.

(9) **Section R314.6 Power source** is amended by deleting Exceptions 1 and 2 and adding Battery operated smoke alarms installed in accordance with Section 314.2.2 shall be allowed for existing sleeping areas.

(10) **Section R315.2.2 Alterations, repairs and additions.** The first sentence is amended to read: When one or more sleeping rooms are added or created in an existing dwelling that has an attached garage or within which a fuel-burning appliance exists, carbon monoxide alarms shall be required outside each separate sleeping area and in the immediate vicinity of bedrooms, and on every story of the dwelling. Carbon monoxide alarms shall be hard-wired, interconnected, and shall have battery backup.

(11) **Section R315.5 Power source** is amended by deleting **Exceptions 1 and 2.**

(12) **Section R401.2 Requirements** is amended by adding the following: Footings of buildings with Type V wood framed construction of three stories or less shall be allowed to be designed to meet, at a minimum, the prescriptive standards of the following table.

Number of floors supported by foundations*	1	2	3
Thickness of foundation walls (inches) concrete	8	8	10
Thickness of foundation walls (inches) concrete block	8	8	12
Width of footing (inches)	16	16	18
Thickness of footing (inches)	8	8	12
Minimum depth of footing below grade	42	42	42

\*Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one floor. All other structures shall have footings and foundations engineered to meet the requirements of Chapter 4 of the IRC. All buildings shall have perimeter footings to 42" below grade, and such footings shall be designed to withstand all forces placed upon them as per Chapter 4 of the IRC or engineering to show equivalency.

\*Trench footings are allowed as a continuous 8" single pass trench for a single story wood frame structure with spans not exceeding 16 feet. The trench must be 42" deep and have at least two (2) horizontal rods fixed in place and tied into the existing structure. Soil bearing capacity shall be a minimum of 2000 psf.

\*Spread Footings shall have two evenly spaced #4 continuous reinforcing rods. For alterations and additions, reinforcing rods shall be tied into the existing footings.

\*Concrete foundation walls shall be reinforced with a minimum of # 4 bars at 18 inches on center each way

(13) **Section R403.1 General** is amended by adding the following text to the end of the section: Where concrete footings are used in new one- and two-family dwellings, an approved concrete encased electrode shall be provided in the vicinity of the panel for each residential electrical service. The electrode shall be accessible and connected to at least twenty feet of #4 reinforcing rod by a minimum of two wire ties.

(14) **Section R403.1 General** is amended by adding the following text: An Iowa licensed architect or engineer shall determine footing size and structural design for residential structures supported by post and beam construction and having a common roof with the house.

(15) **Section R403.1.3.6 Isolated concrete footings.** Delete this section in its entirety.

(16) **Section R401.4.3 Demolition of foundations.** Where a structure has been demolished or removed, all foundations shall be removed in their entirety and the excavation shall be filled and maintained with clean fill material to the existing grade. Removal shall include, but is not limited to the removal of the entire basement including walls, floors, footings, and foundations.

(17) **Section R403.1.4.1 Frost Protection** is amended by deleting Exception 1 and inserting the following in lieu thereof:

1. Protection of freestanding accessory structures with an area of 900 square feet or less, of light-framed construction, with an eave height of 10 feet or less shall not be required.

(18) **Section R403.1.6 Foundation Anchorage** is amended by deleting “maximum of 6 feet” and inserting in lieu thereof “maximum of 4 feet”.

(19) **Section R404.1.3.2 Reinforcement for foundation walls** is amended by adding the following to the end of the section: Minimum reinforcement for concrete foundation walls shall be #4 bars at 18” on center, each way or approved design by the registered design professional in responsible charge.

(20) **Section R326.1 General** is amended by replacing **General** with **BARRIER REQUIREMENTS FOR SWIMMING POOLS, SPAS, AND HOT TUBS FOR ONE- AND TWO-FAMILY DWELLINGS**, removing the text of that section and inserting the following in lieu thereof:

- (a) The provisions of this section shall apply to the design of barriers for residential swimming pools, spas, and hot tubs (collectively referred to as a pool) for one- and two- family dwellings. These design controls are intended to provide protection against potential drownings and near-drownings by restricting access to swimming pools.

**Exceptions:**

1. Spas and hot tubs with a lockable *safety cover* that complies with ASTM F 1346.
2. Swimming pools with a powered *safety cover* that complies with ASTM F 1346.

- (b) Outdoor pools. An outdoor pool, including an in-ground, above-ground or on-ground pool shall be surrounded by a barrier which shall comply with the following items 1-15:

1. The top of the barrier shall be at least 48 inches (1219 mm) above *grade* measured on the side of the barrier which faces away from the pool. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet measured horizontally from the outside of the barrier. The maximum vertical clearance between *grade* and the bottom of the barrier shall be 2 inches measured on the side of the barrier which faces away from the pool for surface that are not solid, such as grass or gravel. For surfaces that are solid, such as concrete, the distance shall be 4 inches maximum. Where the top of the pool structure is above *grade* the barrier may be installed on *grade* or shall be mounted on top of the swimming pool. Where the barrier is mounted on top of the pool, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches.
2. Openings in the barrier shall not allow the passage of a 4-inch-diameter (102 mm) sphere.
3. Solid barriers which do not have openings shall not contain indentations or protrusions, except for normal construction tolerances and tooled masonry joints.
4. Mesh fences, other than chain link fences, in compliance with the following number 7, shall be installed in accordance with the manufacturer’s instructions and comply with the following:
  - (i) The bottom of the mesh fence shall be not more than 1 inch above the deck or installed surface or *grade*.
  - (ii) The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4 inches from *grade* or decking.

- (iii) The fence shall be designed and constructed so that it does not allow passage of a 4-inch sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not be more than 4 inches from grade or decking.
  - (iv) An attachment device shall attach each barrier section at a height not lower than 45 inches above grade.
  - (v) Where a hinged gate is used with a mesh fence, the gate shall comply with the following items 11, 12, and 13.
  - (vi) Patio deck sleeves such as vertical post receptacles that are placed inside the patio surface shall be of a nonconductive material.
  - (vii) Mesh fences shall not be installed on top of onground pools.
5. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the pool side of the fence. Spacing between vertical members shall not exceed 1 3/4 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches in width.
  6. Where the barrier is composed of horizontal and vertical members, and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1 3/4 inches in width.
  7. The maximum opening formed by a chain link fence shall be a 1 3/4 inches, unless the fence has slats fastened at the top or the bottom which reduce the openings to not more than 1 3/4 inches.
  8. Where the barrier is composed of diagonal members, such as a lattice fence, the maximum opening formed by the diagonal members shall not be more than 1 3/4 inches. The angle of diagonal members shall not be greater than 45 degrees from vertical.
  9. There shall be a clear zone of not less than 36 inches between the exterior of the barrier and any permanent structures or equipment such as pumps, filters and heaters that can be used to climb the barrier.
  10. The pool side of the required barrier shall not be less than 20 inches from the water's edge.
  11. Access gates shall comply with the requirements of items (b) 12 and (b) 13 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool, and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates, such as utility or service gates, shall remain locked when not in use.
  12. Double gates or multiple gates shall have at least one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than 1/2 inch within 18 inches of the latch release mechanism. The self-latching device shall comply with item (b) 13.
  13. Where the release mechanism of the self-latching device is located less than 54 inches from grade, the release mechanism shall be located on the pool side of the gate at least 3 inches below the top of the gate, and the gate and barrier shall have no opening larger than 1/2 inch within 18 inches of the release mechanism.
  14. Where a wall of a dwelling or structure serves as part of the barrier and where doors or windows provide direct access to the pool through that wall, one of the following conditions shall be met:

- (i) The pool shall be equipped with a safety cover in accordance with ASTM F 1346;
  - (ii) Doors, and operable windows having a sill height of less than 48 inches above the indoor finished floor shall have an alarm that produces an audible warning when the door, window or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. The operable parts of the alarm deactivation switches shall be located at least 54 inches above the finished floor.
  - (iii) Other approved means of protection, such as self-closing doors with self-latching devices, shall be acceptable as long as the degree of protection afforded is not less than the protection afforded by item (i) or (ii).
15. An onground pool wall structure or a barrier mounted on top of an onground pool wall structure shall serve as a barrier where all of the following conditions are present:
- (i) Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches above grade for the entire perimeter of the pool, the wall complies with the requirements of items (b) 1-10 above and the pool manufacturer allows the wall to serve as a barrier.
  - (ii) Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches above grade for the entire perimeter of the pool, the wall complies with the requirements of (b) 1-10 and the pool manufacturer allows the wall to serve as a barrier.
  - (iii) Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of (18) above.
  - (iv) Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch sphere.
  - (v) Barriers that are mounted on top of onground pool walls are installed in accordance with the pool manufacturer's instructions.

(c) Indoor pools shall be surrounded by a barrier that complies with Sec. 5.201 (18)

- (21) **Appendix J** is amended by deleting Section AJ102.5 Flood Hazard areas.
- (22) **Appendix J** is amended by deleting Section AJ301.2 Water Closets.
- (23) **Appendix J** is amended by deleting Section AJ301.3 Electrical including the Exceptions.
- (24) **Appendix J** is amended by deleting Section AJ501.5 Electrical equipment and wiring and associated subsections.

**Sec. 5.202. ACCESSIBILITY.** Reserved.

**Sec. 5.203. ENERGY.** Reserved.

**Sec. 5.204. EXISTING BUILDINGS.** Reserved.

**Sec. 5.205. ELECTRICAL.**

The provisions of the National Electrical Code (NEC), 2020 edition, are hereby amended as follows:

- (1) Delete section 210.8(A) and insert in lieu thereof the following new section:

210.8(A) Dwelling Units.

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

- (1) Bathrooms
- (2) Garages and also accessory buildings that have a 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 supplied by a branch circuit dedicated to electrical snow-melting, deicing, or pipeline and vessel heating equipment shall be permitted to be installed in accordance with 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 760.41B and 760.121(B) for power supply requirements for fire alarm systems.

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

- (6) Kitchens – where the receptacles are installed to serve the countertop surfaces
- (7) Sinks – where receptacles are installed within 1.8 m (6 ft) 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 (6 ft) of the outside edge of the bathtub or shower stall
- (10) Laundry areas

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 receptacle is integral to the ceiling luminaire or ceiling fan, GFCI protection shall be provided.

- (11) Indoor damp and wet locations
- (2) Delete section 210.8(F).
- (3) Section 334.10, Nonmetallic-Sheathed Cable, Uses Permitted, is amended by deleting Subsection (3) therefrom and inserting in lieu thereof a new Subsection (3): All other structures shall be wired using other methods as allowed by the NEC.
- (4) Section 5.205(1) and Section 5.205(2) shall expire and become null and void after January 1, 2022, unless thereafter amended or appealed.  
(Ord. No. 4435, 04-13-21)

## **Sec. 5.206. MECHANICAL.**

The adopted provisions of the 2021 International Mechanical Code (IMC), are amended as follows:

(1) **Section 101.2 Scope.** is amended by deleting the words ‘by the International Fuel Gas Code’ in the last sentence and inserting the following in lieu thereof: ‘by Chapter 12 of the UPC as stated in Section 5.100(13) of this Chapter’.

(2) **Section 101.2 Scope.** is amended by deleting the following: “Exception: Detached one- and two- family dwellings and townhomes not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height shall comply with this code or the International Residential Code.”

(3) **Section 304.11 Guards.** is amended by deleting the exception and inserting the following new exception in lieu thereof: “**Exception:** Guards are not required where permanent fall arrest/restraint anchorage connector devices that comply with ANSI/ASSE Z 359.1 are affixed for use during the entire lifetime of the roof covering. The devices shall be evaluated for possible replacement when the entire roof covering is replaced. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and placed not less than 10 feet (3048 mm) from roof edges and the open sides of walking surfaces.”

(4) **Section 306.1 Access.** is amended by deleting the last sentence and inserting the following in lieu thereof: “An unobstructed level working space at least 30 inches deep and 30 inches wide shall be provided on any side of equipment where service access is required. The authority having jurisdiction may approve service reductions prior to equipment installation, provided that the manufacturer’s instructions are met.”

(5) **Section 306.2 Appliances in rooms.** is amended by deleting this section in its entirety and inserting the following section in lieu thereof: “**Section 306.2 Appliances in Rooms and Closets.** Rooms and closets containing appliances shall be provided with a door and an unobstructed passageway measuring not less than 36 inches wide and 80 inches high. A level service space not less than 30 inches deep and 30 inches wide shall be present at the front service side of the appliance with the door open.”

(6) **Section 306.5. Equipment and appliances on roofs or elevated structures.** is amended by adding the following to the end of the section: “If the tenants of a multiple tenant building have, or are allowed to have, mechanical facilities on the roof 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.” And deleting the following exception “Exception: This section shall not apply to Group R-3 occupancies.”

(7) **Section 306.5.3 Visual screening of rooftop equipment.** is amended by adding the following new subsection: “**Section 306.5.3 Visual screening of rooftop equipment.** Equipment screening shall not be installed to the rooftop unit or the curb of the rooftop unit unless specified in the mechanical equipment manufacturer’s installation instructions.”

(8) **Section 401.1 Scope.** is amended by deleting the section in its entirety and inserting the following section in lieu thereof: “**Section 401.1 Scope.** This chapter shall govern the ventilation of spaces within a building intended to be occupied. These buildings shall meet either the requirements of ASHRAE Standard 62.1, “Ventilation for Acceptable Indoor Air Quality,” 2019 edition, published by the American Society of Heating, Refrigeration, and Air-Conditioning Engineers, 1791 Tullie Circle N.E., Atlanta, GA 30329, or the requirements contained in this chapter. Mechanical exhaust systems, including exhaust systems serving clothes dryers and cooking appliances; hazardous exhaust systems; dust, stock, and refuse conveyor systems; sub slab soil exhaust systems; smoke control systems; energy recovery ventilation systems; and other systems specified in Section 502 shall comply with Chapter 5 of the 2021 International Mechanical Code.”

(9) **Table 403.3.1.1 Minimum Ventilation Rates:** is amended by adding the following footnotes:

- i. For gym, stadium, arena (play area) categories of the sports and amusement occupancy classification, when combustion equipment is intended to be used on the playing surface, additional dilution ventilation and/or source control shall be provided.
- j. For ventilation purposes, “smoking” includes both combustible tobacco products and accessories and electronic smoking devices and accessories.

(10) **Section 504.9.2 Duct installation.** is amended by deleting the section in its entirety and inserting the following section in lieu thereof: “**504.8.2 Duct installation.** Exhaust ducts shall be supported at 4-foot (1219 mm) intervals and secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Ducts shall not be joined by screws or similar fasteners that protrude into the inside of the duct.”



(11) **Section 506.3.13.3 Termination location.** is amended by deleting the section in its entirety and inserting the following new section in lieu thereof: “**506.3.13.3 Termination location.** Exhaust outlets shall be located not less than 10 feet (3048 mm) horizontally from parts of the same or contiguous buildings, adjacent buildings and adjacent property line and shall be located not less than 10 feet (3048 mm) above the adjoining grade level. Exhaust outlets shall be located not less than 20 feet horizontally/vertically from or not less than five (5) feet above air intake openings and operable doors and windows into any building.”

(12) **Section 507.3 Type II Hoods.** is amended by deleting the first sentence in its entirety and inserting the following sentence in lieu thereof: “Type II hoods shall be installed above dishwashers capable of heating water beyond 140 degrees Fahrenheit and appliances that produce heat or moisture and do not produce grease or smoke as a result of the cooking process, except where the heat and moisture loads from such appliances are incorporated into the HVAC system design or into the design of a separate removal system.”

(13) **Section 508.1.1 Makeup air temperature.** is amended by deleting the section in its entirety and inserting the following section in lieu thereof: “**Section 508 .1.1 Makeup air temperature.** All kitchen makeup air systems shall be verified by a certified TAB (testing and balance) contractor to heat and cool makeup air to within 10 degrees of room temperature set point. The TAB contractor shall be certified by NEBB, TABB, or other certifying organization as approved by the Authority Having Jurisdiction.”

(14) **Section 601.5 Return air openings.** is amended by adding the following two additional requirements for return air openings:

“9. Return air openings shall be located at least 18 inches from supply air openings. Air throw shall be directed away from return air openings to reduce short cycling of air. Exception: Factory-made concentric duct terminations.

10. One return air opening per floor is required on a central duct return system per ACCA Manual D, Appendix 8. Return air transfer openings are required on all bedrooms when dedicated return air openings are not used.”

(15) **Section 603 Duct Construction and Installation.** is amended by adding the following new subsection: “**603.1.1 Duct location.** 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.”

(16) **Section 604.3 Coverings and linings.** is amended by deleting the section in its entirety and inserting the following new section in lieu thereof: “**604.3 Coverings and linings.** Duct coverings and linings, including adhesives where used, shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 50, when tested in accordance with ASTM E84 or UL 723, using the specimen preparation and mounting procedures of ASTM E2231. Duct coverings and linings shall not flame, glow, smolder or smoke when tested in accordance with ASTM C411 at the temperature to which they are exposed in service. The testing temperature shall not fall below 250°F (121°C). Coverings and linings shall be listed and labeled. The use of an air gap to meet R-value requirements for duct insulation shall be prohibited.”

(17) **Section 607.6.2 Membrane Penetrations** is amended by adding the following exception: “**Exception:** Duct systems that originate and terminate entirely within one dwelling/sleeping unit and are

constructed entirely of minimum 0.0187-inch-thick steel (No. 26 gauge) shall be allowed without installation of radiation dampers.”

(18) **Section 607.6.2.1.3.** is amended by is amended by adding the following new subsection: **“607.6.2.1.3 Access.** Access to ceiling radiation dampers shall be provided with an approved means of access that is large enough to permit inspection and maintenance of the damper and its operating parts. Dampers equipped with fusible links, internal operators for both shall be provided with either an access door that is not less than 12 inches (305mm) square, or a removable duct section.”

(19) **Section 607.6.2.1.4.** is amended by inserting the following new section: **“607.6.2.1.4 Identification of access.** Access to ceiling radiation damper locations and access points shall be permanently identified on the exterior by a label or marking acceptable to the authority having jurisdiction.”

*(Ord. No. 4447, 9-14-21)*

**Sec. 5.207. GAS.** Reserved.

**Sec. 5.208 PLUMBING.**

The adopted provisions of the 2021 Uniform Plumbing Code (UPC), are amended as follows:

(1) **Section 102.4.1 Building Sewers and Drains.** is amended by adding the following new section: **“Section 102.4.1.1 Building Demolition.** Whenever a structure or building is to be demolished, before demolition begins the following must be completed:

- (a) Building sewer capped at curb line with a manufactured plug.
- (b) Foundation line capped at curb line with a manufactured plug.
- (c) Water service capped or plugged at main.
- (d) Plumbing inspector sign-off on demolition sheet given to contractor before demolition permit is issued.”

(2) **Section 102.0 Applicability.** is amended by adding a new subsection **“Section 102.9 Annexed Building.** When a structure or building is on land that has been or is being annexed into the City of Ames and connection to the public water or sewer system is requested for that building or structure, the City may require that its plumbing system be inspected to determine whether the system has adequate sewer venting and backflow prevention to protect the public water system, and to determine if it is otherwise free from hazards to those exposed or potentially exposed to that system. Based on that inspection, if it is determined that a cross connection or other hazard exists, then the Building Official shall determine what corrective action is needed to eliminate the hazard(s) and the owner shall complete the corrective action before connection to City services is allowed.”

(3) **Section 301.5 Alternative Engineered Design.** is amended by adding the following sentence to the end of the section: “No engineered single-stack drainage system shall be installed.”

(4) **Section 309.6 Dead Legs.** is amended by adding the following sentence to the end of the section: “The authority having jurisdiction can determine the method of flushing.”

(5) **Section 312.6 Freeze Protection.** is amended by adding the following at the end of the section: “Systems requiring protection from freezing shall be buried no less than five (5) feet in depth from finished grade. If this depth cannot be maintained, the sides and top of pipe wall shall be covered with 1 ½" blue board insulation. The sides of the insulation shall be at least five (5) feet in depth.”

(6) **Section 314.4.1 Installation of Thermoplastic Pipe and Fittings.** is deleted in its entirety and a new section is inserted in lieu thereof: “**Section 314.4.1 Installation of Thermoplastic Pipe and Fittings.** Trench width for thermoplastic pipe shall be limited to six times the outside diameter of the piping at the base. Thermoplastic piping shall be bedded in not less than 4 inches (102 mm) of aggregate bedding material supporting the pipe. Initial backfill shall encompass the pipe. Aggregate material shall be three-eighths (3/8) inch p-gravel or 1-inch clean class one bedding.”

(7) **Section 402.5 Setting.** is amended by adding the following sentence to the end of the section that begins “Exception:”: “Sanitary napkin receptors are not dispensers and shall not be within the clear space of the water closet.”

(8) **Section 407.3 Limitation of Hot Water Temperature for Public Lavatories.** is amended by adding the following sentence to the end of the section: “These devices shall be installed at or as close as possible to the point of use.”

(9) **Section 408.3.2 Temperature Limiting.**

Amend this section by adding the following to the end of (3): “and installed at or as close as possible to the point of use.”

Amend this section by adding the following to the end of (5): “may be used downstream of other allowed device. TAFR valves are not intended to be installed in place of devices complying with ASSE 1016, ASSE 1017, ASSE 1066, ASSE 1069, or ASSE 1070.”

(10) **Section 408.0 Showers.** is amended by adding a new subsection: “**Section 408.11 Shampoo Bowls and Grooming Stations.** Limitation of Hot Water Temperature of Hair Shampoo Bowls and Pet Grooming Stations. The maximum hot water temperature discharging from hair shampoo bowls and pet grooming stations shall be limited to 120°F (49°C). The maximum temperature shall be regulated by one of the following means, which shall be installed at or as close as possible to the point of use:

“(1) A limiting device conforming to ASSE 1070, ASME A112.1070, CSA B125.70, or CSA B125.3.

“(2) A water heater conforming to ASSE 1084.”

(11) **Section 409.4 Limitation of Hot Water in Bathtubs and Whirlpool Bathtubs.** is amended by adding the following sentence to the end of the section: “These devices shall be installed at or as close as possible to the point of use.”

(12) **Section 410.3 Limitation of Water Temperature in Bidets.** is amended by adding the following sentence to the end of the section: “These devices shall be installed at or as close as possible to the point of use.”

(13) **Section 416.5 Drain.** is amended by deleting the last sentence, which states: “Where a drain is provided, the discharge shall be in accordance with Section 811.0.”

(14) **Section 418.3 Location of Floor Drains** is amended by adding the following new subsection: “**418.3(5)** In all buildings, a three-inch (3”) floor drain shall be located on the lowest floor level and where the water meter is located. A three-inch (3”) or larger floor drain shall be located in the same room where a reduced pressure principal backflow prevention assembly is installed that discharges water.

A two-inch (2") or larger floor drain shall be provided in the same room the water heater is located on the lowest floor level.

**Exception:** Existing water heaters and water meters unless relocated.”

(15) **Section 422.1 Fixture Count.**

(1) Amend the section by deleting the first paragraph and inserting the following in lieu thereof:

“Plumbing fixtures shall be provided in each building for the type of building occupancy and in the minimum number shown in Table 2902.1 and its associated foot notes of the 2021 International Building Code. Required public facilities shall be designated by a legible sign for each sex. Signs shall be readily visible and located near the entrance to each toilet facility.”

(2) Amend the section by deleting the second paragraph and inserting the following in lieu thereof:

“The minimum number of fixtures shall be calculated at 50 percent male and 50 percent female based on the total occupant load. Where information submitted indicates a difference in the distribution of the sexes, such information shall be used to determine the number of fixtures for each sex. Once the occupancy load and occupancy are determined, Table 2902.1 of the 2021 International Building Code shall be applied to determine the minimum number of plumbing fixtures required. When gender-neutral restrooms are provided, the total number of fixtures provided must be the sum of men’s and women’s fixtures as figured, and urinals in gender-neutral restrooms shall not be substituted for more than 67 percent of men’s water closets in assembly and educational occupancies or 50 percent of men’s water closets in all other occupancies. Where gender-neutral fixtures are provided in addition to separate men’s and women’s facilities, those gender-neutral fixtures shall be included in determining the number of fixtures provided in an occupancy. Where applying the fixture ratios in Table 2902.1 results in fractional numbers, such numbers shall be rounded to the next whole number. For multiple occupancies, fractional numbers shall be first summed and then rounded to the next whole number.”

(16) **Section 422.1.1 Family or Assisted-Use Toilet and Bathing Facilities.** is amended by adding the following sentence to the end of the section: “Required family or assisted-use fixtures are permitted to be included in the number of required fixtures for either the male or female occupants in assembly and mercantile occupancies.”

(17) **Table 422.1 Minimum Plumbing Facilities.** Delete the table.

(18) **Section 422.2 Separate Facilities.** is amended by adding the following additional exception: “(4) Separate facilities shall not be required where rooms having both water closets and lavatory fixtures are designed for use by any gender and sufficient privacy for water closets is installed. Partitions or compartment walls shall extend from no more than 1 inch from the floor to no less than 84 inches from the floor. Urinals shall be located in an area visually separated from the remainder of the facility or each urinal that is provided shall be located in a stall.”

(19) **Section 422.0 Minimum Number of Required Fixtures.** is amended by inserting the following new subsection: “**422.6 Substitution for Water Closets.** “In each bathroom or toilet room, urinals shall not be substituted for more than 67 percent of the required water closets in assembly and educational occupancies. Urinals shall not be substituted for more than 50 percent of the required water closets in all other occupancies. (Reprinted from the 2018 International Plumbing Code section 424.2)”

(20) **Section 603.0 Cross-Connection Control.** is amended by deleting the text and inserting the following in lieu thereof: “**Section 603.0 Cross-Connection** shall be in compliance with Section 28.209B of the Ames Municipal Code.”

- (21) **Section 604.6 Cast-Iron Fittings** is deleted.
- (22) **Section 604.7 Malleable Iron Fittings** is deleted.

(23) **Section 604.10.1 Tracer Wire.** is deleted and the following is inserted in lieu thereof: “**604.10.1 Tracer Wire.** Plastic materials for building supply outside underground shall be installed with a 14-gauge solid copper tracer wire in a blue jacket affixed to the pipe at appropriate intervals. The tracer wire will start with a 5-foot electrical ground stake at the water main and be terminated at a weatherproof junction box at an approved location on the building exterior. An appropriate splice may be used at the water meter. The junction box shall be accessible and be labeled to identify it as a tracer wire termination.”

(24) **Section 609.1 Installation.** is amended by adding the following new sections 609.1.1 through 609.1.9 “**Section 609.1.1 New Service Location.** In a new subdivision the water service line shall be installed at the center of the property unless otherwise approved by the Administrative Authority.

**Section 609.1.2 Threaded Taps on Water Mains.** All threaded taps on the main shall be at least 24 inches apart and shall be at least  $\frac{3}{4}$  inch in size. If more than one tap is made for a service line, the taps will be staggered on the pipe. No more than three (3) threaded taps shall be made for a service connected to a 4-inch or larger main. Maximum threaded tap size for a 4-inch main is  $\frac{3}{4}$  inch. All taps will be made in the top half of the water main, but not more than 45" above the horizontal plane. All services having two (2) taps or more shall be combined through a brass wye pipe connection. The maximum length of service from the main to the wye shall be four (4) feet. The following table lists appropriate number of taps for different service sizes.

Service Size Taps	
1 inch	= two $\frac{3}{4}$ inch or one 1 inch
1 $\frac{1}{4}$ inch	= two 1 inch
1 $\frac{1}{2}$ inch	= two 1 inch

**Section 609.1.3 Corporation Cock Required.** A corporation cock of either a Mueller or Ford make, or its equivalent, shall be inserted in every tap one- and one-half inch or less in diameter made in the water main. The connection to the main shall be made by a regulation corporation cock and copper service with a compression joint if the pipe is plastic SIDR-7 200 P 3408. All connections to the water main shall be adequately looped to prevent breakage from ditch settlement.

**Section 609.1.4 Service Valve Required.** A service valve shall be installed immediately following a two (2) inch or larger tap on all take offs from the water main or private main.

**Section 609.1.5 Service Saddles.** Service saddles allowed on four (4) inch or larger water mains when water service is  $\frac{3}{4}$ ", 1", 1 $\frac{1}{4}$ ", and 1 $\frac{1}{2}$ " shall have a stainless-steel strap with two bolts wide minimum. The bolts or nuts shall be either stainless steel or blue coated. When tapping a four (4) inch or larger main for water services for a two (2) inch or larger water service, the service saddle shall be a stainless-steel full wrap around saddle. The bolts and nuts shall be either stainless steel or blue coated. Any water service that is larger than a two (2) inch shall require a tapping valve and sleeve at the main or private main. The Post Indicator Valve (PIV) for fire line shall not serve as the water service valve after the main. All tapping valve sleeves shall meet the Urban Standard Specifications as follows:

- (1) Valve: Tapping valve conforming to ANSI/AWWA C509.
- (2) Sleeve:
  - (a) Minimum 14 gauge
  - (b) Stainless steel, ASTM A240, Type 304
  - (c) Working pressure 200 psi.
  - (d) Must fully surround pipe
- (3) Gasket:
  - (a) To completely surround pipe
  - (b) Minimum thickness 0.125 inch
  - (c) Material: nitrile rubber.

(4) Outlet Flange:

- (a) Stainless steel, ASTM A240, Type 304
- (b) ANSI B 16.1, 125 pound pattern
- (5) Bolts: Stainless steel, ASTM A240, Type 304

**Section 609.1.6 Curb Stop required.** There shall be a curb stop in every service connection to the main. It shall be located on the property line or as close as possible thereto and in alleys within one foot of the alley line, except two (2) inch and larger, which shall have a street valve box over the valve at the water main. Curb Stops shall be of the quarter turn ball valve type with the grip joint ends. The curb stop to be used for services from three-fourths ( $\frac{3}{4}$ ) inch to two (2) inches shall be the style known as Mueller Mark II Oriseal or Ford Ball Valve with 90° curb stop, or equal, provided with T handle and extension rod keyed and locked to curb stop and shall be the same diameter as the pipe served. The curb stop shall be kept in an operative condition at all times.

**Section 609.1.7 Curb Box required.** The curb stop shall be covered by a curb box of the Western pattern No. 100, or equal, extending to the curb grade. In cases where the surface of the ground is higher than the curb grade to the extent that the curb box will not extend sufficiently to be in plain view, then the curb box shall be extended to the ground surface. Whenever a water service is renewed the curb box shall be brought to the curb grade or present natural ground level and moved to the property line. In placing the curb stop in position, care must be exercised to provide against settlement of the curb box, by providing a base of brick, stone or concrete block set on solid earth for support. A support shall be placed across the ditch and wired to the curb box near the top to keep it in a vertical position while filling the ditch. In the event a curb box is set in any location where a concrete or asphalt surface is to be placed, a sleeve shall be placed around the cap to allow for expansion and contraction.

**Section 609.1.8 Water Services Serving Fire Sprinkler Systems.** Sprinkler systems used for fire protection may be permitted to be attached to the water mains by a licensed Plumbing Contractor. No open connection can be incorporated in the system, and there shall be no valves except the service valve at the main unless a post indicator valve (PIV) is required. One- and two-family residential sprinkler lines shall be metered through the single meter. The property owner or tenant shall promptly report to the City any seal which has been broken for the closing of the system. A detailed drawing of the sprinkler system shall be filed with the City and free access to the building shall be granted the City for inspection purposes. Water services shall be sized to accommodate the requirements of the fire sprinkler system.

**Section 609.1.9.** Where required, a post indicator valve (PIV) must be set at 36" above final grade. The termination flange, inside the building, shall not be more than twelve (12) inches above finished floor level and be set at a true vertical position. When entering through a wall, the termination flange shall not be more than twelve (12) inches from the wall and set in a true horizontal position. The fire line shall have a two hundred (200) pound pressure test done for a minimum of two (2) hours without losing any pressure. The fire line shall be tested from the tap at the main to the termination flange with the PIV open and the curb box closed.

A certified fire sprinkler installer may install the backflow device to the sprinkler system for containment. The termination flange, inside the building, from horizontal to the vertical position or from horizontal to the horizontal position traveling through an exterior wall or floor, shall have no smaller than  $\frac{3}{4}$  inch galvanized or equivalent all-thread rod used between said flanges to keep fire line termination stable. The fire line located in the trench may use mega-lug type supports, however, a concrete thrust block shall be in front of fire line traveling from horizontal to vertical prior to the termination flange. Only PVC C-900 DR 14 and ductile iron shall be used for the fire line service. The fittings shall be mechanical joint type. The tapping valve, PIV, and all other fittings and pipe shall be marked to withstand 200 p.s.i.

(a) If the fire line and water service are on one line, the domestic water service shall have the take off so that the domestic service will have a curb stop and stop box at the property line. If a PIV is required, the domestic service will branch off prior to the PIV and have a curb stop and stop box adjacent to the PIV. The take off for the water service shall be either brass, ductile iron, C-900 PVC DR14, or copper to the curb box.

(b)The curb stop and stop box may be installed at another location with prior approval from the Authority Having Jurisdiction.

(25) **Section 609.12 Pipe Insulation.** is deleted in its entirety and the following section is inserted in lieu thereof: “**Section 609.12 Pipe Insulation.** Insulation of domestic hot water piping shall be in accordance with the applicable energy conservation code.”

(26) **Section 610.1 Size, Size of Potable Water Piping,** is amended by deleting the words “each water meter and” from the first sentence and adding “Water meter sizing shall be determined by the Water Meter Division” to the end of the section.

(27) **Table 610.4 Fixture Unit Table for Determining Water Pipe and Meter Sizes** is amended by deleting footnote 2 and inserting the following in lieu thereof: “Building supply, one (1) inch nominal size minimum.”

(28) **Section 610.8 Size of Meter and Building Supply Pipe Using Table 610.4** is amended by adding the following exception.  
“**Exception:** Where a single water service line provides service to a new duplex or is split for any other reason, the service line shall be at least one inch in diameter. Where an existing structure is to be converted to a duplex a 1" equivalent service may be provided by a separate tap. The new service lines shall be divided by a wye at the property line. Existing 1" services may be split inside the building so long as shut-offs are available in a common area. Separate curb boxes shall be installed, and separate ¾ inch service lines shall be run to the individual customer units.”

(29) **Section 610.8(6) Size of Meter and Building Supply Pipe Using Table 610.4** is amended by deleting the last sentence and inserting the following in lieu thereof: “No building water service line shall be less than one (1) inch diameter.”

(30) **Section 611.4 Sizing of Residential Softeners.** is amended by adding the following to the end of the last sentence in the section: “or as specified in the manufacturer’s installation instructions.”

(31) **Section 612 Residential Fire Sprinkler Systems.** is amended by deleting sections 612.0 through 612.7.2.

(32) **Table 702.1 Notes. Note #8.** is amended by adding the following at the end of the footnote: “Public use shall be any building or structure that is not a dwelling unit. Fraternities and sororities are not classified by this section as a dwelling unit.”

(33) **Table 702.1 Notes. Note #9.** is amended by deleting “a maximum shower size of 36 inches (914 mm) in width and 60 inches (1524 mm) in length” and inserting the following in lieu thereof: “showers having only one shower head rated at a maximum of 2.5 gpm.”

(34) **Section 703.1 Minimum Size, Size of Drainage Piping,** is amended by adding the following at the end of the section: “No underground drainage piping or vent shall be less than two (2) inches inside diameter.”

(35) **Section 704.3 Commercial Sinks** is deleted in its entirety and the following section inserted in lieu of: **Section 704.3 Commercial Sinks.** “Pot sinks, scullery sinks, dishwashing sinks, silverware sinks, and other similar fixtures shall have an airgap indirect waste connection to a properly

trapped and vented floor sink. Commercial kitchens must have at least one floor sink with a three-inch waste line serving the main scullery sink.”

(36) **Section 715.2 Joining Methods and Materials** is amended by adding the following exception: “No molded rubber coupling shall be used on any sanitary sewer or storm sewer. Appropriate stainless steel shielded molded rubber couplings may be used as connections when connecting sanitary or storm sewers. Single band shielded couplings (no hub clamps) are not allowed on any exterior building sanitary sewer, or storm sewer.”

(37) **Section 717.1 General, Size of Building Sewers.** is amended by deleting the first paragraph and inserting the following in lieu thereof: “The minimum size of any building sewer shall be determined on the basis of the total number of fixture units drained by such sewer, in accordance with Table 717.1 Maximum/Minimum Fixture Unit Loading on Building Sewer Piping. No building sewer shall be smaller than four (4) inches. The building sewer shall not be smaller than the building drain.

With prior approval from the Building Official, a sewage ejector may discharge the building sewer to the public sewer manhole when the public main is too shallow to allow the building sewer discharge to flow by gravity. The pipe material to be used shall be Polyethylene (P.E.) Two (2) inch SDR 7, 3408. The two (2) inch line shall at all times be a minimum of five (5) feet deep or freeze protection is required. The sewage ejector shall be vented with a minimum two (2) inch pipe.”

(38) **Section 718.2 Support.** is deleted in its entirety and the following section inserted in lieu thereof: “**Section 718.2 Support.** Building sewer pipe made of cast iron, copper, or extra strength vitrified clay shall be laid on a firm bed. Pipe consisting of Schedule 40 PVC/ABS, PVC SDR 23.5/35 and PVC truss pipe shall be enveloped on bottom, sides and top with a minimum of four (4) inches of either one (1) inch clean or 3/8" minus crushed rock, 3/8" washed chip or “pea gravel”. After enveloping the pipe, the remainder of the ditch may be filled once the inspection is complete.”

(39) **Section 719.6 Manholes** is amended by deleting the second paragraph.

(40) **Section 807.3 Domestic Dishwashing Machine.** is deleted in its entirety and the following section is inserted in lieu thereof: “**Section 807.3 Domestic Dishwashing Machine.** No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine, or without looping the discharge line of the dishwasher as high as possible near the flood level of the kitchen sink where the waste disposer is connected. Listed air gap fittings shall be installed with the flood level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher.”

(41) **Section 814.5 Point of Discharge.** is deleted in its entirety and the following section is inserted in lieu thereof: “**Section 814.5 Point of Discharge.** Air-conditioning condensate waste pipes shall connect indirectly to a properly trapped fixture, floor drain, or open sight drain, or where permitted in Section 814.6, to the drainage system through an air gap or air break to trapped and vented receptors, dry wells, leach pits, sump pump, the tailpiece of plumbing fixtures or indirectly to the building storm sewer through a roof drain. A condensate drain shall be trapped in accordance with appliance manufacturer’s instructions or as approved.”

(42) **Section 901.1 Applicability.** is amended by adding the following sentence to the end of the section: “No engineered single-stack drainage systems shall be installed.”

(43) **Section 901.2 Vents Required.** is amended by adding the following at the end of the section:



“All single-family or two-family dwelling units with a basement shall be provided with a two (2) inch future vent. The future vent shall be combined with other vents or terminate through the roof. Such vent shall be capped in the floor joist area of the basement for future use. The two (2) inch vent is for a future basement bathroom or other approved fixtures.”

(44) **Section 906.1 Roof Termination.** is amended by deleting the last sentence.

(45) **Section 906.7 Frost or Snow Closure.** is amended by deleting “two (2) inches (50.8mm)” in the first sentence and inserting “three (3) inches (76.2 mm)” in lieu thereof.

(46) **Section 908.2.2 Size.** is amended by deleting the second sentence in this section and inserting the following new sentence in lieu thereof: “The wet vent shall be not less than two (2) inches (50 mm) in diameter for six (6) drainage fixture units (dfu) or less, and not less than three (3) inches (80 mm) in diameter for seven (7) dfu or more.”

(47) **Table 1002.2 Horizontal Lengths of Trap Arms** is amended to read as follows:

**Table 1002.2**  
**Horizontal Lengths of Trap Arms**  
**(Except for Water Closets and Similar features)<sup>1,2</sup>**

Trap Arm Diameter (inches)	Distance trap to vent Minimum(inches)	Length Maximum (zfeet)
1-1/4	2-1/2	5
1-1/2	3	6
2	4	8
3	6	12
4	8	12
> 4	2 x Diameter	12

For SI units: 1 inch = 25.4 mm

Notes:

<sup>1</sup> Maintain ¼ inch per foot slope (20.8 mm/m).

<sup>2</sup> The developed length between the trap of a water closet or similar fixture (measured from the top of the closet flange to the inner edge of the vent) and its vent shall not exceed 6 feet (1829 mm).

(48) **Section 1007.1 Trap Seal Protection. General.** is amended by deleting “not deemed necessary for safety or sanitation by the Authority Having Jurisdiction” and inserting the following in lieu thereof: “floor drains or similar traps that receive a liquid discharge year-round.”

(49) **Section 1014.1.3 Food Waste Disposers and Dishwashers.** is amended by deleting the second sentence and inserting the following in lieu thereof: “Commercial food waste disposers shall discharge into the building’s drainage system in accordance with the requirements of the Authority Having Jurisdiction.”

(50) **Section 1101.6.2 Sump.** is amended by replacing “fifteen (15) gpm” with “17 gpm with a 17-foot head” and adding the following to the end of the section: “The sump pump line may be either Schedule 40 PVC or Schedule 80 PVC pipe. The fittings shall be either schedule 80 PVC deep socket or schedule 40 deep socket pressure fittings. The sump pump line may also be 1 ½" polyethylene (PE) SDR 9, 3408. The PE joints shall be made with ribbed insert fittings secured by stainless steel clamps. The sump line shall be buried no less than five (5) feet in depth from finished grade. If this depth cannot be

maintained, freeze protection shall be provided. When the sump line is discharged into a storm manhole, intake, or storm main that is not five (5) feet below final surface grade, a quarter (1/4) of an inch hole shall be drilled into the bottom portion of the horizontal 90°elbow before pipe is placed in the vertical position.

If two sump lines are combined together, the sump line shall be a two (2) inch line to the storm main, intake, or manhole. The sump pump shall have an electrical outlet within reach of the manufacturer's cord.

No foundation drain service line shall be discharged onto property, someone else's property, or into the building drain or building sewer. No floor drain, clothes washer, or any other plumbing fixture shall be discharged into the foundation sump pit.

Every sump pit in an elevator shaft shall meet the rules and regulations as required by the State of Iowa for elevators. No hydraulic elevator sump shall be discharged into a storm or sanitary sewer.”

(51) **Section 1101.6.3 Splash Blocks** is deleted.

(52) **Section 1101.6.5 Open Area** is deleted.

(53) **Sections 1205.0 through 1205.2 Authority to Render Gas Service.** are deleted.

(54) **Sections 1207.0 and 1207.1 Temporary Use of Gas.** are deleted.

(55) **Section 1208.6.4.5 Corrugated Stainless Steel Tubing.** is deleted in its entirety and the following section is inserted in lieu thereof: “**Section 1208.6.4.5 Corrugated Stainless Steel Tubing.** 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 manufacturer's instructions and this code, including electrical bonding requirements 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.”

(56) **Section 1211.3 Arc-Resistant Jacketed CSST.** is deleted  
(*Ord. No. 4447; 9-14-21*)

### **DIVISION III** **CONTRACTOR AND TRADE LICENSES**

#### **Sec. 5.300. BUILDING CONTRACTOR REGISTRATION.**

(1) **Contractor registration required.** Each person, firm, or corporation performing work requiring a building, electrical, mechanical, plumbing, or sign permit must possess a valid State Division of Labor registration number and provide proof of same to the Inspection Division prior to permit issuance. For electrical, plumbing, and HVAC contractors, possession of a State of Iowa contractor license shall serve as evidence of registration with the Division of Labor.

(2) **Contractor insurance required.**

All persons, firms, or corporations performing work that requires a building permit must possess current Contractor's Commercial General Liability insurance in not less than \$500,000.00 combined single limit, and provide proof of coverage to the Inspection Division prior to permit issuance. For electrical, plumbing, and HVAC contractors, possession of a State of Iowa contractor license shall serve as evidence of adequate insurance coverage.

**Sec. 5.301. CITY ELECTRICAL CONTRACTOR REGISTRATION AND STATE LICENSING.**

Before doing any electrical work governed by this code in the City of Ames, an electrical contractor must register with the City of Ames Inspection Division as an electrical contractor on a form provided by the Division.

(1) Conditions for Registration. An electrical contractor must hold a valid State of Iowa license as an electrical contractor.

(2) Information to be provided. An applicant for electrical contractor registration under this section shall provide the following information:

(a) Copy of possession of current State license;

(b) Name, mailing address, email address, phone number of the principal of the registered firm or corporation; and

(c) The names and State license classifications of all employees who may be working on projects in the City of Ames.

(3) Registration not Transferable. Contractor registration is not transferable to any other person, firm or corporation.

**Sec. 5.302. STATE ELECTRICIAN LICENSE CATEGORIES.**

(1) **Apprentice electrician.** An apprentice electrician is a person who holds an apprentice electrician license issued by the State of Iowa.

(2) **Journeyman electrician.** A journeyman electrician is a person who holds a journeyman electrician license issued by the State of Iowa.

(3) **Master electrician.** A master electrician is a person who holds a master electrician license issued by the State of Iowa.

(4) **Electrical Contractor.** An electrical contractor is a person, firm or corporation that holds an electrical contractor license issued by the State of Iowa.

**Sec. 5.303. STATE ELECTRICIAN LICENSE REQUIRED.**

(1) Where this code requires electrical work to be performed by a licensed person, such person must hold and have in their immediate possession, a valid Electricians license issued by the State of Iowa that authorizes the work being performed.

**Sec. 5.304. EXEMPTIONS.**

(1) No license or registration shall be required for minor repair work, including the replacement of lamps and fuses, or the connection of approved portable electrical equipment to approved permanently installed receptacles, or for simple replacement of electrical fixtures such as wall plugs, and light fixtures, in single family dwellings when the person performing the repair work is the owner of the structure, and has his or her primary place of residence there.

(2) No license or registration shall be required for a mobile home dealer or the employee of a mobile home dealer to perform electrical connections in a mobile home space or within ten feet of such space, located in a mobile home park, all within the meaning and intent of Section 103A.52 Code of Iowa. The requirements for permits and inspections remain in effect, and the mobile home dealer shall pay the permit and inspection fees.

**Sec. 5.305. CITY PLUMBING CONTRACTOR REGISTRATION AND STATE LICENSING.**

Before doing any plumbing work governed by this code in the City of Ames, a plumbing contractor must register with the City of Ames Inspection Division as a plumbing contractor on a form provided by the Division.

(1) Conditions for Registration. A plumbing contractor must hold a valid State of Iowa license as a plumbing contractor.

(2) Information to be provided. An applicant for plumbing contractor registration under this section shall provide the following information:

(a) Copy of possession of current State license;

(b) Name, mailing address, email address, phone number of the principal of the registered firm or corporation; and

(c) The names and State license classifications of all employees who may be working on projects in the City of Ames.

(3) Registration not Transferable. Contractor registration is not transferable to any other person, firm or corporation.

**Sec. 5.306. STATE PLUMBERS LICENSE CATEGORIES.**

(1) **Apprentice plumber.** An apprentice plumber is a person who holds an apprentice plumber license issued by the State of Iowa.

(2) **Journeyman plumber.** A journeyman plumber is a person who holds a journeyman plumber license issued by the State of Iowa.

(3) **Master plumber.** A master plumber is a person who holds a master plumbers license issued by the State of Iowa.

(4) **Plumbing contractor.** A plumbing contractor is a person, firm or corporation that holds a plumbing contractor license issued by the State of Iowa.

**Sec. 5.307. STATE PLUMBERS LICENSES REQUIRED.**

(1) Where this code requires plumbing work to be performed by a licensed person, such person must hold and have in their immediate possession, a valid Plumbers license issued by the State of Iowa that authorizes the work being performed.

**Sec. 5.308. EXEMPTIONS.**

(1) No license or registration shall be required for plumbing work to be performed on a single family residential structure when the person performing the plumbing work is the owner of the structure, and has his/her primary place of residence there.

(2) No license or registration procedure shall be required for a mobile home dealer or employee of a mobile home dealer to perform water, gas, or utility service connections in a mobile home space or within ten feet of such space, located in a mobile home park, all within the meaning and intent of Section 103A.52 Code of Iowa. The requirements for permits and inspections remain in effect, and the mobile home dealer shall pay the permit and inspection fees. No homeowners or mobile home dealer will be allowed to tap a water main, sanitary or storm main or repair nor be allowed to install a building sanitary sewer, water service, foundation drain, or a storm sewer or make repair of such.

**Sec. 5.309. CITY MECHANICAL HVAC CONTRACTOR REGISTRATION AND STATE LICENSING.**

Before doing any heating, ventilation, air conditioning, or ducted heating work governed by this code, in the City of Ames, an HVAC contractor must register with the City of Ames Inspection Division as an HVAC contractor on a form provided by the Division.

(1) Conditions for Registration. An HVAC contractor must hold a valid State of Iowa license as an HVAC contractor.

(2) Information to be provided. An applicant for HVAC contractor registration under this section shall provide the following information:

(a) Copy of possession of current State license;

(b) Name, mailing address, email address, phone number of the principal of the registered firm or corporation; and

(c) The names and State license classifications of all employees who may be working on projects in the City of Ames.

(3) Registration not Transferable. Contractor registration is not transferable to any other person, firm or corporation.

**Sec. 5.310. STATE HVAC MECHANICAL LICENSE CATEGORIES.**

(1) **HVAC Mechanical Apprentice.** An HVAC mechanical apprentice is a person who holds an HVAC mechanical apprentice license issued by the State of Iowa.

(2) **HVAC Mechanical Journeyman.** An HVAC mechanical journeyman is a person who holds an HVAC mechanical journeyman license issued by the State of Iowa.

(3) **HVAC Mechanical Master.** An HVAC mechanical master is a person who holds an HVAC mechanical master license issued by the State of Iowa.

(4) **HVAC Mechanical Contractor.** An HVAC mechanical contractor is a person, firm or corporation that holds an HVAC mechanical contractor license issued by the State of Iowa.

**Sec. 5.311. STATE HVAC MECHANICAL LICENSES REQUIRED.**

(1) Where this code requires mechanical work to be performed by a licensed person, such person must hold and have in their immediate possession, a valid HVAC license issued by the State of Iowa that authorizes the work being performed.

**Sec. 5.312. EXEMPTIONS.**

(1) No such license or registration procedure shall be required for mechanical work to be performed on a single family residential structure when the person performing the mechanical work is the owner of the structure, and has his/her primary place of residence there.

(2) No license or registration procedure shall be required for a mobile home dealer or employee of a mobile home dealer to perform water, gas, or utility service connections in a mobile home space or within ten feet of such space, located in a mobile home park, all within the meaning and intent of Section 103A.52 Code of Iowa. The requirements for permits and inspections remain in effect, and the mobile home dealer shall pay the permit and inspection fees. No homeowners or mobile home dealer will be allowed to tap a water main, sanitary or storm main or repair nor be allowed to install a building sanitary sewer, water service, foundation drain, or a storm sewer or make repair of such.

(Ord. 4044, 9-28-10)

**DIVISION IV**  
**DANGEROUS BUILDINGS**

**Sec. 5.400. TITLE AND ADOPTION.**

These regulations shall be known as the Dangerous Building Code of the City of Ames, hereinafter referred to as "this code".

(1) **Scope.** The provisions of this code shall apply to the use and occupancy, repair, maintenance, removal and demolition of every building or structure or any appurtenances connected with or attached to such buildings or structures, including all electrical, mechanical, plumbing, and fire alarm and suppression equipment and systems. Buildings and structures may be declared dangerous based upon unsafe conditions found in any one or more of these building systems.

(2) **Intent.** The purpose of this code is to establish the minimum standards of structural strength and stability, means of egress, health and sanitation, light and ventilation, necessary to safeguard the public health, safety and general welfare from fire and other hazards, and to provide safety to fire fighters, police, and other emergency responders during routine and emergency operations.

(3) **Referenced codes.** The codes adopted by reference in Section 5.100 of the City of Ames Building, Electrical, Mechanical and Plumbing Code shall be used as the minimum standards to be followed under this chapter.

**Sec. 5.401. DEFINITIONS.**

The following words when used in this chapter shall have the meanings:

(1) *Abatement* means the repair, modification, stoppage, removal or demolition of that which causes or constitutes a public nuisance.

(2) *Building Official* means the City official designated to administer and enforce the provisions of this code, or designee.

(3) *Dangerous building.* For the purpose of this code, any building, shed, garage, fence, or structure which has any or all of the conditions or defects hereinafter described shall be deemed to be a dangerous building, provided that such conditions or defects exist to the extent that the life, health, property or safety of the public or its occupants are endangered:

(a) Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

(b) Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

(c) Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

(d) Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location.

(e) Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

(f) Whenever any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability, or is not so anchored, attached or fastened in place so as to be capable of resisting a wind pressure of one half of that specified in the Building Code for new buildings of similar structure, purpose or location without exceeding the working stresses permitted in the Building Code for such buildings.

(g) Whenever any portion thereof has cracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

(h) Whenever the building or structure, or any portion thereof, because of

- (i) dilapidation, deterioration or decay;
- (ii) faulty construction;
- (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building;
- (iv) the deterioration, decay or inadequacy of its foundation; or
- (v) any other cause, is likely to partially or completely collapse.

(i) Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

(j) Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

(k) Whenever the building or structure, exclusive of the foundation, shows 33 percent or more damage or deterioration of its supporting member or members, or 50 percent damage or deterioration of its nonsupporting members, enclosing or outside walls or coverings.

(l) Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become

- (i) an attractive nuisance to children;
- (ii) a harbor for vagrants, criminals or immoral persons; or as to
- (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

(m) Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this city, as specified in the City of Ames Municipal Code Chapter 5, Building, Electrical, Mechanical and Plumbing Code, or City of Ames Municipal Code Chapter 13, Rental Housing Code, or of any law or ordinance of this state or city relating to the condition, location or structure of buildings.

(n) Whenever any building or structure which, whether or not erected in accordance with all applicable laws and ordinances, has in any non-supporting part, member or portion less than 50 percent, or in any supporting part, member or portion less than 66 percent of the:

- (i) strength,
- (ii) fire-resisting qualities or characteristics, or
- (iii) weather-resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location.

(o) Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or

arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

(p) Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connections or heating apparatus, or other cause, is determined to be a fire hazard.

(q) Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law, or in equity jurisprudence.

(r) Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

(4) *Imminently dangerous structure* is any building, shed, fence or other man-made structure which, is in danger of imminent collapse of all or any part of such structure and is thereby an imminent danger to the health and safety of the general public or adjacent property.

(5) *Owner* means any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court; or a trustee.

(6) *Property* means any real property, premises, structure or location on which a dangerous building is alleged to exist.

(7) *Public nuisance* means any fence, wall, shed, deck, house, garage, building, structure or any part of any of the aforesaid; or any tree, pole, smokestack; or any excavation, hole, pit basement, cellar, sidewalk subspace, dock, wharf or landing dock; or any lot, land, yard, premises or locations which in its entirety, or in any part thereof, by reason of the condition in which the same is found or permitted to be or remain, shall or may endanger the health, safety, life, limb or property, or cause any hurt, harm, inconvenience, discomfort, damage or injury to any one or more individuals in the City, in any one or more of the following particulars:

(a) By reason of being a menace, threat and/or hazard to the general health and safety of the community.

(b) By reason of being a fire hazard.

(c) By reason of being unsafe for occupancy, or use on, in, upon, about or around the aforesaid property.

(d) Is an imminently dangerous structure.

(e) By reason of the existence of any condition set forth in Section 5.401(3) of this code.

(8) *Summary abatement* means abatement of the dangerous building by the City, or a contractor employed by the City, by removal, repair, or other acts without prior notice to the owner, agent, or occupant of the property.

#### **Sec. 5.402. AUTHORITY.**

(1) City Officials. The Building Official, City Sanitarian, Fire Inspector, or their designees are authorized to conduct inspections and take any other actions to carry out and enforce the provisions of this chapter relating to dangerous buildings.

(2) Abatement. All buildings or portions thereof which are, on inspection, determined to be dangerous, as provided in subsection 5.401(3) above, are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, vacation, securing against entry, demolition or removal.

(3) Summary Abatement. Where it has been determined that a structure is imminently dangerous the City may proceed by Summary Abatement.

(4) Failure to Obey Notice. If any person, firm, or corporation shall refuse to comply with a notice issued by the Building Official in regard to a dangerous structure, the Building Official may cause the person to be prosecuted or institute actions to abate the building as a public nuisance by securing against entry, initiating repair or initiating demolition.

**Sec. 5.403. PROCEDURE TO REMEDY.**

Whenever the Building Official or other inspector determines that any structure is dangerous the Building Official shall:

(1) Post Notice. Cause to be posted in a conspicuous place on the structure a notice which shall read substantially as follows: "Danger - Unsafe or Unfit Structure."

(2) Serve Notice. Cause to be served upon the owner thereof and the occupants, if any, a written notice which shall contain:

(a) The street address and a legal description sufficient for identification of the premises upon which the structure is located;

(b) A statement that the Building Official has found the structure to be a dangerous structure with a description of the conditions found to render the structure dangerous under the provisions of Section 5.401(3);

(c) A statement that the structure must be vacated by all occupants within a specified time, which shall be reasonable under the circumstances;

(d) A statement of the corrective action to be taken as determined by the Building Official including a time for commencing and completing such corrective action. Corrective action may include repair, removal, demolition, or other abatement, as determined by the Building Official. All repair or modification or demolition work ordered shall be commenced within a reasonable time as determined by the Building Official. When required action is repair, such work shall be completed within a reasonable time as determined by the Building Official. Requests for time extensions shall be submitted in writing to the Building Official.

(e) A statement that the Building Official may require the owner to obtain structural, or other appropriate evaluations and reports to be prepared by a structural engineer or other appropriately licensed persons for use in developing a complete and detailed corrective action plan. The notice shall set a date for submittal of such professional evaluations and reports. If the owner is unwilling or unable to obtain such required evaluations and reports, the Building Official may contract with qualified persons and invoice the building owner to recover costs for such services, or assess the costs against the property in the manner of a special assessment

(f) A statement that if the required repair, modification or demolition work is not commenced or completed within the time specified, the City may cause the structure to be abated or demolished and assess all costs thereof.

(g) A statement that the Building Official will report the failure of the owner to repair, modify or demolish the structure to the Building Board of Appeals (as established in Municipal Code Chapter 5 Division VI, hereinafter referred to as "the Board"), City Manager, and City Council; and

(i) that the Board will conduct a public hearing on the report and may direct the Building Official to proceed with demolition of the structure or abatement of the dangerous condition and assessment of costs in accord with procedures set forth in this code, and

(ii) that the owner may file written objections with the Building Official, and appear at the public hearing and be heard orally in relation to the matter at the time of the public hearing before the Board.

(h) A statement that the owner has the right to request a hearing by the Board to appeal the notice.

(i) A statement that any person who is the record owner of the premises, location or structure at the time an order pursuant to this Ordinance is issued and served upon him, shall be responsible for complying with that order, and liable for any costs incurred by the City therewith, notwithstanding the fact that the Building Official conveys his interests in the property to another after such order was issued and served.

(3) Form of Notice. Such notice may be in the form of an ordinance, or by certified mail, or by personal service to the property owner as shown by the records of the city assessor and to the occupants, if any, and shall state the time within which action is required. However, in an emergency, the city may perform any action which may be required under this section without prior notice, as a Summary Abatement and assess costs.



(4) File Notice. The Building Official shall file a copy of such written notice with the county recorder.

**Sec. 5.404. ABATEMENT BY OWNER; TIME FOR COMPLIANCE.**

(1) Duties. The owner or occupant of a Dangerous Building who has been served notice under Section 5.403 shall:

(a) Promptly take action to make the dangerous building as safe, secure, and free from danger to others as is possible pending repair or demolition.

(b) Within fifteen (15) days after date of the notice file with the Building Official a written statement of intent to comply which includes plans detailing the repairs or demolition to be done, and includes a completion date.

(c) Obtain approval from the Building Official of the repair or demolition plans submitted.

(d) Within a reasonable time after filing a statement of intent and receiving approval, commence actual repairs or modification in accord with the statement of intent.

(2) Time Extensions. Extensions of time may be granted as follows:

(a) The owner may request one extension of time from the Building Official for the owner to abate the dangerous conditions by demolition or to make required repairs, provided such extension is limited to a specific time period.

(b) If the owner has been granted one extension of time by the Building Official, any additional request for an extension of time shall be taken as an appeal to the Building Board.

**Sec. 5.405. APPEAL PROCEDURES.**

(1) Manner. The owner or occupant of the property who has been served with a notice pursuant to this Code that a dangerous building exists and that it must be abated or repaired as set forth in the Building Official's notice may make a written request to the Building Official for a hearing before the Building Board. This request shall be made within fifteen (15) days after the date of such notice.

(2) Grounds. A request for a hearing shall be based on one or more of the following grounds:

(a) That the Building Official erred in the determination that a building is dangerous; or

(b) where the Building Official rejects or refuses to approve the mode or manner of construction and/or material to be used in the repair or abatement of the building; or

(c) where it is asserted that the true intent of this code has been incorrectly interpreted; or

(d) where it is asserted that the provision of this code do not fully apply; or

(e) that specific proposed alternative actions will remove or eliminate the condition such that it no longer endangers the health, safety, life, limb or property, or causes any hurt, harm, inconvenience, discomfort, damage or injury to any one or more individuals in the City; or

(f) additional time for compliance is sought and one extension of time has already been granted by the Building Official.

(3) Date. The Building Official shall, within fifteen (15) days after receipt of such a written request, set a date for a hearing by the Board. The hearing shall be held as soon as practicable following receipt by the Building Official of the written request and at least seven (7) days notice of the hearing shall be given to the individual who made the written request for the hearing.

(4) Authority of Board. The hearing shall be heard and conducted by the Board. When acting on a dangerous building appeal, the Board may uphold the notice as issued, or amend or modify the notice, or extend the time for compliance with the notice by such time limit as the majority of the Board may determine, all in accord with the scope of authority as follows:

(a) In determining whether a building is dangerous, the Board shall consider whether a building or structure has any or all of the conditions set forth in Sec. 5.401(3) of this code to the extent that the life, health, property, or safety of the public or its occupants, are endangered

(b) In considering alternative methods of compliance, the Board may approve any alternate if it finds that the proposal is satisfactory and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety; and that application of such alternative will

eliminate or remove all of the conditions identified as dangerous, as set forth in Sec. 5.401(3) of this code.

(c) In considering alternative methods of compliance, the Board may require that sufficient evidence or proof be submitted to substantiate any claim that may be made regarding the use of alternative methods or materials.

(d) The Board shall have no authority to waive the requirements of this code.

(e) In considering interpretations of the Code, the Board shall follow the intent, spirit and purpose of the code.

(f) The Board shall have no authority relative to interpretation of the procedural provisions of this code.

(g) A decision of the Board to vary the application of any provision of this Code or to modify an order of the Building Official shall specify in what manner such variation or modification is made, the conditions upon which it is made, and the reasons therefore.

(h) The Board may find that the Building Official erred in the determination that a dangerous building exists. To make this finding, the Board must conclude the building has none of the conditions or defects described in Section 5. 401(3) of this Code, to the extent that the life, health, property or safety of the public or the building occupants are endangered.

(i) When an owner has applied for an extension of time, the Board may grant one extension of time to comply with an order to repair or modify or demolish a structure when the owner affirmatively shows the financial ability to perform the work; and the work cannot practicably be completed within the time provided. Such extension shall be for a reasonable period of time generally not to exceed ninety (90) days for repairs or modifications and generally not to exceed sixty (60) days for demolition, except when extraordinary circumstances can be shown, the Board may exceed these general time periods.

(5) No Defense. It shall not be a defense to the determination that a dangerous building exists that the structure is boarded up or otherwise enclosed.

#### **Sec. 5.406 DEMOLITION OR ABATEMENT BY CITY.**

(1) When the owner fails to commence or complete the required repairs, removal or demolition within the specified time period and does not timely appeal, the Building Official shall report the owner's failure to the Board, City Manager, and City Council.

(2) The Board shall then hold a hearing and may, by majority vote of approval, authorize the Building Official to demolish the structure, or may take other abatement action as deemed appropriate, including the granting of a stay pursuant to Section 5.407.

(3) Following Board action, the Building Official shall file a certified copy of the Board's decision with the county recorder, and shall issue a notice of intent to demolish or abate to the owner of the structure.

#### **Sec. 5.407. STAY OF DEMOLITION OR ABATEMENT.**

(1) The owner may request a delay in the demolition or abatement of a structure at the time of hearing on the Building Official's recommendation for Board action approving demolition or abatement. Such request shall be made in writing. The Board may grant such request when in its opinion it is practical, economical and structurally possible to rehabilitate the structure to comply with this code, and the owner complies with the following conditions.

(2) No stay granted shall be effective, however, unless and until such person signs a written agreement with the city wherein the owner agrees:

(a) To make all of the necessary repairs consistent with the approved plans within a time limit to be determined by the Board; and

(b) To grant the city the right to award a contract and to enter in and upon such premises for the purposes of demolishing same upon the failure of the person to complete all required repairs within the agreed time limit; and

(c) To reimburse the City for its actual costs incurred in inspection and administration expenses until the structure is brought into compliance with the original notice, through repair or demolition; and

(d) To file with the city a corporate surety performance bond, a cashier's check, a certified check drawn on an Ames bank or credit union, a letter of credit from an Ames bank or credit

union, or other surety approvable by the City, in an amount sufficient to pay the estimated cost of demolition or abatement as determined by the Building Official, and to assure payment of the reimbursement of costs to the City. The surety shall be conditioned upon performance of the repairs within the agreed time period, together with any subsequent written time extensions thereto, and conditioned upon payment of the City's reimbursement as same shall become due. Upon such owner's failure to make all of the repairs in a manner acceptable to the city within the agreed time period, together with written extensions thereto, the Building Official may proceed to demolish or abate the structure.

(3) The proceeds of the surety given pursuant to this Section shall be applied by the City first against any unpaid reimbursement and then against the assessment for demolition.

**Sec. 5.408. ACCESS FOR DEMOLITION OR ABATEMENT – PENALTIES.**

The owner of the structure who has received notice of the intent of the Building Official to demolish or abate, shall give entry and free access to the property to the Building Official and all other persons acting on behalf of the City. Any owner who refuses, impedes, interferes with or hinders or obstructs entry by such agent pursuant to a notice shall be subject to enforcement actions which may include arrest and prosecution for Interference with Official Acts, or other civil or criminal charges.

**Sec. 5.409. GRADING OF PREMISES AFTER DEMOLITION.**

Whenever the premises is demolished, whether carried out by the owner or by the Building Official, such demolition shall include the filling of the excavation on which the demolished structure was located in such manner as to eliminate all potential danger to the public health, safety, or welfare arising from such excavation. This includes, but is not limited to the removal of the entire basement including walls, floor, footings, and foundations; cisterns or wells; accessory buildings and structures; abandoned utility services: water, sewer, gas, and electric.

**Sec. 5.410. EXTERMINATION PROCEDURE BEFORE DEMOLITION OR ABATEMENT.**

Demolition or abatement shall be preceded by an inspection of the premises by the Building Official to determine whether or not extermination procedures are necessary. If the premises are found to be infested, appropriate extermination to prevent the spread of rats, insects, or other vermin to adjoining or other areas or properties shall be instituted before demolition, as appropriate. The costs for such actions shall be included in the final assessment against the property and/or the owner.

**Sec. 5.411. DEMOLITION OR ABATEMENT CONTRACT.**

The Building Official shall commence demolition as follows:

(1) Pursuant to the Board's decision to proceed with demolition or abatement, the City shall award a contract in accordance with the City's purchasing policies, for that work.

(2) A contract for demolition ordered by the Building Official or other designated City official in response to an emergency condition shall be approved by the City Manager.

**Sec. 5.412. REMOVAL OF POSTED NOTICE AND ENTRY ON POSTED PREMISES PROHIBITED.**

(1) No person shall deface, cover, obliterate, or remove the notice posted pursuant to this Code from any structure which has been so posted by the Building Official as unsafe or unfit. The Building Official shall remove such posted notice when the defect or defects which caused the posted notice have been eliminated, or when the demolition or removal of the structure is commenced.

(2) No such structure shall again be occupied or used until such posted notice is removed by the Building Official. No persons shall enter a posted building except with the express permission of the Building Official. This provision shall not apply to emergency fire, medical or police personnel responses.

**Sec. 5.413. SERVICE BY PUBLIC UTILITIES.**

(1) It is unlawful for any public utility corporation or company to furnish gas or electrical service to any structure which has been posted as unsafe or unfit after the Building Official has notified the public utility of the posting, and the date by which services shall be discontinued. The utility service shall not be restored to a posted structure until notice, authorizing the restoration of such service is received from

the Building Official by the utility corporation or company. The Building Official may authorize temporary or limited restoration of service to be used in connection with the renovation, repair or remodeling of the structure to enable compliance with the provisions of this title.

**Sec. 5.414. SUMMARY ABATEMENT OF IMMINENTLY DANGEROUS STRUCTURES.**

(1) Whenever a complaint is made to the Building Official or the Building Official otherwise becomes aware of the existence of an imminently dangerous structure the Building Official shall promptly inspect such structure. Should the Building Official find that an imminently dangerous structure exists, and that the public health, safety or welfare may be in immediate danger, then summary abatement may commence and the Building Official may promptly cause the structure or any portion of it, to be demolished, removed or abated.

(2) When a summary abatement is used, notice to the owner, agent or occupant of the property is not required prior to abatement. Following summary abatement, the Building Official shall cause written notice to be served promptly to the owner describing the action taken to abate the imminently dangerous structure.

**Sec. 5.415. COST OF ABATEMENT; LOW INCOME, ELDERLY PERSONS.**

(1) Policy. Notwithstanding the other provisions of this code, the cost of abating a dangerous building may be waived for low income and elderly persons, if upon application it appears to the Building Official that the conditions set forth in subsection (2) are met.

(2) Eligibility. To be eligible for waiver of abatement costs a person must be classified as “low income”, defined as having household income of not more than 50% of the Story County median income.

(3) Other eligibility requirements. Additionally, all persons wishing to qualify for waiver or nuisance abatement costs must:

(a) Furnish proof of the income requirements as set forth above in the manner and form designated by the Building Official; and

(b) Must own, or be in the process of purchasing the property from which the nuisance is abated; and

(c) The property from which the nuisance is abated must be their primary residence.

(4) Official Notice. The abatement of the dangerous building in question must have been required by the Building Official and the person requesting the waiver of costs must have been officially notified by the Building Official to remove the same.

(5) Application. Applications for waiver of abatement costs shall be filed with the Building Official on forms supplied by the City. All information required to be given on such form shall be supplied and verified by the applicant.

(6) Amount. The Building Official shall have authority to waive up to \$1,000 per calendar year, for any one parcel of real property or any one person. Requests for waiver in excess of that granted by the Building Official shall be subject to approval of the City Council.

**Sec. 5.416. SEVERABILITY.**

If any section, subsection, sentence, clause, phrase or portion of this code is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this code. The City Council declares that it would have adopted this code and each section, subsection, sentence, clause, phrase, or portion thereof, despite the fact that any one or more section, subsection, sentence, clause, phrase, or portion would be declared invalid or unconstitutional.

*(Ord. 3986; 03-03-09)*

**DIVISION V**  
**PENALTIES AND ENFORCEMENT**

**Sec. 5.500. VIOLATIONS.**

Any violation of any provision of Chapter 5, Building Code, or any model code adopted in Chapter 5, is hereby declared a municipal infraction, and a public nuisance.

**Sec. 5.501. MUNICIPAL INFRACTION CITATION.**

Any violation of any provision of Chapter 5 is punishable by a penalty of \$500 for a first offense, and a penalty of \$750 for a second offense, and \$1,000 for each succeeding offense.

**Sec. 5.502. NUISANCE ABATEMENT.**

Any violation of any provision of Chapter 5 may be abated as a Public Nuisance, in the manner that public nuisances are now or may hereafter be commonly abated, in accord with provisions of the State Code of Iowa.

**Sec. 5.503. STOP WORK ORDERS.**

Any work being performed in violation of any provision of Chapter 5 may be ordered immediately stopped, in accord with provisions of this code.

**DIVISION VI**  
**MEANS OF APPEAL**

**Sec. 5.600. BUILDING BOARD OF APPEALS**

There is established a Building Board of Appeals to hear appeals of persons in matters of building construction, safety and code compliance within the scope of the building, electrical, mechanical, and plumbing codes as adopted by the City of Ames.

**Sec. 5.601. APPEAL APPLICATION.**

Any person directly affected by a decision of the Building Official or a notice or order issued under this code shall have the right to appeal. That appeal shall be heard by the Building Board of Appeals. An appeal shall be made in writing and be filed no later than twenty (20) days after the date of the notice or order. An application for appeal shall be based on a claim that:

- (1) the true intent of this Code or the rules legally adopted hereunder have been incorrectly interpreted, or
- (2) the provisions of this Code do not fully apply, or
- (3) the requirements of this Code are adequately satisfied by other means, and the specific proposed alternative action will increase the degree of general code compliance of the specific system or the building and premises, or
- (4) there are specific fixed conditions that make strict compliance with this Code impracticable, or
- (5) required actions cannot be completed within the time limit specified by the Building Official

**Sec. 5.602. BOARD MEMBERSHIP AND APPOINTMENT.**

(1) The Board shall consist of seven members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of the City of Ames. The Building Official shall be an ex-officio member but shall have no vote on any matter before the Board.

(2) Board members shall be appointed by the Mayor with the approval of the City Council. The term of office shall be for three (3) years, except for the terms of office for the Board when initially established. The Mayor may prescribe a shorter than a full term of appointment in order to stagger terms. No member who has served two (2) full consecutive terms is eligible for reappointment.

- (3) Membership shall consist of:
- 1 licensed architect

- 1 professional engineer
- 1 general contractor
- 1 homebuilder
- 1 licensed journeyman or master electrician, or electrical contractor
- 1 licensed journeyman or master plumber, or plumbing contractor
- 1 licensed master hvac technician, or mechanical contractor

**Sec. 5.603. BOARD CHAIRPERSON.**

The Board shall annually elect one of its members to serve as chairperson.

**Sec. 5.604. CONFLICT OF INTEREST.**

A member shall not hear an appeal in which the member or immediate family member has a personal, professional or financial interest.

**Sec. 5.605. BOARD RECORDS.**

The Building Official shall designate a qualified person to serve as secretary to the Board. The secretary shall file a detailed record of all proceedings in the offices of the Inspection Division and the City Clerk.

**Sec. 5.606. MEMBER COMPENSATION.**

Members shall receive no compensation.

**Sec. 5.607. MEETING SCHEDULE.**

The Board shall meet upon notice from the Building Official within 20 days of the filing of an appeal, or at stated periodic dates. An appellant may waive a timely hearing by filing a written waiver explaining the cause for seeking a delay.

**Sec. 5.608. OPEN MEETINGS.**

The Board shall adopt and make available to the public, procedures under which hearings will be conducted.

**Sec. 5.609. BOARD AUTHORITY.**

The Board has authority to affirm, modify or reverse the decision of the Building Official.

**Sec. 5.610. ACTION ON BOARD DECISION.**

The Building Official shall take prompt action in accordance with the decision of the Board.

**Sec. 5.611. STAY OF ENFORCEMENT.**

Appeal of a notice and order (other than an Imminent Danger notice) shall stay enforcement of the notice and order until the appeal is heard by the Board.

**Sec. 5.612. CODE AMENDMENTS.**

- (1) Authority - The Board of Appeals may recommend revisions to this Code.
- (2) General - The model codes adopted in this chapter shall be retained in their entirety, unless compelling factual evidence indicates that deviation from them is necessary to accomplish the objective of the codes. Local geographic and climatic conditions, for example, require local modification of structural design parameters, and are included in this code.
- (3) Process - Proposed revisions are subject to public hearing and action at the Board level, followed by Council discussion, public hearing, and action.

**DIVISION VII – Reserved**

**DIVISION VIII**  
**BUILDING MOVING**

**Sec. 5.801. STRUCTURE DEFINED.**

The term "structure" as used in this division means any house, building, or other structure eight (8) feet or more in width, which is to be moved from one location to another upon, along, across, over, or near any street, avenue, alley, highway, sidewalk, or other public ground of the city.  
(Code 1956, Sec. 46-1; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.802. "HOUSE MOVER" DEFINED.**

The term "house mover" as used in this chapter means a person who has been issued a valid license to move structures.  
(Code 1956, Sec. 46-2; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.803. LICENSE REQUIRED.**

No person shall engage in the business of moving structures within the city without first obtaining a license therefore, as hereinafter provided.  
(Code 1956, Sec. 46-3; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.804. APPLICATION FOR LICENSE REQUIRED.**

Any person, intending to carry on the business of house mover in the city shall file in the office of the city manager an application in writing upon forms furnished by the city, and among other things such application shall state:

- (1) The name and address of the applicant.
- (2) The person who will have charge of work done, qualifications and experience as such, and that the person has knowledge of the provisions of this Code and the city ordinances relating thereto.
- (3) The applicant agrees to reimburse the city or others for all costs incurred in the moving of structures under the provisions of the license and permit issued therefore.

**Sec. 5.805. BOND.**

The applicant must, before the license shall be issued, file with the city clerk a corporate surety bond executed to the city in the amount of two thousand, five hundred dollars (\$2,500.00) with sureties approved by the city clerk, conditioned that all work done under such license shall be done in a good, competent manner and in accordance with the ordinances of the city relating thereto and that the applicant or a surety will pay to the city or any person injured all damages for injuries to persons or property caused by the negligence, fault or mismanagement of said applicant, or due to any other cause, in doing any work under said license or any permit issued for such work, and will pay to the city any cost or expense incurred in repairing or restoring any pavement, curbs, sidewalks, electric facilities or other public works injured and of restoring such works to its previous condition.  
(Code 1956, Sec. 46-5; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.806. INSURANCE REQUIRED.**

Applicant shall procure and maintain, for the duration of the license period, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the function for which the license is issued. Applicant shall furnish the City of Ames with certificates of insurance evidencing the following coverages:

- (1) Comprehensive General Liability with limits of no less than \$1,000,000 combined single limits per occurrence for bodily injury, personal injury and property damage.
- (2) Automobile Liability with limits of no less than \$1,000,000 combined single limits per occurrence for bodily injury, personal injury and property damage.

(3) Worker's Compensation and Employee's Liability as required by the laws of the State of Iowa. The certificate must be on file in the office of the City Clerk, City of Ames before a license shall be issued.

(Code 1956, Sec. 46-6; Ord. No. 3043, Sec. 1, 4-11-89; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.807. ISSUANCE OF LICENSE.**

Upon approval of the application for a license, the filing and approval of the bond and certificate of insurance set forth herein, and the payment of the license fee, the city clerk shall issue a license to the applicant as a house mover.

(Code 1956, Sec. 46-7; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.808. LICENSE FEE; EXPIRATION; TRANSFERABILITY.**

A fee for a license as a house mover shall be set by the city clerk to cover costs of administration and issuance. The license shall expire on the first day of January next ensuing after issuance therefore. The license shall not be transferable.

(Code 1956, Sec. 46-8; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.809. REVOCATION OF LICENSE.**

Any licensed house mover who shall, in any application for a permit, make any untrue or false statements, or who shall be guilty of a violation of this chapter, or who shall be guilty of acts of negligence in the conduct of the business, shall upon such finding have the license revoked by the city council.

(Code 1956, Sec. 46-17; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.810. PERMIT REQUIRED.**

No person shall move any structure upon, across or over any street, avenue, alley, highway, sidewalk or public ground of the city, or raise, lower or move any structure within twenty (20) feet of any public sidewalk, without first obtaining a permit therefore from the city manager as herein provided.

(Code 1956, Sec. 46-9; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.811. APPLICATION FOR PERMIT.**

All applications for a permit as herein required shall be in writing on forms furnished by the city, filed in the office of the city manager, and among other things, shall state:

- (1) The name and license number of the house mover.
- (2) The present and proposed location of the structure to be moved together with the name and address of the owner thereof.
- (3) The building permit number as issued for the structure in the proposed location.
- (4) A description of the structure to be moved, with the size, maximum height when loaded and ready to be moved and the maximum width of the structure in the direction of travel.
- (5) The route over which the structure is to be moved.
- (6) The day and hour of the day when the structure will first be moved into the limits of the public way and the approximate length of time the structure will be within said limits.
- (7) Whether any, and what electric lines, telephone or telegraph wire, cables or guys will have to be cut or moved or will be interfered with and the locations thereof.
- (8) What railway tracks, if any, will be crossed, their location, and the day and approximate hour when such crossing will be made.
- (9) Whether any street structures will be removed or interfered with, including sidewalks, curbing, fire hydrants, and street signs and signals.
- (10) What shade trees, if any, will require trimming and the location of the property and name of property owner thereof and whether consent for such trimming has been obtained from such owners.

(11) A description of the type of moving equipment to be used.

(12) Said application shall state that all work will be done in strict accordance with the provisions of this chapter and under the direction and supervision of the city manager.

(Code 1956, Sec. 46-10; Ord. No. 3194, Sec. 1, 9-24-92)



**Sec. 5.812. PERMITS TO UNLICENSED APPLICANTS AUTHORIZED.**

The city manager may issue moving permits for structures to persons, whether licensed or not, when the maximum width of such structure along the line of travel does not exceed fourteen (14) feet, and when they may be moved on rubber tired vehicles or trucks in such a manner as will not substantially interfere with traffic, damage any street structure or trees, require the removal of any electric, telephone or telegraph wires, or damage any street pavements or sidewalks. Before issuing such a permit the city manager shall designate the route to be followed and the date and time when such moving shall take place, and shall supervise the operation of moving thereof.

(Code 1956, Sec. 46-13; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.813. PERMIT FEES.**

The City Council shall establish and charge reasonable fees to cover the costs of issuing house moving permits. Additionally, the city manager may charge the house mover for the costs of special services rendered by police units, utility or street crews or any special city expense caused by the moving of a house or building.

(Code 1956, Sec. 46-19; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.814. COMPLIANCE WITH BUILDING, ZONING, OTHER ORDINANCES.**

No moving permit shall be issued unless the structure, if moved to a new location in the city, will comply with the zoning, building code and all other ordinances of the city.

(Code 1956, Sec. 46-11; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.815. OBSTRUCTING STREETS REGULATED.**

No moving permit shall be issued to move any structure over the paved streets, avenues or highways of the city when the maximum width of such structure in the direction of travel shall occupy more than two (2) feet less than the total width of paving between curbs, and no structure shall be allowed to obstruct the free passage of any street, avenue or highway for a greater length of time than set forth in the permit issued therefore, except in case of unavoidable delay and through no fault or negligence on the part of the permit holder, the city manager may grant such extension of time as is reasonable.

(Code 1956, Sec. 46-12; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.816. MOVING OVER RAILWAY TRACKS.**

No permit shall be issued for the moving of any structure across the tracks of any railway or street railway until the mover thereof shall have given the superintendent of such railway or street railway companies not less than twenty-four (24) hours notice before such crossing of the tracks is to be made and satisfactory arrangements for such crossing have been made and the city manager advised in detail of such arrangements.

(Code 1956, Sec. 46-14; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.817. CONSENT TO MOVE WIRES, CABLES REQUIRED.**

No permit shall be issued for the moving of any structure which requires the removal of electric, telephone or telegraph wires or cables until not less than twenty-four (24) hours notice has been given of the time and place such removal is desired and the consent of the electric department of the city and/or the telephone or telegraph company has been secured for such removal and the city manager advised of such satisfactory arrangements.

(Code 1956, Sec. 46-15; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.818. ISSUANCE, CONTENTS OF PERMITS; DENIAL.**

When an application has been made for a moving permit as provided herein and is approved by the city manager, the city manager shall, after being presented with a receipt for payment of the permit fee by the house mover to the city clerk, issue to the applicant a permit, in duplicate, numbered in consecutive order, one copy being furnished the applicant and a record thereof retained in the manager's office. Such permit shall contain the name and address of the person to whom issued, the route to be followed, and the time of starting and completing the moving operation within public ways, an abstract of the information and

agreements contained in the application, and such regulations, conditions, and instructions as the city manager may deem necessary to protect public and private property and secure compliance with the provisions of this chapter. Such permit shall not take effect, and the work shall not be commenced until the time therein stated and shall at all times be under the supervision and control of the city manager or the manager's designee. The city manager may deny an application for a permit when it is necessary to protect public or private property; or public safety; or to secure compliance with this Code or the laws of the State of Iowa.

(Code 1956, Sec. 46-16; Ord. No. 2163, Sec. 2, 10-18-66; Ord. No. 3194, Sec. 1, 9-24-92)

**Sec. 5.819. AUTHORITY TO REQUIRE PLANKING OF STREETS.**

When in the judgment of the city manager it is necessary to protect streets or street improvements, the city manager may require the house mover to properly and adequately plank such streets and all rollers, trucks or other devices used in conveying and moving same shall run upon and rest upon such planks at all times.

(Code 1956, Sec. 46-18; Ord. No. 3194, Sec. 1, 9-24-92)

**DIVISION IX**  
**Noxious Weeds**

**Sec. 5.901. WEED ORDINANCE.**

(1) **Words and Terms Defined**

(a) Noxious Weeds: Primary and secondary classes of weeds as defined by Iowa Code Section 317.1A.

(b) Weed Official: Person designated by the city manager to enforce this section.

(2) **Nuisance Declared; Penalty**

(a) It shall be a public nuisance for any owner or person in the possession or control of any land to allow any noxious weeds to grow thereon.

(b) Duty To Cut Noxious Weeds: Each owner and each person in the possession or control of any land shall cut or otherwise destroy, in whatever manner prescribed by the weed official, all noxious weeds thereon and shall keep said lands free of such growth.

(c) Interference With Weed Official: No persons shall interfere with the weed official or any appointed assistant while engaged in the enforcement of this chapter.

(Ord. No. 4114, 6-12-12).