

ORDINANCE NO. 1407

AN ORDINANCE AMENDING THE CITY CODE OF MOUNT PLEASANT, IOWA, CHAPTER 6 ENTITLED “BUILDINGS AND BUILDING REGULATIONS” TO AMEND VARIOUS PROVISIONS THEREOF AND TO ADOPT THE 2018 INTERNATIONAL BUILDING CODE, THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE STATE OF IOWA ELECTRICAL, PLUMBING, AND MECHANICAL CODES, AND THE 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE:

WHEREAS, it is necessary for the health, safety, and welfare of the general public to adopt and enforce building codes, and

WHEREAS, Chapter 6 of the City Code needs to be updated to adopt current nationally recognized building codes, and

WHEREAS, it is necessary to amend nationally recognized codes upon adopting them to reflect reasonable practices which are customary to the City of Mount Pleasant, the State of Iowa, and the nation, and

WHEREAS, Chapter 6 of the City Code contains redundant, obsolete, and contradictory requirements, and

WHEREAS, a public hearing for the adoption of this ordinance was held within 30 days of adoption on April 26, 2023 as required by Iowa Code 380.10(3).

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, IOWA:

SECTION 1. SECTIONS AMENDED.

AMENDMENT 1. The City Code of Mount Pleasant, Iowa, Section 6-1, is hereby amended rename the Section to “Violations of Chapter” and to read as follows:

Sec. 6-1. Violations of Chapter.

Any person violating the provisions of this chapter or codes adopted herein shall be guilty of a municipal infraction.

AMENDMENT 2. The City Code of Mount Pleasant, Iowa, Section 6-16, is hereby amended to read as follows:

There is hereby adopted by reference those publications known as the International Building Code (hereafter IBC), Edition 2018, including Appendix A, B, C and E through K, and the International Residential Code (hereafter IRC), 2018 Edition, including Appendix A through K, and M through P, all published by the International Code Council; and each and all regulations, provisions, penalties, conditions and terms of said IBC and IRC, on file in the office of the city are hereby referred to, adopted, and made a part hereof, as if fully set out in this article, with the additions, insertions, deletions and changes, if any, prescribed in this article.

AMENDMENT 3. The City Code of Mount Pleasant, Iowa, Section 6-17, is hereby amended to delete said section from “Definitions” to “Amendments and Adoption of Electrical, Plumbing, Mechanical, and Energy Codes” and to amend said section and to read as follows:

Sec. 6-17. Amendments and Adoption of Electrical, Plumbing, Mechanical, and Energy Codes.

The codes adopted by reference in Sec. 6-16 of this Code are hereby amended as set forth below. Any exemptions from permit requirements in the adopted codes or below are in addition to those elsewhere in this Code, including Article III of this Chapter and Chapter 25.

- (a) IRC Section R101.1 is amended to insert the term “City of Mount Pleasant, Iowa” where indicated.
- (b) IRC Section 105.2 Exception Building 1. is amended to read as follows: One-story detached accessory structures , provided that the floor area does not exceed 120 square feet.
- (c) IBC and IRC Sections 105.2 Exception Building 9. is amended to read as follows: Above/on ground prefabricated swimming pools accessory to dwelling units in one- and two-family dwellings and townhomes.
- (d) IBC and IRC Sections 105.2 Exception Mechanical is amended to add Exception 8 for IBC and Exception 9 for IRC to read as follows: The replacement of fixed appliances or fixtures provided that the appliance is in the same location and has a rating equal to or less than the appliance being replaced, and it is not necessary to significantly alter or add ductwork, piping, or electrical circuits.
- (e) IBC and IRC Sections 105.2 Exception is amended to add Exception 3 to read as follows: The replacement of fixed appliances or fixtures provided that the appliance is in the same location and has a rating equal to or less than the appliance being replaced, and it is not necessary to significantly alter or add ductwork, piping, or electrical circuits.
- (f) IBC Section 903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area, except for any residential buildings with three or fewer residential units.
- (g) Table R301.2(1) of the IRC is modified by inserting data in the table as follows:

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter Design Temp	Ice Barrier Underlayment Required	Flood Haz.	Air Fz. Idx	Mean An. Temp
	Speed (mph)	Top. Eff., Sp. Reg., Wd. Deb.		W.	Fst. Ln. Dp.	Term.					
20lb/ft ²	115	No	A	Severe	42"	Moderate Heavy	-5 deg. F.	Yes	9/7/2022 join; 10/7/2021 map	2000	50.7f

- (h) IRC Section R302.13 entitled “Fire protection of floors” is deleted.
- (i) IRC Section 302.5.1 is amended to delete the requirement to equip doors between dwellings and garages with automatic or self-closing devices.
- (j) IRC Section R313 entitled “Automatic Fire Sprinklers” is deleted.
- (k) IRC 314.4 is amended to add the following exceptions: Interconnection of smoke alarms in existing areas shall not be required where:
- (1) Alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space, or basement available that could provide access for interconnection without removal of the interior finish.
 - (2) Alterations or repairs are minor in nature, with the cost of interconnecting smoke detectors exceeding 20% of the cost of the alterations or repairs.
- (l) IRC Section 326 entitled “Swimming Pools, Spas, and Hot Tubs”, is amended to add the following exceptions: Exception: Prefabricated, above/on ground swimming pools and spas.
- (m) IBC Chapter 13 is deleted and replaced with the following: Energy efficiency for the design and construction of buildings shall comply with the provisions of the Iowa State Energy Code as adopted by 661-303 of the Iowa State Administrative Code and as may be amended from time to time. Said Code shall be administered in accordance with Chapter 1 of the IBC or IRC as applicable.
- (n) IBC Chapter 27 and IRC Chapters 34 through 43 are deleted and replaced with the following: Electrical systems shall comply with the provisions of the Iowa State Electrical Code as adopted by Iowa Administrative Code 661 Chapter 504 as may be amended from time to time. Said Code shall be administered in accordance with Chapter 1 of the IBC or IRC, Appendix K of the IBC, and Article III of Chapter 6 of the City Code of Mount Pleasant, Iowa, as applicable.

- (o) IBC Chapter 28 is deleted and replaced with the following: Mechanical systems shall comply with the provisions of the Iowa State Mechanical code as adopted by Iowa Administrative Code 641 Chapter 61 and as may be amended from time to time. Said Code shall be administered in accordance with chapter 1 of the IBC.
- (p) IBC Chapter 29 and IRC Chapters 25-33 are deleted and replaced with the following: Plumbing Systems shall comply with the provisions of the Iowa State Plumbing Code as adopted by Iowa Administrative Code 641 Chapter 25 and as may be amended from time to time. Said Iowa State Plumbing Code shall be administered in accordance with Chapter 1 of the IBC or IRC as applicable.
- (q) IBC Section 3109 is amended to add the following exemptions: Prefabricated above/on ground swimming pools and spas accessory to dwelling units in one- and two-family dwellings and townhomes.

AMENDMENT 4. The City Code of Mount Pleasant, Iowa, Sections 6-19 “Preexisting Uses” and 6-20 “Violations” are hereby amended to delete said Sections.

AMENDMENT 5. The City Code of Mount Pleasant, Iowa, Sec. 6-33 “Adoption of the National Electrical Code” is hereby amended to read as follows:

Sec. 6-17 of this chapter adopts by reference the Iowa State Electrical Code. Said Code shall be administered in accordance with Chapter 1 of the IBC or IRC, Appendix K of the IBC, and Article III of Chapter 6 of the City Code of Mount Pleasant, Iowa, as applicable. Copies of such code are available in the office of the city's building and zoning administrator.

AMENDMENT 6. The City Code of Mount Pleasant, Iowa, Sections 6-37 “Violations”, 6-48 “Electrical appeal board and electrical board of examiners”, and 6-49 “Appeals from decision of inspector” are hereby amended to delete said Sections.

AMENDMENT 7. The City Code of Mount Pleasant, Iowa, Sec. 6-59 “Permit required”, is hereby amended to add subsection (5) to read as follows:

- (5) All exceptions in the building code adopted in Article II of this Chapter are met.

AMENDMENT 8. The City Code of Mount Pleasant, Iowa, Sec. 6-132 “Adopted ”, is hereby amended to read as follows.

Sec. 6-17 of this chapter adopts by reference the Iowa State Mechanical Code. Said Code shall be administered in accordance with Chapter 1 of the IBC or IRC or Chapter 6 of the City Code of Mount Pleasant, Iowa, as applicable.

AMENDMENT 9. The City Code of Mount Pleasant, Iowa, Sections 6-133 through 6-136 are

hereby amended to delete said Sections.

AMENDMENT 10. The City Code of Mount Pleasant, Iowa, Sec. 6-148 “Adopted”, is hereby amended to read as follows:

Sec. 6-17 of this chapter adopts by reference the Iowa State Plumbing Code. Said Code shall be administered in accordance with Chapter 1 of the IBC or IRC and Article V of Chapter 6 of the City Code of Mount Pleasant, Iowa, as applicable.

AMENDMENT 11. The City Code of Mount Pleasant, Iowa, Sections 6-155 “Preexisting uses” and 6-156 “Violations” are hereby amended to delete said Sections.

AMENDMENT 12. The City Code of Mount Pleasant, Iowa, Sec. 6-220 “Adopted”, is hereby amended to read as follows:

That publication known as the International Property Maintenance Code, 2018 Edition, including Appendix A, published by the International Code Council There is hereby adopted by reference and amended as set forth below.

Sections 404.4, 404.4.1, and 404.5 of said Code shall not apply to owner-occupied single-family dwellings.

Section 103.5 of said Code is amended to insert the following where indicated: Chapter 25 of the City Code of Mount Pleasant, Iowa, as applicable.

Section 302.4 of said Code pertaining to tall grass and weeds is amended to delete the entire section.

Sections 602.3 and 602.4 of said Code are amended to insert the following dates where indicated, respectively: October 1 to April 30.

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

SECTION 3. SEVERABILITY. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any section, provision or part not adjudged invalid or unconstitutional.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

DATED this **24th** day of **May** 2023.

Steven K. Brimhall, Mayor

The above Ordinance was passed and approved on the **24th** day of **May**, 2023, and was signed by the Mayor on the **24th** day of **May** 2023.

ATTEST:

Lori Davis, City Clerk

1st Reading **4/26/2023**
2nd Reading **5/10/2023**
3rd Reading **5/24/2023**

I hereby certify that the foregoing was published as Ordinance No. **1407** in the Mount Pleasant News on the **1st** day of **June** 2023.

Lori Davis, City Clerk