

ORDINANCE NO. 20-15

ORDINANCE CREATING A NEW CHAPTER 154 EXISTING BUILDING CODE, OF THE CITY OF NORWALK, IOWA, CODE OF ORDINANCES, BY ADOPTING THE 2018 INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS

WHEREAS, the City Council of the City of Norwalk, Iowa desires to continue to protect life, safety and property including existing buildings through the adoption and enforcement of construction codes, and 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 firefighters and emergency responders during emergency operations; and

WHEREAS, the Council now deems it appropriate to revise the Code of Ordinances by adopting the latest edition of the International Code Council Existing Building Code;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

1. That Chapter 154 of the City of Norwalk, Iowa, Code of Ordinances, be created, and therefore enact the following Chapter:

CHAPTER 154 EXISTING BUILDING CODE

Section Number	Title	IBC Section
154.01	Short Title	
154.02	Adoption of Existing Building Code	
154.03	Amendments, modification, additions and deletions	
154.04	Deletions	
154.05	Referenced Codes - Conflicts	
154.06	Title	101.1
154.07	Expiration	105.5
154.08	Fee Schedule	108.2.1
154.09	Work Commencing Before Permit Issue	108.4
154.10	Storm Shelters - Addition to Group E Occupancy	1106.1
154.11	Storm Shelters - Required Occupant Capacity	1106.1.1

154.01 SHORT TITLE. This Chapter shall be known as the Norwalk Existing Building Code, and may be cited as such, and may be referred to herein as this Chapter.

154.02 ADOPTION OF EXISTING BUILDING CODE. The International Existing Building Code, 2018 Edition, as published by the International Code Council, Inc., is adopted in full except for such portions as may be hereinafter deleted, modified, or amended.

154.03 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Existing Building Code, 2018 Edition (hereinafter known as the IEBC), is amended as hereinafter set out in Sections 154.04 through 154.11.

154.04 DELETIONS. The following are deleted from the IEBC and are of no force or effect in this Chapter:

Section 105.1.1 Annual Permit.

Section 105.1.2 Annual Permits Record.

Section 105.2 #1 Work Exempt from Penalties.

Section 112 Board of Appeals.

154.05 REFERENCED CODES - CONFLICTS. In the event requirements of this code conflict with applicable State and/or Federal requirements, the more stringent shall apply.

156.06 SECTION 101.1 AMENDED - TITLE. Section 101.1, Title, of the IEBC, is hereby deleted and there is enacted in lieu thereof the following section:

Section 101.1 Title. These regulations shall be known as the Norwalk Existing Building Code, hereinafter known as "this code".

154.07 SECTION 105.5 - ADDITION - EXPIRATION. Section 105.5 Expiration, of the IEBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 105.5 - Twelve Month Expiration. Every Permit issued under the provisions of this Code shall expire twelve months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Code Official. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit shall have been renewed by the owner or his/her agent and by payment of the renewal fee as established by the City Council, and provided no changes have been made in plans or location. Upon approval, permits may be extended for no more than two periods not exceeding 180 days each.

154.08 SECTION 108.2 - AMENDED - FEE SCHEDULE. Section 108.2, Fee Schedule, of the IEBC, is hereby established by adding the following section:

Section 108.2.1 Fee Schedule. Permits shall not be issued until the fees, as set forth and established in Chapter 177 of this Code of Ordinances, have been paid to the City of Norwalk. An amended permit or a supplemental permit for additional construction shall not be issued until the permit fee(s) for the additional work has been paid.

154.09 - ADDITION - WORK COMMENCING BEFORE PERMIT ISSUANCE. Section 108.4, Work Commencing Before Permit Issuance, of the IEBC, is hereby established by adding the following sentence after said sections:

Section 108.4 Work Commencing Before Permit Issuance. Said fee shall be 100 percent of the usual permit fee in addition to the required permit fees, unless permission has been obtained from the Code Official to begin work.

154.10 SECTION 1106.1 - AMENDED - ADDITION TO GROUP E OCCUPANCY. Section 1106.1, Addition to Group E Occupancy, of the IEBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 1106.1 Addition to Group E Occupancy. Where an addition is added to an existing Group E occupancy located in an area where the shelter design wind speed for tornadoes is 250 mph in accordance with Figure 304.2(1) of ICC 500 and the program occupant load of the addition is 50 or more, the addition shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.

For the purposes of this section the installation of portable buildings for utilization on the campus or site for educational purposes shall be considered as an addition.

Exceptions:

1. Group E day care facilities.
2. Group E occupancies accessory to place of religious worship.
3. Additions meeting the requirements for shelter design in ICC 500.
4. Accessory structures and additions to existing Group E sites where the occupancy classification of said structures are classified as Groups A-5 and U.

The aggregate area of all additions within a ten year period shall be factored when determining the requirements of this section.

154.11 SECTION 1106.1.1 - AMENDED - REQUIRED OCCUPANT CAPACITY. Section 1106.1.1, Required Occupant Capacity, of the IEBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 1106.1.1 Required Occupant Capacity. The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site, whichever is larger and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.
2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

Exceptions:

1. Where an addition is being added on an existing Group E site, and where the addition is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the addition.
2. Where approved by the Code Official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

3. Effective Date. This ordinance shall be in full force and effect upon final passage, approval and publication as required by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the 21st day of May, 2020.

Tom Phillips, Mayor

Attest:

Lindsey Offenburger, City Clerk

First Reading: May 7, 2020

Second Reading: May 21, 2020

Third Reading: May 21, 2020

Clerk's Certificate

I certify that the foregoing was published as Ordinance No. 20-15 on the 28th day of May, 2020.

City Clerk