CHAPTER 155
BUILDING CODE

155.01 Purpose

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155.04 Validity

155.05 Permits and Fees

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155.01 PURPOSE. An ordinance of the City of DeWitt adopting the 2015 edition of the International Building Code, including the referenced 2015 International Fire Code, 2015 International Existing Building Code, and the 2015 International Residential Building Code, 2012 International Energy Conservation Code as adopted by the State of Iowa, and 2015 International Fuel Gas Code, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the City of DeWitt providing for the issuance of permits and collection of fees therefore.

155.02 ADOPTION. That a certain document is on file in the office of the Building Official of the City of DeWitt being marked and designated as the International Building Code, 2015 edition, including the referenced 2015 International Fire Code, 2015 International Existing Building Code, and the 2015 International Residential Building Code, 2012 International Energy Conservation Code as adopted by the State of Iowa, 2015 International Fuel Gas Code, and Appendix Chapter J Grading (see International Building Code), as published by the International Code Council, be and is hereby adopted as the Building Code of the City of DeWitt, in the State of Iowa, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the City of DeWitt are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 155.03 of this chapter.

155.03 AMENDMENTS AND MODIFICATIONS. The following sections are hereby revised:

1. Section 101.1 Insert: City of DeWitt

2. 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.

3. Delete R105.2(5) and replace with the following: R105.2(5) Concrete flatwork on private property.

4. 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.

5. Delete R105.2(10) in its entirety.
6. Section 301.2-1 insert the following:

### TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

<table>
<thead>
<tr>
<th>GROUND SNOW LOAD</th>
<th>WIND DESIGN</th>
<th>SEISMIC DESIGN CATEGORY</th>
<th>SUBJECT TO DAMAGE FROM</th>
<th>WINTER DESIGN TEMP.</th>
<th>ICE BARRIER UNDERLAYMENT REQUIRED</th>
<th>FLOOD HAZARDS</th>
<th>AIR FREEZING INDEX</th>
<th>MEAN ANNUAL TEMP.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Speed (mph)</td>
<td>Topographic effects&lt;sup&gt;a&lt;/sup&gt;</td>
<td>Special Wind Region&lt;sup&gt;a&lt;/sup&gt;</td>
<td>Weathering&lt;sup&gt;b&lt;/sup&gt;</td>
<td>Frost line depth&lt;sup&gt;b&lt;/sup&gt;</td>
<td>Termites&lt;sup&gt;c&lt;/sup&gt;</td>
<td>Yes</td>
<td>FIRM</td>
<td>2000</td>
</tr>
<tr>
<td>Same</td>
<td>115</td>
<td>Yes</td>
<td>No</td>
<td>No</td>
<td>A</td>
<td>Severe</td>
<td>42°</td>
<td>Moderate/ heavy</td>
</tr>
</tbody>
</table>

For SI: 1 pound per square foot = .0.0479kPa, 1 mile per hour 0.447m/s.

a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural-requirements of this code. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(3). *The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C .1.45, C 216 or C 652.*
b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). *The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.*
c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
d. *The jurisdiction shall fill-in-this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)A]. Wind exposure category shall be determined on a site-specific basis in accordance with Section: R30L.2.1.*
e. The outdoor design dry-bulb temperature shall be selected from the columns of 97’1,-percent values for winter form Appendix D of the *International Plumbing Code.* Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by *the building official.*
f. *The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.*
g. *The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction’s entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.*
h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3:1 where there has been history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with “YES.” Otherwise: the jurisdiction shall fill in this part of the table with “NO.”
i. *The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table “Air Freezing Index-USA Method (Base 32° F).*

j. *The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data cable “Air Freezing Index-USA Method (Base 32° F)”*
k. In accordance with Seddon R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with “YES.” Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

l. In accordance with Figure R301.2(4)A, where there is local-historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with “YES” – and identify any specific requirements, otherwise, the jurisdiction shall indicate “NO” in this part of the table.

m. In accordance with Section R30.1.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate “NO” in this part of the table.

7. Delete Table R403.1 and all references to and replace with the following Table R403.1:

**TABLE R403.1**

<table>
<thead>
<tr>
<th>Number of Floors Supported by The Foundation</th>
<th>Thickness of Foundation Walls (inches)</th>
<th>Minimum Width Footings (inches)</th>
<th>Thickness of Footing (inches)</th>
<th>Minimum Depth of Foundation Below Natural Surface of Ground or Finish Grade (whichever is lower) (inches)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Unit Concrete</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>16</td>
<td>8</td>
<td>42</td>
</tr>
<tr>
<td></td>
<td>8</td>
<td>16</td>
<td>8</td>
<td>42</td>
</tr>
<tr>
<td></td>
<td>10</td>
<td>18</td>
<td>12</td>
<td>42</td>
</tr>
</tbody>
</table>

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, detached accessory to a single family dwelling and not over 600 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" 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. (See exhibit A below).

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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 foundation walls shall be concrete having a minimum compressive strength of 28 days of not less than 3,000 pounds per square inch. 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.

5. Footings Requirements For Decks Without Roof Support. All decks shall have a minimum footing size of 12 inches in diameter and 42 inches in depth.
6. Footing Requirements For Covered Deck And Room Additions. All covered decks, screened porches, three season rooms, four season rooms, shall have one of the following:

(a) Pier footings designed by a professional.
(b) 12 inch wide trench footings 42 inches in depth.
(c) Spread footings 42 inches in depth with a minimum 8 inch masonry wall or concrete foundation wall.

8. Amend 2015 International Swimming Pool and Spa Code to define swimming pool as any structure intended for swimming or recreational bathing that contains water over 18 inches deep. This includes in-ground, aboveground, and on-ground swimming pools, hot tubs, and spas.

9. Delete: 313.1.1 in its entirety and replace with: An automatic residential fire sprinkler system shall be installed in townhouses and other multi-unit residential complexes with 5 or more units.

10. Delete: 313.2 in its entirety

155.04 VALIDITY. That if any section, subsection, sentence, clause or phrase of this chapter is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this chapter. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase therefore, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

155.05 PERMITS AND FEES. All permits and fees pertaining to the Building Code shall be set by the City Council by separate resolutions or City Council approved policies.

155.06 SITE DRAINAGE. Land development projects larger than one single family house shall require the developer to provide engineered site plans in sufficient detail to ensure that surface water drainage onto downstream properties will be no greater than prior to development. For land development projects of a single family home or smaller, the developer must provide site plan drawings in sufficient detail to ensure that surface water drainage onto downstream properties will be no greater than prior to development.

155.07 PENALTIES. A violation of this chapter shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution the City shall have the power to issue a civil infraction for any violation of this chapter and shall be entitled to any fines, injunctive relief, and other remedies allowed the City under the civil infraction provisions of the Code of Iowa. It is specifically declared that the failure of a developer, individual, or entity to comply with the provisions of this chapter of the Code of Iowa shall be a nuisance subject to all fines and remedies provided in this Code.

(Ch. 155 – Ord. 2018-02 – May 18 Supp.)