

CHAPTER 5

CONSTRUCTION CODES

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SEC. 5-1. TITLE

This Chapter shall be known and referred to collectively as the Scott County International Construction Code.

SEC. 5-2. SCOPE

No building or structure hereafter shall be used, erected, constructed, repaired, moved or demolished unless it fully complies with the requirements of this Ordinance. Notwithstanding the foregoing, buildings and structures in existence at the time of the adoption of this Ordinance may have their existing use or occupancy continued, if such use or occupancy complies with the provisions of the Code in effect when initiated, provided however that such continued use is not determined to be dangerous to health, life and safety.

SEC. 5-3. LIMITATIONS

This Ordinance shall not apply within the incorporated area of a City except at the option of the City and in accordance with an agreement with the County. Also, except to the extent required to implement Section 6.18 of the Scott County Code (General Provisions of the Floodplain Districts) no provisions of this Chapter shall be construed to apply to farm houses, farm barns, farm outbuildings, or other buildings or structures which are primarily adapted, by reason of nature and area for use for agricultural purposes as defined by Section 6-5 of the Scott County Code (Zoning Definitions). It shall be the responsibility of any person or group claiming that certain property is entitled to exemption on the basis of this Section to demonstrate that the property and buildings are primarily adapted and used for agricultural purposes by a farmer.

SEC. 5-4. ADOPTION OF CONSTRUCTION CODE

The International Building Code 2003 Edition, International

Adopted 07/26/2007

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Energy Conservation Code 2003 Edition, and the International Residential Code Edition 2003, National Electrical Code 2002 Edition, Uniform Code for the Abatement of Dangerous Buildings 1997 Edition, and related codes as referenced, are hereby adopted in full except for such portions as may hereinafter be deleted, modified, or amended. An official copy of the International Building Code 2003 Edition, International Energy Conservation Code 2003 Edition, International Residential Code 2003 Edition, National Electrical Code 2002 Edition, Uniform Code for the Abatement of Dangerous Buildings 1997 Edition, are on file in the office of the Planning and Development Department for public inspection. If any conflict exists between the adopted International Codes, National Electrical Code, Uniform Code, and State Code, the more restrictive code requirement applies.

SEC. 5-5. AMENDMENTS TO THE INTERNATIONAL BUILDING CODE

The following amendments, modifications, additions and deletions to the International Building Code 2003 are hereby made:

- (a) Iowa is inserted as the name of the state and Scott County as the name of the municipality in those parts of the code where such insertions are necessary or appropriate.
- (b) All references to the building line and zoning are void, and the subject matter of the Zoning Ordinance of Unincorporated Scott County. (Chapter 6 of the Revised Zoning Ordinance for Unincorporated Scott County) shall be applicable.
- (c) Delete Section 103 Department of Public Safety.
- (d) Delete 105.2 (9) in its entirety and replace with the following;

105.2 (9) Prefabricated or constructed swimming pools that are less than 18 inches of water depth.

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- (e) Delete Chapter 11 Accessibility in its entirety, and replace with Chapter 16-Iowa State Building Code (1997), Division VII, Accessibility Rules and Regulations for the Physically Handicapped Section 661-16.700 (103A).
- (f) Delete Chapter 28 Mechanical Systems in its entirety, and replace all references with references to the 2003 Uniform Mechanical Code as promulgated by IAPMO, and its amendments.
- (g) Delete Chapter 29 Plumbing Systems in its entirety, and replace all references with references to the 2003 Uniform Plumbing Code as promulgated by IAPMO, and its amendments.
- (h) Delete Appendices A,B,D,E,F, and H in their entireties.
- (i) Delete Chapter 27 electrical in its entirety-replace with reference to this 2002 National Electric Code.

SEC. 5-6. AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE

The following amendments, modifications, additions and deletions to the International Residential Code 2003 are hereby made:

- (a) Iowa is inserted as the name of the state and Scott County as the name of the jurisdiction in those parts of the codes where such insertions are necessary or appropriate.
- (b) All references to the building line and zoning are void, and the subject matter of the Zoning Ordinance of Unincorporated Scott County. (Chapter 6 of the Revised Zoning Ordinance for Unincorporated Scott County) shall be applicable.
- (c) Delete R103 Department of Building Safety in its entirety.
- (d) Delete R105.2 (1) in its entirety and replace with the following:

R105.2 (1) One-story detached accessory structures, provided the floor area does not exceed 120 square feet.
- (e) Delete R105.2(7) in its entirety and replace with the following:

R105.2(7) Prefabricated or constructed swimming pools that are less than 18 inches of water depth.
- (f) The following information is added to Table R301.2(1):

Roof Snow Load:	25 psf
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Wind Speed:Basic	75 mph
Wind Loading:	90 mph, 3 Second Gust @ 33 ft Above Grade
Seismic Design Category:	0
Weathering:	Severe
Frost line depth:	42"
Termite:	Moderate to Heavy
Decay:	Moderate to Severe
Winter Design Temp:	-10
Flood Hazards:	FIRM

(g) Delete Tables R403.1, R404.1.1(1), R404.1.1(2), R404.1.1(3), and R404.1.1(4) and all references to them, and replace with the following Table R403.1:

Table R403.1

Number of Floors Supported By the Foundation	Thickness of Foundation Walls (inches)		Minimum Width Footing (inches)	Thickness of Footing (inches)	Minimum Depth of Foundation Below Natural Surface of Ground or Finish Grade (whichever is lower)
	Unit Concrete	Masonry			
1	8	8	16	8	42 inches
2	8	8	16	8	42 inches
3	10	12	18	12	42 inches

1. 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. Footings shall be continuous and contain a minimum of two 1/2" reinforcement bars, and have a minimum compressive strength of 2,500 pounds per square inch at 28 days.

2. A one-story wood frame building used for private garage, accessory to a single family dwelling and not over 720 square feet in floor area may be constructed on a floating slab-on-grade provided the following conditions are met: A concrete perimeter grade-beam, twelve inches deep and twelve inches wide and reinforced with two 1/2"

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reinforcement bars shall be installed to support the exterior walls. A minimum four-inch thick concrete floor slab reinforced with wire mesh or fiber mesh shall be installed within the perimeter beam and shall be formed to allow a continuous pour consisting of the required grade beam and floor.

3. Buildings or portions of buildings containing mechanical installations and connected to underground utilities shall be supported on a continuous, frost-free foundation capable of resisting the movement of the slab-on-grade.
4. Cast-in-place concrete foundations walls shall be concrete having a minimum compressive strength of 28 days of not less than 3,000 pounds per square inch. All materials proportioning and placing shall conform to the requirements of Chapter 19 of the Administrative Code of the State of Iowa. In addition, the following shall apply:
 - (a) The minimum thickness of a wall shall be 7 1/2 inches.
 - (b) Walls shall be reinforced with no less than three half-inch diameter deformed ASTM A615 grade 40 steel bars placed horizontally at the center of the wall, with one bar located near the top, one bar located near the bottom, and one bar located near mid-height of the wall. Reinforcing bars and methods of placement shall be in accordance with Chapter 19 of the Iowa State Building Code (1997).
 - (h) Section R326 Accessibility is hereby deleted in its entirety and replace with Chapter 16 - Iowa State Building Code (1997), Divisions VII, Accessibility Rules and Regulations for the Physically Handicapped Section 661-16.700(103A).
 - (i) Delete Chapters 25-32 of the IRC in their entirety, and replace all references with references to the 2003 Uniform Plumbing Code as promulgated by IAPMO and all amendments adopted by Scott County Iowa.
 - (j) Appendix G Section AG102 - DEFINITIONS: SWIMMING POOL is deleted and replace with the following:

SWIMMING POOL. Any structure intended for swimming or recreational bathing that contains water over 18 inches deep. This includes in-ground, aboveground, and on-ground

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swimming pools, hot tubs, and spas.

- (k) Delete Appendices F and I.
- (l) Delete chapter 33-42 of the IRC in their entirety, and replace with references to the 2002 National Electric Code.
- (m) Delete chapter 12-23 of the IRC in their entirety, and replace all references to the Uniform Mechanical Code as promulgated by IAMPO and all amendments adopted by Scott County.

SEC. 5-7. BUILDING PERMIT FEE SCHEDULE

Before a building permit is issued, the inspection and/or other fee(s) shall be paid. The following fees are determined for a building permit, based on the estimated value of the work. The building inspector shall have the right to verify or correct the estimated cost of any building, structure, alteration or addition. Permits are valid for one year from date of issuance subject to other requirements in IBC Section 105 and IRC Section R105.

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TOTAL VALUATION	FEEs
\$1.00 to \$1,000.00	\$45.00
\$1,001.00 to \$5,000.00	\$45 for the first \$1,000, plus \$6.00 for each additional \$500.00 or fraction thereof up to \$5,000.
\$5,001.00 to \$25,000.00	\$93.00 for the first \$5,000.00, plus \$12.00 for each additional \$1,000.00 or fraction thereof, up to \$25,000.
\$25,001.00 to \$50,000.00	\$333.00 for the first \$25,000.00, plus \$9.00 for each additional \$1,000.00 or fraction thereof, up to \$50,000.
\$50,001.00 to \$100,000.00	\$558.00 for the first \$50,000.00, plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to \$100,000.00
\$100,001.00 to \$500,000.00	\$908.00 for the first \$100,000.00, plus \$6.00 for each additional \$1,000.00 or fraction thereof up to \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3308.00 for the first \$500,000.00, plus \$4.00 for each additional \$1,000.00 or fraction thereof up to \$1,000,000.00
\$1,000,001.00 and up	\$5308.00 for first \$1,000,001.00, plus \$3.00 for each additional \$1,000 or fraction thereof.

- (a) Governmental, charitable, religious and non-profit organizations receive a 25% discount off building permit fee.
- (b) Re-inspection fees, additional trip fees \$45.00 per trip
- (c) Installation permit for Mobile Home Park Single wide \$50.00
Double wide \$75.00
- (d) Residential siding permit \$50.00
- (e) Residential roofing permit \$50.00
- (f) Demolition of structure \$45.00
- (g) Renewal or extension of any permits, one half of original permit fee but in no event less than \$45.00
- (h) Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be

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issued for such work. The investigation fee shall be equal to the amount of the permit fee required by this code.

SEC. 5-8. VIOLATIONS UNDER PRIOR CODE

Any building or structure in violation of predecessor Scott County Construction Codes remains in violation unless the successor construction codes eliminate the violation by a change of standards or rules.

SEC. 5-9. NO WHOLESALE ADOPTION OF STATE BUILDING CODE

Although the Scott County International Construction Code contain sections of the Iowa State Building Code, there is no intention of adopting the State Building Code within the meaning of Section 103A, Code of Iowa 2001.

SEC. 5-10. MUNICIPAL INFRACTION

Any person, persons, firm, partnerships, or corporations, whether acting alone or in concert with any other, who violates this Ordinance shall be guilty of a municipal infraction and shall be penalized as set forth in Chapter 29 of the County Code of Scott County, Iowa.