

CODE OF ORDINANCES, CLIVE, IOWA  
**CHAPTER 155**  
**BUILDING CODE**

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**155.01 PURPOSE.** It is the purpose of this chapter to require architects, builders, contractors, property owners, their agents and others, to meet their responsibilities with respect to proper construction, construction techniques, and premises safety and to provide for inspection as a means of compelling compliance therewith. It is not the employees, owing to any individual member of the public or to protect any particular or circumscribed class of persons. Specifically, it is not the intent of this chapter to create any duty or liability by the City, its officers, agents, or employees, to premises, occupants, owners, tenants, or any other person.

**155.02 WARNING.** NO PERSON SHALL PLACE RELIANCE UPON THIS CHAPTER, ANY INSPECTIONS PERFORMED OR CERTIFICATES ISSUED PURSUANT TO THIS CHAPTER, AS INDICATING THE SAFETY OF OR QUALITY OF CONSTRUCTION OF ANY PARTICULAR PREMISES. NEITHER THIS CHAPTER NOR INSPECTIONS MADE PURSUANT THERETO NOR CERTIFICATES ISSUED ARE INTENDED TO ASSUME THE DUTY OF ANY PERSON TO ADEQUATELY CONSTRUCT AND MAINTAIN A PREMISES OR PROVIDE A SAFE PREMISES OR TO, IN ANY WAY, INDICATE A DECREASE IN THE RISK ASSOCIATED WITH THE USE OR OCCUPANCY OF ANY PREMISES. A CERTIFICATION THAT A PREMISES HAS BEEN INSPECTED PURSUANT TO THIS CHAPTER SHALL NOT IN ANY WAY CONSTITUTE A WARRANTY OR GUARANTEE OF THE SAFETY OR QUALITY OF THAT PREMISES.

**155.03 INTERPRETATION.** The foregoing statements of legislative intent shall govern and take precedence over any other language contained in this chapter or the International Building Code 2003 Edition and International Residential Code 2003 Edition adopted herein.

**155.04 ADOPTION**  
Pursuant to published notice and public herein, as required by law, the International Building Code 2003 edition: and the International Residential Code 2003 Edition, published by the International Code Council, Inc., are adopted in full except for such portions as may be hereinafter deleted, modified or amended. An official copy of the International Building Code 2003 edition, and the International Residential Code 2003 edition, as adopted and a certified copy of the chapter are on file in the Office of the City Clerk.

The International Building Code and the International Residential Code 2003 Edition, published by the International Conference of Building Officials, except those provisions thereof which are hereinafter deleted, modified, or amended, is hereby adopted as and shall constitute the “Building Code of the City of Clive, Iowa” to regulate the erection, construction, enlargement, alteration,

repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City of Clive, and the same is, by this reference, incorporated herein as fully and completely as if set forth in full. The use of the term Building Code in this chapter shall be interpreted to refer to the International Building Code, 2003 Edition.

The Dwelling Construction Under the International Residential Code 2003 Edition and Appendix Chapters to the International Residential Code may be utilized to determine basic guidelines or acceptable solutions to code requirements (determination to be made by the Construction Services Administrator).

**155.05 SHORT TITLE.** This chapter shall be known as the “Clive Building Code,” and may be cited as such and may also be known, referred to and cited as the “Building Code.”

**155.06 SCOPE.** The provisions of this Code shall apply to:

155.06.1. New Construction.

155.06.2. Existing Buildings.

- A. Additions to, alterations of, and repairs to existing buildings, if covered by this code. The Building Inspector may, when such additions, alterations or repairs are made, order other reasonable additions or alterations in a building, structure, or on premises, when a danger to life or property may result if such other additions or alterations were not made.
- B. Installations, which were in compliance with the code in existence at the time such installations were made, shall be presumed to be safe and proper, which presumption can be rebutted by evidence that the installation may be dangerous to life or property.
- C. If the classification of a building has been changed due to a change in occupancy, the entire building shall comply with all the building standards applicable to the new classification. If the occupancy of a building has been changed to a mixed occupancy, with the required fire separation between the mixed occupancy, each occupancy shall comply with its own particular classification.

**155.07 INDEMNITY.** The applicant for any permit under this Code, by making such application, assumes and agrees to pay for all loss or damage to property whatsoever, and injury to or death of any person or persons whomsoever, including all costs and expenses incident thereto, however arising from or in connection with or related to the issuance of such permit or the doing of anything thereunder, or the failure of such applicant, or the agents, employees or servants of such applicant, to abide by or comply with any of the provisions of this Code or any other ordinances of the City; and such applicant, by making such application, forever indemnifies the City, its officers and employees and agrees to save it and them harmless from any and all claims, demands, lawsuits or liability whatsoever for any loss, damage, injury or death, costs and expenses, by reason of the foregoing even though acts or omissions of the City, its officers or employees may have caused or contributed thereto. The foregoing provisions shall be deemed to be a part of the permit issued under this Code whether expressly recited therein or not.

**155.08 PERMIT REQUIRED.** No new installation, alteration or change shall be made in or upon the wiring of any building, nor shall any electric current be connected to any wires or apparatus without first securing a permit from the Clive Community Development Department.

**156.09 ISSUANCE OF PERMIT.** After proper application on forms provided by the Clive Community Development Department, permits shall be issued in the name of a registered contractor or the name of the firm or corporation with whom the contractor is associated. A registered contractor shall secure permits only for work done by the firm or corporation named on the registration. A registered contractor shall sign all applications for building permits. Permits are not transferable. No permits shall be issued to any person or company who has fees outstanding or who has outstanding violations of this code or any other laws or ordinances of this City.

**156.10 PERMIT FEES.** There shall be a fee paid for the issuance of permits. Permit fees and fees for other inspections shall be set forth in a fee schedule established and approved from time to time by the City Council. Fees on all buildings or structures constructed by any unit of the government or nonprofit organization may be waived by the City Council. No fees shall be collected on buildings or structures constructed by or for the City of Clive.

**156.11 EXPIRATION OF PERMIT.** Every permit issued under the provision of this Code shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within ninety days from the date of issuance of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of sixty (60) days. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefore shall be one-half of the amount required for a new permit for such work, provided that such suspension or abandonment has not exceeded one hundred twenty days.

**156.12 REVOCATION.** Any permit required by the provisions of this Code may be summarily revoked by the Electrical Inspector upon the violation of any provision of this Code.

**156.13 INSPECTION.** Except as otherwise provided in this Code, no person shall cover or conceal or cause to be covered or concealed any new construction, electrical, plumbing or mechanical systems or apparatus for which a permit has been issued, until such new construction, electrical, plumbing or mechanical systems or apparatus has been inspected and approved as required by this Code. The Construction Services Administrator shall have authority to remove or cause the removal of any obstructions, which may prevent the proper inspection of new construction, electrical, plumbing or mechanical systems or apparatus. Upon the completion of the new construction, electrical, plumbing or mechanical systems or apparatus in any building, it shall be the duty of the company, firm or individual doing the same to notify the Construction Services Administrator, who shall inspect the same on receipt of such notice for conformance to the provisions of this Code. Certificates of Occupancy shall not be issued unless the new construction, electrical, plumbing or mechanical systems or apparatus shall be in conformity with the rules and regulations set forth in this Code.

**155.14 DELETIONS.** The following are deleted for the IBC and IRC and are of no force or affect in this chapter.

IBC sections 109.3.7 Energy Efficiency Inspections, 112 Board of Appeals, chapter 13 Energy Efficiency.

IRC- sections R112 Board of Appeals; R105.3.1.1 Substantially improved or substantially damaged existing buildings in areas prone to flooding, R323 Flood-Resistant Construction, R408.6 Flood Resistance, Part IV Energy Conservation Chapter 11 Energy Efficiency.

**155.15 AMENDMENTS, MODIFICATIONS, ADDITIONS, and DELETIONS.** The remaining sections in the chapter represent amendments to the requirements contained in the IBC and IRC. IN the event there are requirements that conflict with these codes the requirements of this chapter shall prevail.

1. Section 103.1, R103.1 Add the following sentence: This code enforcement agency shall be known and referred to as the Community Development Department.

3. Section 105.1, R 105.1, Delete item numbers 501.1.1, 501.1.2, 105.2 numbers 1, 2, 3, 5, 6, 8, 9, 10, 12, and 13, and R105.2 numbers 1, 2, 3, 4, and 5.

4. Section 105.3.2, R105.3.2, Amend the section by adding a new third paragraph as follows: Anytime work is suspended or abandoned for more than 60 days, the permit shall expire due to neglect if the site is not properly secured, including:

- Removal of all construction debris, materials, weeds, etc., that makes the area unsightly and creates a public nuisance.
- A fence to protect any excavation, including open basement foundations in order to prevent the creation of an attractive nuisance in the neighborhood.
- Ground cover, silt fencing, etc. shall be provided to help prevent erosion and damage to surrounding properties. Consideration may be given to proximity of the construction site.

5. Section 108.3.2, R 108.3.2, Building permit fees and fees for other inspections shall be set forth in a fee schedule established from time to time and approved by the City Council. Also, fees on all buildings or structures constructed by any unit of the government or nonprofit organization may be waived by the City Council. No fees shall be collected on buildings or structures constructed by or for the City of Clive. No building permits shall be issued to any person or company who has fees outstanding or who has outstanding violations of this Code or any other laws of ordinances of this City.

6. Section 109.4.1, R 109.4.1, Add the following paragraph:

Where the work requiring a building permit includes one (1) or more prefabricated assemblies, the certificate of approval required by Section 1704.6.2 of this code may be accepted in lieu of the written approvals required by subsection 109.3.4, R109.4.1 and, 109.3.5 and the frame and wallboard inspection required by Section 109.5.6, R 109.4.1 where the use of prefabricated assemblies renders the obtaining of such approvals or inspection impractical. All certificates of approval for this purpose and as required by Section 1704 of this Code shall be made by International Conference of Building Officials, Underwriter's Laboratories, Inc., or any other approved independent inspection agency qualified to make such certification. Also all prefabricated assemblies must be certified to comply with regulations of the Iowa State Building Code.

7. Section 110.1, R 110.1, Add the following new paragraph: On all new construction, all necessary walks, drives and approaches, seeding, sodding, trees and site plan requirements are to be installed before a final Certificate of Occupancy is issued. Where other than minor interior remodeling is done, additions to a building are made, or when required by the Construction Services Administrator all these requirements shall be met as though a new building is being constructed.

**8.** Section – 110.3, R110.4; add the following sentence after the first sentence. A temporary occupancy permit may be upon receiving a signed agreement to complete document. A permanent Certificate will be issued upon correction of deficiencies listed in the agreement to complete document.

**9.** Section 112.1.1, R112.1. Any person affected by a decision of the Construction Services Administrator may request and shall be granted a hearing on the decision, as described in Chapter 160 of this Code of Ordinances.

**10.** Section 113.4.1, R113.4.1 Add a second paragraph as follows:

Any person, firm or corporation violating any of the provisions of this Code shall be deemed guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion hereof during which any violation of any of the provisions of this chapter is committed, continued, or permitted. And, upon conviction of any such violation, such person shall be punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment for not more than thirty (30) days. The owner or tenant of any building, structure, premises or part thereof and any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains such violations may be each found guilty of separate offenses and suffer the penalties therein provided. Nothing herein contained shall prevent the City from taking such lawful action as is necessary to prevent or remedy any violation. **(Ord. 723 – Feb. 01 Supp.)**

**11.** Section R303.3 Bathrooms, or the IRC is hereby amended by deleting said section and inserting in lieu thereof the following section and also by adding the following exception 1:

Section R303.3 Bathrooms. Bathrooms shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

Exception 1 Toilet rooms containing only one water closet and or lavatory may be provided with a recirculation fan.

**12.** Section R 309.1, Opening Protection, of the IRC is here by amended by deleting said section and inserting in lieu there of the following:

Section R309.1 Opening Protection Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and the residence shall be equipped with either self closing wood doors not less than 1 3/8” thick, or self closing solid or honey comb core steel doors not les than 1 3/8 inches thick or self closing 20-minute fire rated doors.

**13.** Section R309.2, Separation Required, of the IRC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section R309.2 Separation Required The private garage shall be separated from the residence and its attic area by means of minimum 5/8-inch type “X” fire code gypsum board applied to the garage side. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch type “X” fire code gypsum board.

**14.** Section R310.1, Emergency Escape and Rescue Required, of the IRC is hereby amended by deleting the first paragraph of said section and inserting in lieu thereof the following:

Section R310.1 Emergency Escape and Rescue Opening Required. Basements and every sleeping room shall have at least one openable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where a window is provided as a means of escape and rescue opening from a basement it shall have a sill height of not more than 44 inches above the floor or landing. Where a landing is provided the landing shall be not less than 36 inches wide, not less than 18 inches out from the exterior wall, and not more than 24 inches in height. The landing shall be permanently affixed to the floor below and the wall under the openable area of the window it serves. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by normal operation of the window or door opening from the inside. Escape and rescue window openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

**15.** Section R310.2, Window Wells, of the IRC is hereby amended by adding a new section as follows:

Section R310.2.2 Window Well Drainage All window wells shall be provided with drains connected to the perimeter drainage system.

**16.** Section R311.5.3.1, Risers, of the IRC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section R311.5.3.1, Risers. The maximum riser height shall be 7 3/4 inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch, except at the top or bottom riser of an interior stair where this dimension may deviate by a maximum of 1 inch. In no case shall the risers exceed the maximum height of 7 3/4 inches.

**17.** Section R311.5.3.3, Profile, of the IRC, is hereby amended by adding the following:

Section R311.5.3.3 Profile exception 3. The opening between adjacent treads is not limited on exterior stairs serving individual dwelling units.

**18.** Section R311.5.6.2, Continuity, of the IRC, is hereby amended by adding the following:

Section R311.5.6.2 Continuity exception 3. Handrails within a dwelling unit or serving an individual dwelling unit shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

**19.** Section R317.1, Two-family dwellings, of the IRC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section R317.1 Two-family dwellings For purposes of fire-resistive separation, two-family dwelling units shall be considered as townhouses and shall be constructed in accordance with section R317.2.

**20.** Section R403.1.4.1, of the IRC, is hereby amended by adding the following exception:

Section R403.1.4.1 (frost protection) Minimum Depth exception 3 Detached garages 720 square feet or less in size and more than 10 feet from a dwelling or attached garage may be provided with a floating slab which shall include a thickened slab edge of a minimum 8 inches thick and tapered or squared from a width of 6 inches to 12 inches and have floors of Portland cement concrete not less than 4 inches thick. Garages areas shall have all sod and/or debris removed and shall be provided with a minimum 3” compacted aggregate backfill prior to installation of said floor.

**21.** Section R404.1.3.1, Foundation Walls For One- and Two-Family Dwellings, of the IRC, is hereby established by adding the following section:

**22.** Section R405, Foundation Drainage, of the IRC, is hereby amended by adding a new section as follows:

Section R405.3 Sump Pumps Footing drains and drainage systems shall be discharged to a sump pump plumbed to a discharge system separated from the sanitary sewer and in accordance with the standard specifications adopted by the City Council. The Construction Services Administrator in accordance with said engineering standards may grant exceptions.

**23.** Section R408.3, Access, of the IRC, is hereby amended by adding a new section as follows:

Section R408.3.1 Floor Surface Crawl Space and Sub-basements. All crawl space or sub-basement floors shall be entirely covered with a 6-mil vapor barrier (visqueen). Edges and minimum 12" (inch) overlapping seams (as applicable) of said vapor barrier shall be held in place with a minimum of 2" (inches) of clean aggregate or a concrete mixture of a minimum of 1500-PSI strength capped with a minimum 1 ½ inches of concrete.

**24.** Section R703.2, Weather-Resistant Sheathing Paper is hereby amended by deleting exception #3 and inserting in lieu thereof the following:

Section R703.2 Weather-Resistant Sheathing Paper exception 3 Under exterior wall finish materials as permitted in Table R703.4 except that vinyl siding shall be provided with a weather-resistant sheathing paper in all instances.

**25.** Table R703.4, Weather-Resistant Siding Attachment and Minimum Thickness, of the IRC, is hereby amended by modifying said table by deleting the “No” response in the vinyl siding row in the column designated Sheathing Paper Required and inserting in lieu thereof the word “Yes”:

Table R703.4 Sheathing Paper Required. Delete the “No” response in the vinyl siding row in the column designated Sheathing Paper Required and inserting in lieu thereof the word “Yes”.

**26.** Section 903.2.7, Group R, of the IBC, is hereby amended by adding the following exception:

Section 903.2.7 Group R-1 and R-2 exception. Sprinkling of group R-1 and R-2 residential buildings of not more than 6 (six) dwelling units, guest rooms or combination thereof with each unit being provided with a separate means of egress and of not more than 3 (three) stories above grade plane in height, including back-to-back configurations, is not required when said dwelling units and/or guest rooms are constructed in accordance with separation requirements of sections R317.2 and R317.3 of the IRC.

**27.** Section 1008.1, Doors, of the IBC, is hereby amended by adding a new section as follows:

Section 1008.1.5.1 Frost Protection Exterior landings at doors shall be provided with frost protection.

**28.** Section 1009.11, Handrails, of the IBC is hereby amended by deleting existing exceptions #4 and #5 and inserting in lieu thereof the following:

Section 1009.11 Handrails exception 4 Handrail. Changes in elevation of three risers or less serving individual units of Group R-2 and R-3 occupancies do not require handrails.

**29.** Section 1009.11.4, Continuity, of the IBC is hereby amended by adding the following exception:

Section 1009.11.4 Continuity exception 4. Handrails within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

**30** Section 1025.3, Maximum Height From Floor, of the IBC is hereby amended by adding the following exception:

Section 1025.3.1 Maximum Height From Floor Within individual units of Group R-2 and R-3 occupancies where a window is provided as a means of escape and rescue opening from a basement it shall have a sill height of not more than 44 inches above the floor or landing. Where a landing is provided the landing shall be not less than 36 inches wide, not less than 18 inches out from the exterior wall, and not more than 24 inches in height. The landing shall be permanently affixed to the floor below and the wall under the openable area of the window it serves.

**31.** Section 1025.5, Window Wells, of the IBC is hereby amended by adding a new section as follows:

Section 1025.5.3 Window Well Drainage All window wells shall connected to the perimeter drainage system and appropriately sized.

**32.** Section 1203.3 Under-floor Ventilation, of the IBC is hereby amended by deleting existing exception #5 and inserting in lieu thereof as follows:

Section 1203.3.2 Floor Surface Crawl Space and Sub-basements exception 5 All crawl space or sub-basement floors shall be entirely covered with a 6-mil vapor barrier (visqueen). Edges and minimum 12" (inch) overlapping seams (as applicable) of said vapor barrier shall be held in place with a minimum of 2" (inches) of clean aggregate or a concrete mixture of a minimum of 1500-PSI strength capped with a minimum 1 ½ inches of concrete.

**33.** Table 1405.2, Minimum Thickness of Weather Coverings, of the IBC is hereby amended by adding the following footnote:

Table 1405.2 Minimum Thickness of Weather Coverings footnote e Vinyl siding shall be provided with a weather-resistant sheathing paper.

**34.** Section 1405.13, Vinyl Siding, of the IBC is hereby amended by adding a new section as follows:

Section 1405.13.2 Water-Resistive Barrier Required An approved water-resistive barrier shall be provided under all vinyl siding.

**35.** Section 1608.2, Ground Snow Loads, of the IBC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 1608.2 Ground Snow Load The ground snow load to be used in determining the design snow load for roofs is hereby established at 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided in the building code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

**36.** Section 1612, Flood Loads of the IBC is hereby amended by deleting said section and inserting in lieu thereof the following sections:

Section 1612.1 General Floodplain Construction Standards. The following standards are established for construction occurring within the one-hundred-year flood elevation:

A. All structures shall:

1. Be adequately anchored to prevent flotation, collapse or lateral movement of the structure;
2. Be constructed with materials and utility equipment resistant to flood damage; and
3. Be constructed by methods and practices that minimize flood damage.

B. Residential buildings: All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one foot above the one-hundred-year flood level. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot above the one-hundred-year flood level and extend at such elevation at least eighteen feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers) may be allowed, subject to favorable consideration by the building official where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

C. Nonresidential buildings: All new or substantially improved nonresidential buildings shall have the first floor (including basement) elevated a minimum of one foot above the one-hundred-year flood level, or together with attendant utility and sanitary systems, be flood proofed to such a level.

D. When flood proofing is utilized, a professional engineer registered in the State of Iowa shall certify that the flood proofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the one-hundred-year flood; that the structure, below the one-hundred-year flood level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to mean sea level) to which any structures are floodproofed shall be maintained by the building official.

E. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one foot above the one-hundred-year flood level. Other material and equipment must either be similarly elevated or:

1. Not be subject to major flood damage and be anchored to prevent movement due to flood waters; or
2. Be readily removable from the area within the time available after flood warning.

**37. Section 1612.2 Special floodway standards.**

The following standards are established for construction occurring within a designated floodway.

A. Structures, buildings and sanitary and utility systems, if permitted, shall meet the applicable general floodplain standards and shall be constructed or aligned to present the minimum possible resistance to flood flows.

B. Buildings, if permitted, shall have a low flood damage potential and shall not be for human habitation.

**38.** Section 1805.2.1 is hereby amended by adding the following to said section and by also adding the following exception 1:

Section 18.5.2.1 Foundation Walls of buildings of 400 square feet or less used for human occupancy shall be protected from frost.

Exception 1 Detached garages, accessory to Group R-2 and R-3 occupancies, 720 square feet or less in size and more than 10 feet from a dwelling or attached garage may be provided with a floating slab which shall include a thickened slab edge of a minimum 8 inches thick and tapered or squared from a width of 6 inches to 12 inches and have floors of Portland cement concrete not less than 4 inches thick. Garages areas shall have all sod and/or debris removed and shall be provided with a minimum 3" compacted aggregate backfill prior to installation of said floor.

**39. Section 3401.3 Compliance With Other Codes.** Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the 2003 International Fire Code, 2003 International Fuel Gas Code, 2003 International Plumbing Code, 2003 International Property Maintenance Code, 2003 International Mechanical Code, 2002 ICC Electrical Code and the 2003 International Residential Code.

**40.** Section R404.1.3.1, Add a new subsection:

**CAST-IN-PLACE CONCRETE FOUNDATION WALLS EXCEEDING EIGHT FEET (8'), TO A MAXIMUM OF TEN FEET (10') TALL**

Cast-in-place concrete foundation walls shall be of concrete having a minimum compressive strength of three thousand (3,000) pounds per square inch at twenty-eight (28) days. All materials, proportioning, and placing shall conform to the requirements of Chapter 19 of this Code.

In addition:

- The minimum thickness of wall shall be eight inches (8").
- The reinforcing steel shall be a minimum of ASTM grade 40.
- The minimum vertical reinforcement shall be number four (#4) bars spaced at twenty inches (20") on center; or number five (#5) bars spaced at thirty inches (30") on center.
- The minimum horizontal reinforcement shall be number four (#4) bars spaced twenty-four inches (24") on center, spaced a minimum of three inches (3") from the bottom or top of the wall.
- All wall reinforcement shall be located in the area from the center of the wall towards the inner face of the wall, with the minimum clearance being two inches (2") from the inner face of the wall.
- All reinforcement bar splices shall be lapped a minimum twenty (20) times the bar diameter.
- Bars shall bend around corners, and the minimum bend radius is six (6) times the diameter of the bar.

- Reinforcement around window and door openings shall comply with the requirements of IBC Chapter 19.
- Foundation drainage shall be provided, and includes granular fill around the drain piping, up to a minimum of twelve inches (12") granular fill above the pipe.
- The top of the wall shall be secured to the sill with a minimum of one-half inch (½") anchor bolts spaced a maximum of six feet (6') on center. When the floor joists are parallel to the wall, solid blocking between the rim joist and the adjoining joist shall be provided, spaced at a maximum of six feet (6') on center. Approved anchors shall be provided, spaced a maximum of six feet (6') on center. Anchor bolts, solid blocking and anchors shall be placed in close proximity to each other.

#### **155.16 APPEALS.**

Any person affected by a decision of the Construction Services Administrator may request and shall be granted a hearing on the decision, as described in Chapter 160 of this Code of Ordinances.

#### **155.17 OUTSTANDING PERMITS.**

If a building permit is outstanding on the effective date of this chapter and the International Building Code 2003 Edition adopted hereby, the provisions of this chapter, and the International Residential Building Code 2003 Edition adopted hereby, shall apply to the work authorized by such permit, except to the extent that the Building Official shall determine that the application of such provisions to said work would be unreasonable. The burden shall be upon the holder of such permit to show the unreasonableness of such provisions.

#### **155.18 SITE MAINTENANCE.**

All persons constructing, erecting, altering, furnishing materials, performing services or performing construction of any nature for any building or other structure within the City shall prevent refuse, debris, and junk from blowing, drifting, or otherwise being deposited upon adjacent properties and streets. Construction debris shall be kept on site in some manner of containment and shall be removed from the site in a timely manner.

#### **155.19 STREET PROTECTION.**

No person performing construction of any nature or furnishing materials or performing services within the City shall drive across or cause any vehicle, trailer, implement, equipment, materials or supplies to cross any street curbing without adequately protecting the street curbing from damage thereby.

**(Ch. 155 – Ord. 709 – Jan. 01 Supp.)**

#### **155.20 VIOLATIONS.**

Any person, firm or corporation, violating any of the provisions of this Code shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day during which any violation of any of the provisions of this Code is committed, continued, or permitted, and upon conviction of any such violation, such person shall be punishable by a fine of not more than \$500.00 or by imprisonment of not more than 30 days or by Municipal Infractions as prescribed by law.