

Chapter 20 Polk County Construction Code

20.1 Purpose and Scope

20.2 Codes Adopted by Reference, and Amendments

20.3 Appeals

20.4 Permits

20.5 Inspections and Investigations

20.6 Occupancy

20.7 Records

20.8 Debris

20.9 Utilities

20.1 Purpose and Scope

20.1.1 Title

This Code shall be known and may be cited as the “Polk County Construction Code”, except as referred to herein, where it shall be known as “this Code”.

20.1.2 Permit Required

No person shall undertake any development activity subject to this Code without first obtaining a permit from the Building Official. Building Official, Building Code Official, and Code Official, when used in this Code or any code adopted and incorporated herein, shall mean the Building Official or their designee, duly appointed by the Polk County Board of Supervisors or the Director of the Polk County Public Works Department to enforce this Code.

20.1.3 Purpose

The purpose of this Code is to provide minimum standards for the protection and safeguard of life and limb, health, property and the general public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings, structures and domiciles and certain equipment specifically regulated therein within unincorporated Polk County.

20.1.4 Enactment and Effective Date

This Ordinance is hereby adopted and shall become effective on September 2, 2024.

20.1.5 Interpretation

In interpretation and application of this Code, all provisions shall be considered to be minimum requirements and deemed neither to limit nor repeal any other powers granted under state statutes. If any federal or state law or other existing Code or regulation allows lesser regulation, this Code shall govern; if any federal or state law or other ordinance requires greater regulation, the regulations imposed by that authority shall govern. Regardless of any provision of this Code, no land shall be developed or used in violation of state or federal law.

20.1.6 Abrogation

This Code is not intended to repeal, abrogate, annul, impair or interfere with any existing public or private easements, covenants, deed restrictions, agreements, rules, regulations, or permits previously adopted or issued pursuant to law.

20.1.7 Severability

Should a court of competent jurisdiction hold any article, sentence, clause, phrase, or word of this Code invalid; such decision shall not affect, impair, or invalidate the remaining parts of this Code which can be given effect without the invalid provision.

20.1.8 Saving Provision

This Code shall not be construed: as abating any action now pending under prior existing subdivision regulations; or as discontinuing, abating, modifying any penalty pursuant thereto; or as affecting the liability or rights of any person, firm or corporation; or as waiving or annulling any rights of the Jurisdiction existing at the time of adoption of this Code; except as expressly provided herein.

20.1.9 Repeal

All ordinances, or portions thereof, of Polk County, which relate to construction codes and are inconsistent with the provisions of this Code are hereby repealed to the extent of such inconsistency.

20.1.10 Amendments

This Code may be amended by the Governing Body after public hearing as prescribed by law

20.1.11 Exemptions

The following activities are exempt from Building permit requirements:

- .1 Farm houses or other farm buildings which are primarily adapted for use for agricultural purposes, while so used or under construction for that use, upon approval of the exemption by the Governing Body;
- .2 State or federal government owned facilities;
- .3 One-story detached accessory structures used as tool sheds, pet shelters, and similar uses provided the floor area does not exceed 120 square feet and complies with all applicable zoning requirements;
- .4 Fences not exceeding 6 feet in height;
- .5 Retaining walls, which are not over 4 feet in height, measured from the bottom of the footing to the top of wall, unless supporting a surcharge or impounding flammable liquids;
- .6 Retaining walls which are part of a public improvement project regulated by the county engineer;
- .7 Water tanks supported directly on grade if the capacity is not greater ~~less~~ than 5,000 gallons;
- .8 Above ground prefabricated swimming pools less than 18 inches deep which are not emptied in a 24-hour period. Prefabricated swimming pools shall conform to the Polk County Zoning Ordinance;
- .9 Cloth shade structures for nurseries, window awnings;
- .10 Oil derricks;
- .11 Temporary stage sets and scenery;
- .12 Playground equipment;
- .13 Moveable cases, counters, and partitions less than five (5) feet nine (9) inches in height;
- .14 Finish work to include painting, papering, tiling, carpeting, cabinets, and countertops.

- .15 Non-structural slab on grade concrete not more than 30 inches above adjacent grade and not over any basement or story below and are not part of an accessible route.
- .16 Window awnings supported by an exterior wall that do not project more than 54 inches from the exterior wall and do not require additional supports.
- .17 Docks associated with and accessory to single family residential uses.

The following activities are exempt from Electrical, Gas, Mechanical, and Plumbing permit requirements:

- .1 Minor repair work to include lamp replacement and connection of approved electrical equipment;
- .2 Electrical equipment for radio and television transmissions, but not power supply, or towers or antennas;
- .3 Temporary systems for testing or servicing electrical equipment;
- .4 Portable heating ventilating, or cooling equipment;
- .5 Minor part replacement which does not alter equipment approval or render it unsafe;
- .6 Portable evaporative cooler, or self-contained refrigeration unit with less than 10 pounds of refrigerant, and 1 or less horsepower motor;
- .7 Replacement or relocation of house ventilation fans, bathroom exhaust, dryer vents, window air conditioners, warm air registers, cold air returns and ductwork.
- .8 Steam, hot or chilled water piping within regulated equipment;
- .9 Stopping leaks or clearing stoppages in drains, water soil, waste or vent piping, and removal and reinstallation of a water closet provided such work does not involve replacement or rearrangement of valves, traps, pipes or fixtures.

The following repair work is exempt:

- .1 Emergency repairs when replacement and repair must take place under emergency conditions, provided a permit application is submitted the next working day.
- .2 Ordinary repairs not including structural alteration, walls, means of egress, or alteration replacement or relocation of water, sewer, drainage, gas, oil, soil, waste vent or similar piping, electrical wiring, mechanical or other equipment which may affect public health.

The following activities are exempt from grading permit requirements:

- .1 Farms and farming operations;
- .2 Excavation of not more than 4 vertical feet nor more than 500 cubic yards;
- .3 Fill of not more than 3 vertical feet nor more than 500 cubic yards;
- .4 Excavation, fill, or clearing of an area less than 5000 square feet;
- .5 For the purposes of fighting fires;
- .6 For stockpiling soil, sand, stone, asphalt, gravel and other materials in material processing plants, and storage yards pursuant to an approved site plan;
- .7 For mines, and quarries operating pursuant to county, state and/or federal permits;
- .8 For landfills and other activities for which there is exclusive state or federal jurisdiction.

20.1.12 Question

Unless otherwise provided, that all questions arising in connection with the enforcement of this Code shall be presented first to the Building Official, designated by the Polk County Board of Supervisors or the Polk

County Public Works Director. All appeals from the decisions in connection with this Code shall be as prescribed by this Code.

20.1.13 Administrative Waiver

The Building Official may waive submission of required information elements of a permit or supplementary information when in the official's opinion such information is otherwise available or is not necessary to review an application.

20.1.14 Violation

Any of the following acts shall be a violation of this Code and shall be subject to the enforcement remedies and penalties provided by this Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances and state law.

.1 To engage in any development, use, construction, remodeling, or other activity of any nature upon the land or improvements thereon subject to the jurisdiction of this Code without the required permits, certificates, or other forms of authorization as set forth in this Code; or

.2 To conduct an activity of any nature in any way inconsistent with any approved plan, permit, certificate, or other form of authorization granted for such activity; or

.3 To violate, by act or omission, any term, variance or waiver, condition, or qualification placed by the Governing Board or its agents upon any required permit, certificate, or other form of authorization for the use, development, or other activity upon land or improvements thereon.

.4 To erect, construct, reconstruct, alter, repair, convert, maintain or use any building or structure or to use any land in violation or contravention of this Code or any other regulation made under the authority conferred thereby.

20.1.15 Enforcement

When the Building Official or their agent finds a violation of this Code:

.1 They shall notify the owner and/or agent of the property. Such notice shall be as prescribed by the applicable code.

.2 The owner and /or agent shall immediately remedy the violation, regardless of means of notification.

.3 If the owner of a property fails to comply, the Building Official shall seek relief by following procedures in Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances.

20.1.16 Remedies

Any one or all of the following may be used to enforce the provisions of the Code:

.1 Any violation of this Code or of any condition, order, requirement, or remedy adopted pursuant hereto may be restrained, corrected, abated, mandated, or enjoined by appropriate proceeding pursuant to Iowa Code Section 331.307 as it exists now and may be amended from time to time.

.2 The Building Official may withhold or deny any permit, certificate, or other form of authorization on any land in which there is an uncorrected violation of a provision of this Code.

.3 The Building Official may condition the authorization of any permit or certificate upon the correction of a deficiency.

.4 The Building Official may revoke approval of a permit or certificate by notifying the Developer and/or landowner in writing the reason for the revocation. Revocation may include, but is not limited to, any of the following reasons:

- a. for any substantial departure from the approved application, plans, or specifications; or
- b. for refusal or failure to comply with the requirements of state or local laws, or
- c. for false statements or misrepresentations made in securing permit approval.

20.1.17 Penalties

Any violation of this Code shall be a misdemeanor or infraction as provided by the Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances and state law. The owner of any land or part thereof; and any contractor, agent or any other person who participates or acts in concert, assists, directs, creates, or maintains any condition that is in violation of the requirements of this Code may be held responsible for the violation and subject to the remedies herein provided.

20.1.18 Previous Enforcement

Nothing in this Code shall prohibit the continuation of previous enforcement actions.

20.1.19 Cumulative Violations

All remedies provided herein shall be cumulative. To the extent that state law may limit the availability of a particular remedy set forth herein for a certain violation or part thereof, such remedy shall remain available for other violations or other parts of the same violations.

20.2 Codes Adopted by Reference

Any code adopted by reference in this chapter may include any appendix contained in the publisher's addition of that code. A portion of the code labeled "commentary" or "explanation" or by a similar term shall be considered a statement of legislative intent, finding, purpose or explanation of the referenced provision and shall be treated as legislative history.

Where provisions of the code adopted by reference and this Code conflict, this Code shall prevail.

20.2.1 Polk County Building Code

The 2021 Edition of the International Building Code, published by the International Code Council, October 2020, a copy of which is on file in the Office of the Building Official, is hereby adopted by reference and subject to the additions, deletions and modifications hereinafter stated as the building code of Polk County for the control of building and structures as therein provided in unincorporated Polk County; and each and all regulations, provisions, conditions and terms of said International Building Code, 2021 Edition, as it may be amended from time to time, are hereby referred to, adopted and made part hereof as if fully set out in this code. The following sections are hereby revised:

.1 All Sections: Change any references of the International Plumbing Code to State of Iowa Plumbing Code.

.2 All Sections: Delete any references to the International Private Sewage Disposal Code.

.3 All Sections: References throughout this code shall denote ICC A117.1-09.

.4 Section 101.1 Title. Section 101.1, Title, of the IBC, is hereby deleted and there is enacted in lieu thereof the following section:

These regulations shall be known as the Polk County Building Code hereinafter referred to as "this Code".

.5 Section 101.4.6 Energy. Section 101.4.6, Energy, of the IBC, is hereby deleted and there is enacted in lieu thereof the following section:

The provisions of the International Energy Conservation Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in "this Code" and these regulations shall be known as the Polk County Energy Code. Construction or work for which a permit is required shall be subject to third party inspections. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability. Any portion that does not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

.6 Section C401.2 Application. Section C401.2, Application, of the IECC, is hereby amended by adding the following exception:

Seasonal Structures. The following Seasonal type structures are exempt from meeting the provisions of the energy code.

a. Food service buildings that serve patrons at amusement parks, water parks and outdoor sporting facilities that contain operable exterior walls openings on one or more walls which equal at least 40% or more of the overall exterior wall space.

b. Restroom Facilities that serve amusement parks, water parks and outdoor sporting facilities. These facilities are allowed to have heating and/or cooling equipment for the temporary comfort of patrons and employees during operating hours.

.7 Section 102 Applicability. Section 102 Applicability, of the IBC, is hereby amended by adding a new subsection as follows:

Section 102.6.3 Existing CSST: Bonding Required. Where alterations, repairs or additions requiring a permit occur, CSST shall be bonded in accordance with the Polk County Fuel Gas Code, unless deemed technically infeasible by the Building Official.

.8 Section 103.1 Creation of Agency. Section 103.1, Creation of Agency, of the IBC, is hereby modified by inserting the following:

Polk County Building Services Department

.9 Section 105.2 Work Exempt from Permit. Section 105.2, Work exempt from permit, of the IBC is hereby amended by deleting said section and inserting following:

Work exempt from permits shall be per Section 20.1.11 of Chapter 20 Polk County Construction Code.

.10 Section 105.5 Expiration. Section 105.5, Expiration, of the IBC is hereby amended by deleting said section and inserting following:

Expiration of permits shall be in accordance with Section 20.4.3 of Chapter 20 Polk County Construction Code.

.11 Section 107 Construction Documents. Section 107, Construction documents, of the IBC is hereby amended by adding a new subsection as follows:

Section 107.6, Post Frame Buildings. All pole frame buildings shall be designed and constructed by the following guidelines:

Exception. Pole buildings satisfying all of the following requirements are exempt from the engineering certification of plans required in this section:

- (i) Floor area of 2,240 square feet or less.
- (ii) Eave height of 14 feet or less.
- (iii) Pole spacing of eight feet or less
- (iv) Buildings exempt per Iowa Code 542B and 544A

107.6.1 Plans. Plans shall be drawn to a scale of not less than one-fourth-inch per foot and include: Floor plan with dimensions, pole locations and spacing, footing sizes, door sizes and locations; section drawing showing footings, poles, sidewall girts, roof purlins, headers, siding, roofing, and details; and elevation views of all four sides of building.

107.6.2 Engineering. Plans shall be certified by a licensed, professional engineer and shall bear the engineer's seal and signature. The engineer's certification block shall specify the pages or sheets covered by the seal.

107.6.3 Building Design Criteria. The following shall appear on engineer certified plans: Building design in accordance with the 2021 International Building Code; 30 PSF ground snow load; 115 MPH Wind Design Speed; Exposure C (generally open terrain with scattered obstructions); 2000 PSF assumed soil bearing (unless a soils report shows otherwise). Exposure C will be assumed unless it can be demonstrated that the building site meets the definition of Exposure B (suburban and wooded areas with numerous closely spaced obstructions).

107.6.4 Trusses. Submit truss design drawings certified by a licensed, professional engineer. Drawings shall indicate that the design and connectors are in accordance with the 2021 International Building Code and indicate the applicable design criteria from Section 107.6.3 above.

.12 Section 109.2, Schedule of Permit Fees. Section 109.2, Schedule of Permit Fees, of the IBC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.13 Section 109.2 Schedule of permit fees: Section 109.2, Schedule of permit fees, of the IBC, is hereby amended by adding a new subsection as follows:

Section 109.2.1 Plan Review Fees. Plan Review Fees for all plan reviews shall be as set forth as adopted by Polk County Board of Supervisors resolution.

.14 Section 109.4 Work commencing before permit issuance. Section 109.4, Work commencing before permit issuance, of the IBC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.15 Section 111.1 Change of Occupancy. Section 111.1, Change of Occupancy, of the IBC is hereby amended by deleting first sentence and inserting in lieu thereof the following:

A building or structure shall not be used or occupied, and a change in the existing use classification of a building or structure or portion thereof shall not be made, until the appropriate permits have been pulled and the building official has issued a certificate of occupancy therefor as provided herein.

.16 Section 113 Means of Appeals. Section 113, Means of Appeals, of the IBC, is hereby amended by deleting said section and inserting the following language:

Means of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code.

.17 Section 114.4 Violations and penalties. Section 114.4, Violation and penalties, of the IBC, is hereby amended by deleting said section and replacing with the following:

Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be subject to the penalties as prescribed by law. Fines and penalties as specified in Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances.

.18 Section 115.2, Issuance of Stop Work Order. Section 115.2, Issuance, of the IBC, is hereby amended by deleting said section and inserting the following language:

Stop Work Orders. When work is being done contrary to the provisions of this Code, the technical codes, or other pertinent laws or ordinances implemented through this Code; the Building Official may order work stopped by notice in writing posted on the premises, or by notice served on persons performing the work or causing the work to be done. The owner of the premises, so notified, shall prevent further work from being done on the premises, and any person, so notified, shall stop work, until authorized by the Building Official to proceed.

.19 Section 202 Definition. Section 202 Definition, of the IBC, is hereby amended by deleting the definition of swimming pool and inserting in lieu thereof the following:

Swimming Pool: A "swimming pool" is an outdoor artificial basin of water of either temporary or permanent construction, whether above or below ground, capable of containing water of a depth of eighteen (18) inches or more, and which is not emptied within a twenty-four (24) hour period. Swimming pools exclude man-made lakes, or ponds created through the collection of storm water or drainage runoff, and hot tubs equipped with a latching cover.

.20 Section 305.2.3 Five or fewer children in a dwelling unit. Section 305.2.3, Five or fewer children in a dwelling unit, of the IBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Eight or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

Exception: Day care facilities that provide custodial care for 16 or fewer persons for less than 24-hours per day in a single-family dwelling, and are registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017, are permitted to comply with the International Residential Code.

.21 Section 310.4.1 Care facilities within a dwelling. Section 310.4.1, Care facilities within a dwelling unit, of the IBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Care facilities within a dwelling unit. Care facilities that are located within a single-family dwelling are permitted to comply with the International Residential Code in accordance with section 305.2.3.

.22 Section 406.3.2.1 Dwelling unit separation, Section 406.3.2.1, Dwelling unit separation, of the IBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

The private garage shall be separated from the dwelling unit and its attic area by means of minimum 5/8-inch type "X" fire code gypsum board or equivalent 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 or equivalent throughout. Garages beneath habitable rooms shall be separated by not less than 5/8-inch type "X" fire code gypsum board or equivalent throughout. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors or solid or honeycomb core steel doors not less than 1 3/8" thick, or doors in compliance with 716.2.2.1. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching.

.23 Section 423.5 Group E Occupancies. Section 423.5, Group E Occupancies, of the IBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Group E Occupancy In areas where the shelter design wind speed for tornadoes is 250 mph in accordance with Figure 304.2 (1) of ICC 500, all Group E occupancies with a program occupant load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.

The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.

Exceptions:

1. Group E day care facilities.
2. Group E occupancies accessory to place of religious worship.

3. Buildings meeting the requirements for shelter design in ICC 500.
4. Accessory structures to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U

.24 Section 423.5.1 Required occupant capacity. Section 423.5.1 Required occupant capacity, of the IBC, is hereby amended by deleting said section and inserting in lieu thereof the following (exceptions remain unchanged):

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.

.25 Section 502.1 Address Identification. Section 502.1 Address Identification, of the IBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the fire code official, address numbers shall be provided in greater dimension or additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 505.1
Minimum Height and Stroke Width ^{a b}

Distance from the centerline of the Public Way (ft)	Minimum Height (in)	Minimum Stroke Width (in)
Less than 100	4	1/2
100 - 199	6	3/4
200 – 299	8	1
For each additional 100	Increase 2	Increase ½

^a Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.

^b Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

.26 Section 707.5 Continuity. Section 707.5, Continuity, of the IBC, is hereby amended by adding the following exception #4:

4. Shafts required to be constructed as per section 713.3.2 having exterior walls that are not required to be fire rated per section 707.4 shall be permitted to be constructed of materials permitted by the building type of construction so long as a complete non-combustible separation of 2 hours is provided between the shaft and adjoining structure. In addition, the provisions of section 1023.7 shall be met.

.27 Section 713.3 Materials. Section 713.3, Materials, of the IBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Materials Shaft enclosures shall be constructed of materials as described in Sections 713.3.1 and 713.3.2

.28 Section 713.3 Materials. Section 713.3, Materials, of the IBC, is hereby established by adding the following subsection:

Section 713.3.1 One-hour Shaft Enclosures. One-hour Shaft Enclosures Shafts that are allowed to have a fire resistance rating of 1 hour or less are allowed to be constructed of materials permitted by the building type of construction.

.29 Section 713.3 Materials. Section 713.3, Materials, of the IBC, is hereby established by adding the following subsection:

Section 713.3.2 Two-hour Shaft Enclosures. Two-Hour Shaft Enclosures Shafts that are required to have a fire resistance rating of 2 hours or more serving Interior Exit Stairs or Interior Exit Ramps shall be constructed of concrete or masonry for types III, IV and V construction. Interior Exit Stairs or Interior Exit Ramps in type I and II construction and all other shafts that are required to have a fire resistance rating of 2 hours or more shall be constructed of non-combustible materials.

.30 Section 903.2 Where required. Section 903.2 Fire Sprinklers, where required, of the IBC, are hereby amended by adding an additional exception to the section as follows:

Exception: A fire sprinkler system is not required to be installed in Groups A-1, A-2, A-3 and A-4 occupancies where adequate fire protection water supply is not available or reasonably available by upgrading the water system and the following:

- a. A fire barrier constructed per IBC 707.3.10 shall be installed so as to separate maximum allowable fire areas and/or maximum occupant loads when amounts are exceeded per sections 903.2.1.1, 903.2.1.2, 903.2.1.3 and 903.2.1.4 respectively; and
- b. A manual fire alarm shall be provided throughout that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the International Building Code; and
- c. Fireworks/pyrotechnics are not allowed within the building; and
- d. Building maximum story height is limited to two stories; and
- e. IBC section 712.1.9 is not allowed to be applied; and
- f. In mixed-use buildings occupancy separations required per IBC 508.4 for non-sprinkled buildings shall have the fire resistance rating increased an additional hour; and
- g. All exit stairs and stairways serving floors above grade level shall meet the provisions of Interior Exits per IBC 1023; and
- h. All required exits, elevator shafts and mechanical ductwork shafts penetrating floor levels shall be enclosed with 2-hour fire rated construction. Shafts penetrating less than 3 stories are allowed to be constructed of materials permitted by building type of construction; and
- i. Required exits serving the assembly occupancy shall provide exit discharge directly to the exterior; and
- j. A one-hour fire rated horizontal separation constructed per IBC 711 shall be constructed between floor levels and between a rooftop occupancy and the enclosed building space below.

.31 Section 903.2.1.7 Multiple Fire areas. Section 903.2.1.7 Multiple Fire areas, of the IBC, are hereby amended by adding an exception as follows:

Exception: Where exit and/or exit access components are shared by multiple occupancies in a building not provided with a sprinkler system and the combined occupant load of these fire areas is 300 or more the exit and/or exit access component shall be enclosed in fire rated construction from the point of occupancy convergence to the exit discharge. The fire resistance rating of the enclosed egress component shall be 2-hours and meet the provisions of IFC 1020, 1023 and/or 1024 respectively.

.32 Section 903.2.11.1.3 Basements. Section 903.2.11.1.3 Basements, of the IBC, are hereby amended by deleting said section and inserting in lieu thereof the following:

Where any portion of a basement is located more that seventy-five (75) feet from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved sprinkler system.

.33 Section 903.4.2 Alarms. Section 903.4.2 Alarms, of the IBC, are hereby amended by deleting said section and inserting in lieu thereof the following:

An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

.34 Section 907.1.1. General. Section 907.1.4 FACP (Fire Alarm Control Panels), of the IBC, is hereby amended by adding a new section and exception as follows:

Section 907.1.4 FACP (Fire Alarm Control Panels). Each building shall have no more than one (1) FACP. Installation of fire alarm panel shall not exceed six (6) ft in height measured from the floor to the top of the unit.

.35 Section 907.6.6 Monitoring. Section 907.6.6 Monitoring, of the IBC, is hereby amended by deleting said section and inserting in lieu thereof the following and exception:

Fire alarm systems required by this chapter of by the International Building Code shall be monitored by a central station approved and listed under UL 827 in accordance with NFPA 72.
Exception: Monitoring station is not required for automatic sprinkler and fire alarm systems in one- and two- family dwellings.

.36 Section 1009.2 Continuity and Components. Section 1009.2 Continuity and Components, of the IBC, is hereby amended by adding the following #11 to said section:

#11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

.37 Section 1009.8 Two-way communication. Section 1009.8 Two-way communication, of the IBC, is hereby amended by adding the following exception:

#7. Two-way communication systems are not required for elevators that serve two story buildings designed to meet the provisions of section IBC 712.1.9, Two-story Openings and IBC 1019, Exit Access Stairways and Ramps

.38 Section 1010.1.5 Landing at Doors. Section 1010.1.5 Landing at Doors, of the IBC, is hereby amended by adding a new section as follows:

Section 1010.1.5.1 Frost Protection. For landings required by Section 1015.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

.39 Section 1010.2.2 Hardware. Section 1010.2.2 Hardware, of the IBC, is hereby amended by adding the following sentence:

Thumb turn locks shall not be allowed.

.40 Section 1013.1 Exit Signs. Section 1013.1 Exit Signs, of the IBC, is hereby amended by adding a new section as follows:

Section 1013.1.1 Additional exit signs. Exit signs may be required at the discretion of the Building Official to clarify an exit or exit access.

.41 Section 1014.4 Handrail continuity. Section 1014.4 Handrail continuity, of the IFC, is hereby amended by adding the following exception:

#6 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.

.42 Section 1015 Guards. Section 1015 Guards, of the IFC, is hereby amended by adding a new section at follows:

1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

.43 Section 1028.5 Access to a Public Way, of the IFC, is hereby amended by adding the following sentence:

Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

.44 Chapter 13 Energy Efficiency. Chapter 13 Energy Efficiency, of the IBC, is hereby amended by deleting said Chapter and replacing with the following:

The provisions of the International Energy Code as currently adopted and amended from time to time by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in this Code and these regulations shall be known as the Polk County Energy Code.

.45 Section 1608.2 Ground snow load. Section 1608.2 Ground snow load, of the IBC, is hereby amended by deleting said section and replacing with the following:

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.

.46 Section 1807.1.5.1 Foundation walls for conventional light framed wood construction. Section 1807.1.5.1, Foundation walls for conventional light framed wood construction, of the IBC, is hereby established by adding the following section and table:

Section 1807.1.5.1 Foundation walls for conventional light framed wood construction. As an alternate to the requirements of this code the following Table, Table 1087.1.5.1 may be used:

Table 1807.1.5.1: Foundation Walls for Conventional Light Framed Construction

Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*	Thickness of Foundation Wall		Reinforcement type and placement within Foundation wall**	Reinforcement type and placement within wall** (maximum 12' span between corners and supporting cross walls.)	Type of Mortar
	Unit				
	Concrete	Masonry	Concrete	Masonry	Masonry
8	7 ½"	8"	3- ½" diameter bars with placement in the bottom, middle, and top*	0.075 sq. in. bar 8' o.c. vertically in fully grouted cells. If block is 12" nominal thickness, may be unreinforced.	Type M or S. Grout and Mortar shall meet provisions of Chapter 21 (IBC)
9	8"	8"	½" bars 2' o.c. horizontally & 20" o.c. vertically <u>OR</u> (5/8" bars 2' o.c horizontally & 30" o.c vertically)	See Chapter 18 (IBC)	Same as above
10	See Chapter 18 (IBC)	See Chapter 18 (IBC)		See Chapter 18 (IBC)	
* Concrete floor slab shall be a minimum of 4". If such floor slab is not provided a designed means of providing lateral support at the bottom of the wall for backfill shall be required.					
** All reinforcement bars shall meet ASTM A615 Grade 40 and be deformed. Placement of bars shall be in center of wall and meet provisions of chapters 18, 19 and 21 of the International Building Code.					
NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of 2 – ½" diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the International Building Code.					
NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved system as prescribed in Section 1805.4 of this Code. Where soils containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils are encountered or where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the wall, a specially designed wall shall be required.					
Note: Foundation plate or sill anchorage shall be installed in accordance with this code as applicable.					

.47 Section 1807.2 Retaining Walls. Section 1807.2 Retaining walls, of the IBC, is hereby amended by deleting said section and replacing with the following:

Retaining Walls that are not laterally supported at the top and that retain in excess of 48 inches of unbalanced fill shall be structurally designed by the manufacturer and approved by an Iowa Licensed Engineer to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning.

.1 All retaining walls shall be set back from property lines by a minimum height to setback distance ratio of 1:1.5.

.1 walls proposed to be located closer than the 1:1.5 setback distance ratio shall provide an Iowa Licensed Engineer stamped design.

.2 Guards or railings shall be provided on retaining walls per section 20.2.1 (42)

20.2.2 Polk County Existing Building Code

The 2021 Edition of the International Existing Building Code, published by the International Code Council, December 2020, a copy of which is on file in the Office of the Building Official, is hereby adopted by reference as the code of Polk County for the control of existing buildings and structures as therein provided in unincorporated Polk County; and each and all regulations, provisions, conditions and terms of said International Existing Building Code, 2021 Edition, as it may be amended from time to time, are hereby referred to, adopted and made part hereof as if fully set out in this code. The following section is hereby revised:

.1 All Sections: Change any references of the International Plumbing Code to State of Iowa Plumbing Code.

.2 All Sections: Delete any references to the International Private Sewage Disposal Code.

.3 All Sections: References throughout this code shall denote ICC A117.1-09 as adopted per Polk County Ordinance Chapter 20 Section 20.2.4

.4 Section 101.1 Title. Section 101.1, Title, of the IEBC, is hereby deleted and there is enacted in lieu thereof the following section:

These regulations shall be known as the Polk County Existing Building Code hereinafter referred to as this Code.

.5 Section 102.1 Applicability. Section 102.1 Applicability, of the IEBC, is hereby amended by adding a new section as follows:

Section 102.6 Existing CSST: Bonding Required. Where alterations, repairs or additions requiring a permit occur, CSST shall be bonded in accordance with the Polk County Fuel Gas Code, unless deemed technically infeasible by the Code Official.

.6 Section 103.1 Creation of Agency. Section 103.1, Creation of Agency, of the IEBC, is hereby modified by inserting the following:

Polk County Building Services Department

.7 Section 105.1.1 Annual permit. Section 105.1.1, Annual permit, of the IEBC, is hereby amended by deleting said section.

.8 Section 105.1.2 Annual permit records. Section 105.1.2, Annual permit records, of the IEBC, is hereby amended by deleting said section.

.9 Section 105.2 Work Exempt from Permit. Section 105.2, Work exempt from permit, of the IEBC is hereby amended by deleting said section and inserting following:

Work exempt from permits shall be per Section 20.1.11 of Chapter 20 Polk County Construction Code.

.10 Section 105.5 Expiration. Section 105.5, Expiration, of the IEBC is hereby amended by deleting said section and inserting following:

Expiration of permits shall be in accordance with Section 20.4.3 of Chapter 20 Polk County Construction Code.

.11 Section 108.2, Schedule of Permit Fees. Section 108.2, Schedule of Permit Fees, of the IEBC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.12 Section 108.2 Schedule of permit fees: Section 108.2, Schedule of permit fees, of the IEBC, is hereby amended by adding a new subsection as follows:

Section 108.2.1 Plan Review Fees. Plan Review Fees for all plan reviews shall be as set forth as adopted by Polk County Board of Supervisors resolution.

.13 Section 108.4 Work commencing before permit issuance. Section 108.4, Work commencing before permit issuance, of the IEBC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.14 Section 112, Means of Appeals. Section 112, Means of Appeals, of the IEBC, is hereby amended by deleting said section and inserting the following language:

Means of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code.

.15 Section 113.4, Violations and penalties. Section 113.4, Violation and penalties, of the IEBC, is hereby amended by deleting said section and replacing with the following:

Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed by law. Fines and penalties as specified in Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances.

.16 Section 114.2, Issuance of Stop Work Order. Section 114.2, Issuance, of the IEBC, is hereby amended by deleting said section and inserting the following language:

Stop Work Orders. When work is being done contrary to the provisions of this Code, the technical codes, or other pertinent laws or ordinances implemented through this Code; the Building Official may order work stopped by notice in writing posted on the premises, or by notice served on persons performing the work or causing the work to be done. The owner of the premises, so notified, shall

prevent further work from being done on the premises, and any person, so notified, shall stop work, until authorized by the Building Official to proceed.

.17 Section 303.2. Section 303.2, Addition to a Group E Occupancy, of the IEBC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 303.2 Addition to a Group E Occupancy. In areas where the shelter design wind speed for tornadoes is 250 mph in accordance with Figure 304.2 (1) of ICC 500, all Group E occupancies with a program occupant load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.

The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.

Exceptions:

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

.18 Section 303.2.1. Section 303.2.1, Required occupant capacity, of the IEBC, is hereby amended by deleting said section and inserting in lieu thereof the following (exceptions remain unchanged):

Section 423.5.1 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.

20.2.3 Polk County Fire Code

The 2021 Edition of the International Fire Code, published by the International Code Council, November 2020, a copy of which is on file in the Office of the Building Official, is hereby adopted by reference as the code of Polk County for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the occupancy of buildings and premises in unincorporated Polk County; and providing for the issuance of permits for hazardous uses and operations; and each and all regulations, provisions, conditions and terms of such International Fire Code, 2021 Edition, as it may be amended from time to time, are hereby referred to, adopted and made part hereof as if fully set out in this code. The following sections are hereby revised:

.1 Section 101.1 Title. Section 101.1, Title, of the IFC, is hereby deleted and there is enacted in lieu thereof the following section:

These regulations shall be known as the Polk County Fire Code hereinafter referred to as “this code”.

.2 Section 103.1 Creation of Agency. Section 103.1, Creation of Agency, of the IFC, is hereby modified by inserting the following:

Polk County Building Services Department

.3 Section 103.2 Appointment. Section 103.2, Appointment, of the IFC, is hereby amended by deleting said section and replacing with the following:

There is hereby established the position of Building Official, who shall be designated as the Fire Code Official by the Public Works Director. The Building Official shall have authority to file a complaint in any court of competent jurisdiction charging a person with a violation of this title. The Building Official shall have whatever additional duties the Public Works Director may prescribe.

.4 Section 105.1.2, Types of Permits, of the IFC, is hereby amended by adding the following paragraphs to said section:

Section 105.1.2 Certificate of Occupancy A certificate of occupancy issued pursuant to provisions of the Polk Building Code may be assumed to comply with Section 1. Operational Permit.

Section 105.1.2 Other Permits Building, Fuel Gas, Mechanical, Electrical and Plumbing permits issued pursuant to provisions of their respective codes may be assumed to comply with Section 2. Construction Permit.

.5 Section 107.2, Schedule of Permit Fees. Section 107.2, Schedule of Permit Fees, of the IFC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.6 Section 107.2 Schedule of permit fees: Section 107.2, Schedule of permit fees, of the IFC, is hereby amended by adding a new subsection as follows:

Section 107.2.1 Plan Review Fees. Plan Review Fees for all plan reviews shall be as set forth as adopted by Polk County Board of Supervisors resolution.

.7 Section 111, Means of Appeals. Section 111, Means of Appeals, of the IFC, is hereby amended by deleting said section and inserting the following language:

Means of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code.

.8 Section 112.4, Violations and penalties. Section 112.4, Violation and penalties, of the IFC, is hereby amended by deleting said section and replacing with the following:

Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed by law. Fines and penalties as specified in Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances.

.9 Section 113.2, Issuance of Stop Work Order. Section 113.2, Issuance, of the IFC, is hereby amended by deleting said section and inserting the following language:

Stop Work Orders. When work is being done contrary to the provisions of this Code, the technical codes, or other pertinent laws or ordinances implemented through this Code; the Building Official may order work stopped by notice in writing posted on the premises, or by notice served on persons

performing the work or causing the work to be done. The owner of the premises, so notified, shall prevent further work from being done on the premises, and any person, so notified, shall stop work, until authorized by the Building Official to proceed.

.10 Section 308.1.4 Open-flame cooking devices. Section 308.1.4, Open-Flame cooking devices, of the IFC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Charcoal burners, other open-flame cooking devices, and other devices that produce ashes or embers shall not be operated on balconies or within twenty (20) feet of combustible construction. Location of LP containers shall comply with Section 6104.

Exceptions:

1. One-and-two-family dwellings, constructed in accordance with the International Residential Code.
2. LP-gas cooking devices having LP-gas container with a water capacity not greater than twenty (20) pounds.

.11 Section 505.1 Address Identification. Section 505.1 Address Identification, of the IFC, is hereby amended by deleting said section and inserting in lieu thereof the following:

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the fire code official, address numbers shall be provided in greater dimension or additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 505.1
Minimum Height and Stroke Width ^{a b}

Distance from the centerline of the Public Way (ft)	Minimum Height (in)	Minimum Stroke Width (in)
Less than 100	4	1/2
100 - 199	6	3/4
200 – 299	8	1
For each additional 100	Increase 2	Increase ½

a) Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.

b) Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

.12 Section 506 Key Boxes. Section 506 Key Boxes, of the IFC, is hereby amended by adding a new section as follows:

506.3 Key Box Installation Requirements: Buildings provided with an alarm system or a sprinkler system shall be provided with a key box at the front of the building typically adjacent to the main front door(s) at a height of 48" above grade or at a location as directed by the Building Official.

.13 Section 507.5.1 Where required. Subsection 507.5.1 Fire Hydrants, where required, of the IFC, are hereby amended by adding an additional exception as follows:

3. Exception. On site fire hydrants are not required to be provided when adequate public water supply infrastructure to support the function and operation of the fire hydrant(s) is not available.

.14 Section 903.2 Where required. Section 903.2 Fire Sprinklers, where required, of the IFC, are hereby amended by adding an additional exception to the section as follows:

Exception: A fire sprinkler system is not required to be installed in Groups A-1, A-2, A-3 and A-4 occupancies where adequate fire protection water supply is not available or reasonably available by upgrading the water system and the following:

- a. A fire barrier constructed per IBC 707.3.10 is installed so as to separate maximum allowable fire areas and/or maximum occupant loads when amounts are exceeded per sections 903.2.1.1, 903.2.1.2, 903.2.1.3 and 903.2.1.4 respectively; and
- b. A manual fire alarm is provided throughout that activates the occupant notification system in accordance with Sections 907.4, 907.5 and 907.6 of the International Building Code; and
- c. Fireworks/pyrotechnics are not allowed within the building; and
- d. Building maximum story height is limited to two stories; and
- e. IBC section 712.1.9 is not allowed to be applied; and
- f. In mixed-use buildings occupancy separations required per IBC 508.4 for non-sprinkled buildings shall have the fire resistance rating increased an additional hour; and
- g. All exit stairs and stairways serving floors above grade level shall meet the provisions of Interior Exits per IBC 1023; and
- h. All required exits, elevator shafts and mechanical ductwork shafts penetrating floor levels shall be enclosed with 2-hour fire rated construction. Shafts penetrating less than 3 stories are allowed to be constructed of materials permitted by building type of construction; and
- i. Required exits serving the assembly occupancy shall provide exit discharge directly to the exterior; and
- j. A one-hour fire rated horizontal separation constructed per IBC 711 is constructed between floor levels and between a rooftop occupancy and the enclosed building space below.

.15 Section 903.2.1.7 Multiple fire areas. Section 903.2.1.7 Multiple Fire areas, of the IFC, are hereby amended by adding an exception as follows:

Exception: Where exit and/or exit access components are shared by multiple occupancies in a building not provided with a sprinkler system and the combined occupant load of these fire areas is 300 or more the exit and/or exit access component shall be enclosed in fire rated construction from the point of occupancy convergence to the exit discharge. The fire resistance rating of the enclosed egress component shall be 2-hours and meet the provisions of IFC 1020, 1023 and/or 1024 respectively.

.16 Section 903.2.11.1.3 Basements. Section 903.2.11.1.3 Basements, of the IFC, is hereby amended by deleting said section and inserting in lieu thereof the following:

Where any portion of a basement is located more than seventy-five (75) ft from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

.17 Section 903.4.2 Alarms. Section 903.4.2 Alarms, of the IFC, is hereby amended by deleting said section and inserting in lieu thereof the following:

An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

.18 Section 907.1.1. General. Section 907.1.4 FACP (Fire Alarm Control Panels), of the IFC, is hereby amended by adding a new section and exception as follows:

Section 907.1.4 FACP (Fire Alarm Control Panels). Each building shall have no more than one (1) FACP. Installation of fire alarm panel shall not exceed six (6) ft in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement of the limitation in the number of panels.

.19 Section 907.6.6 Monitoring. Section 907.6.6 Monitoring, of the IFC, is hereby amended by deleting said section and inserting in lieu thereof the following and exception:

Fire alarm systems required by this chapter or by the International Building Code shall be monitored by a central station approved and listed under UL 827 in accordance with NFPA 72.

Exception: Monitoring station is not required for automatic sprinkler and fire alarm systems in one- and two- family dwellings.

.20 Section 1009.2 Continuity and Components. Section 1009.2 Continuity and Components, of the IFC, is hereby amended by adding the following #11 to said section:

#11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

.21 Section 1009.8 Two-way communication. Section 1009.8 Two-way communication, of the IFC, is hereby amended by adding the following exception:

#7. Two-way communication systems are not required for elevators that serve two story buildings designed to meet the provisions of section IBC 712.1.9, Two-story Openings and IBC 1019, Exit Access Stairways and Ramps

.22 Section 1010.1.5 Landing at Doors. Section 1010.1.5 Landing at Doors, of the IFC, is hereby amended by adding a new section as follows:

Section 1010.1.5.1 Frost Protection. For landings required by Section 1015.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

.23 Section 1010.2.2 Hardware. Section 1010.2.2 Hardware, of the IFC, is hereby amended by adding the following sentence:

Thumb turn locks shall not be allowed.

.24 Section 1013.1 Exit Signs. Section 1013.1 Exit Signs, of the IFC, is hereby amended by adding a new section as follows:

Section 1013.1.1 Additional exit signs. Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

.25 Section 1014.4 Handrail continuity. Section 1014.4 Handrail continuity, of the IFC, is hereby amended by adding the following exception:

#6 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.

.26 Section 1015 Guards. Section 1015 Guards, of the IFC, is hereby amended by adding a new section at follows:

1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

.27 Section 1028.5 Access to a Public Way, of the IFC, is hereby amended by adding the following sentence:

Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

.28 Section 5601.4 Qualifications. Section 5601.4 Qualifications, of the IFC, is hereby amended by adding the following exception:

Exception: Persons in charge of fireworks display or pyrotechnic special effect operations may be less than 21 years of age if they possess a valid PGI display fireworks operator certification or equivalent certification approved by the fire code official.

20.2.4 Polk County Residential Code

The 2021 Edition of the International Residential Code for One and Two Family Dwellings including Appendix F and Appendix M, published by the International Code Council, January 2021, a copy of which is on file in the Office of the Building Official, is hereby adopted by reference as the code of Polk County for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement addition to, use or maintenance of one and two family dwellings and townhouses not more than three stories in height in unincorporated Polk County and providing for the issuance of permits and collection of fees therefore; and each and all regulations, provisions, conditions and terms of such International Residential Code for One and Two Family Dwellings, 2021 Edition, as it may be amended from time to time, are hereby referred to, adopted and made part hereof as if fully set out in this code. The following sections are hereby revised:

.1 All Sections: Change any references of the International Plumbing Code to State of Iowa Plumbing Code.

.2 All Sections: Delete any references to the International Private Sewage Disposal Code.

.3 All Sections: References throughout this code shall denote ICC A117.1-09.

.4 Section R101.1 Title. Section R101.1, Title, of the IRC, is hereby deleted and there is enacted in lieu thereof the following section:

These regulations shall be known as the Polk County Residential Code hereinafter referred to as “this Code”.

.5 Section R102 Applicability. Section R102 Applicability, of the IRC, is hereby amended by adding a new subsection as follows:

Section R102.7.2 Existing CSST: Bonding Required. Where alterations, repairs or additions requiring a permit occur, CSST shall be bonded in accordance with the Polk County Fuel Gas Code, unless deemed technically infeasible by the Building Official.

.6 Section R103.1 Creation of Agency. Section R103.1, Creation of Agency, of the IRC, is hereby modified by inserting the following:

Polk County Building Services Department

.7 Section R105.2 Work Exempt from Permit. Section R105.2, Work exempt from permit, of the IRC is hereby amended by deleting said section and inserting following:

Work exempt from permits shall be per Section 20.1.11 of Chapter 20 Polk County Construction Code.

.8 Section R105.5 Expiration. Section R105.5, Expiration, of the IRC is hereby amended by deleting said section and inserting following:

Expiration of permits shall be in accordance with Section 20.4.3 of Chapter 20 Polk County Construction Code.

.9 Section R106 Construction Documents. Section R106, Construction documents, of the IRC is hereby amended by adding a new subsection as follows:

Section R106.6, Post Frame Buildings. All pole frame buildings shall be designed and constructed by the following guidelines:

Exception. Pole buildings satisfying all of the following requirements are exempt from the engineering certification of plans required in this section:

(i) Floor area of 2,240 square feet or less.

(ii) Eave height of 14 feet or less.

(iii) Pole spacing of eight feet or less.

(iv) Single story structures where useable floor/spaces are not above grade level.

R106.6.1 Plans. Plans shall be drawn to a scale of not less than one-fourth-inch per foot and include: Floor plan with dimensions, pole locations and spacing, footing sizes, door sizes and

locations; section drawing showing footings, poles, sidewall girts, roof purlins, headers, siding, roofing, and details; and elevation views of all four sides of building.

R106.6.2 Engineering. Plans shall be certified by a licensed, professional engineer and shall bear the engineer's seal and signature. The engineer's certification block shall specify the pages or sheets covered by the seal.

R106.6.3 Building Design Criteria. The following shall appear on engineer certified plans: Building design in accordance with the 2021 International Residential Code; 30 PSF ground snow load; 115 MPH Wind Design Speed; Exposure C (generally open terrain with scattered obstructions); 2000 PSF assumed soil bearing (unless a soils report shows otherwise). Exposure C will be assumed unless it can be demonstrated that the building site meets the definition of Exposure B (suburban and wooded areas with numerous closely spaced obstructions).

R106.6.4 Trusses. Submit truss design drawings certified by a licensed, professional engineer. Drawings shall indicate that the design and connectors are in accordance with the 2021 International Residential Code and indicate the applicable design criteria from Section R106.6.3 above.

.10 Section R108.2, Schedule of Permit Fees. Section R108.2, Schedule of Permit Fees, of the IRC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.11 Section R108.2 Schedule of permit fees: Section R108.2, Schedule of permit fees, of the IRC, is hereby amended by adding a new subsection as follows:

Section 109.2.1 Plan Review Fees. Plan Review Fees for all plan reviews shall be as set forth as adopted by Polk County Board of Supervisors resolution.

.12 Section R108.4 Work commencing before permit issuance. Section R108.4, Work commencing before permit issuance, of the IRC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.13 Section R110.1 Use and change of Occupancy. Section R110.1, Use and change of Occupancy, of the IRC is hereby amended by deleting first sentence and inserting in lieu thereof the following:

A building or structure shall not be used or occupied, and a change in the existing use classification of a building or structure or portion thereof shall not be made, until the appropriate permits have been pulled and the Building Official has issued a certificate of occupancy therefor as provided herein.

.14 Section R112 Means of Appeals. Section R112 Means of Appeals, of the IRC, is hereby amended by deleting said section and inserting the following language:

Means of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code.

.15 Section R113.4 Violations and penalties. Section R113.4, Violation and penalties, of the IRC, is hereby amended by deleting said section and replacing with the following:

Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed by law. Fines and penalties as specified in Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances.

.16 Section R114.2 Issuance of Stop Work Order. Section R114.2, Issuance, of the IRC, is hereby amended by deleting said section and inserting the following language:

Stop Work Orders. When work is being done contrary to the provisions of this Code, the technical codes, or other pertinent laws or ordinances implemented through this Code; the Building Official may order work stopped by notice in writing posted on the premises, or by notice served on persons performing the work or causing the work to be done. The owner of the premises, so notified, shall prevent further work from being done on the premises, and any person, so notified, shall stop work, until authorized by the Building Official to proceed.

.17 Section 202 Definition. Section 202 Definition, of the IBC, is hereby amended by adding a definition of bedroom as follows:

BEDROOM. A room or space that is, or may be, utilized for sleeping purposes located within a dwelling unit. A bedroom is considered a room or space that either contains a bed or is a room or space with a dimension of at least 7 feet in both width and depth of room with a permanently constructed closet. For purposes of this definition permanently constructed closet means any space or area that is intended for storage and enclosed with construction consisting of an assembly of materials measuring from floor elevation to above 60". Assembly of materials may have a finished membrane attached to one, both or neither side of structural support. A closet may or may not have a door installed over the access opening.

.18 Table R301.2(1) Climate and Geographic Design Criteria. Table R301.2(1) Climate and Geographic Design Criteria, of the IRC, is hereby amended by modifying said table as follows:

Table R301.2(1), Climatic and Geographic Design Criteria

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Weathering	Frost Line Depth	Termite	Winter Design Temp	Ice Shield Under Layment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
30 PSF	115	A	Severe	42"	No	-5°F	Yes	2-1-2019	1833	48.6°F

.19 Section R302.1 Exterior Walls. Section R302.1, Exterior walls, of the IRC, is hereby -amended by deleting - all exceptions and inserting in lieu thereof the following exception:

Subsection 302.1 Exterior walls exception #1.

Accessory buildings less than 6 feet from a dwelling and/or less than 5 feet from a property line shall be provided with 5/8" "X" fire code sheetrock or equivalent throughout the interior, including the

walls and ceiling. Any accessory structure opening(s) in wall(s) parallel to and less than 6 feet from the dwelling unit wall(s) shall be fire rated in accordance with this code.

.20 Section R302.6 Dwelling/Garage Fire Separation. Section R302.6, Dwelling/garage fire separation, of the IRC is hereby amended by deleting said subsection and inserting in lieu thereof the following subsection:

Subsection R302.6 Dwelling/Garage Fire Separation. The garage shall be separated throughout as required by Table R302.6. Openings in garage walls shall comply with Section R302.5.

.21 Section Table R302.6 Dwelling/Garage Separation. Table R302.6, is hereby amended by modifying said table as follows:

Table R302.6 Dwelling/garage separation

Separation	Material
From the residence & attics – common wall with garage	5/8" Type X fire code sheet or equivalent applied to the garage side.
From all habitable rooms above the garage	5/8" Type X fire code sheet or equivalent – throughout garage
Structures supporting floor/ceiling assemblies used for separation required by this section	5/8" Type X fire code sheet or equivalent – throughout garage
Garages located less than 10 feet from a dwelling unit on the same lot	5/8" Type X fire code sheet or equivalent – throughout garage

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

Section R303.3 Bathrooms. Bathrooms shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermediate 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 water closet and/or lavatory may be provided with a recirculating fan.

.23 Section R308.4.2 Glazing adjacent to doors. Section R308.4.2, Glazing adjacent to doors, of the IRC, is hereby amended by deleting said section and items #1 and #2 and inserting in lieu thereof the following (exceptions remain unchanged):

Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface shall be considered a hazardous location.

.24 Section R309.1 Floor Surface. Section R309.1, Floor surface, of the IRC, is hereby amended by deleting the first sentence and replacing with the following:

Garage floor surfaces shall consist of a paved surface.

.25 Section R310.2.2 Minimum dimension. Section R310.2.2, minimum dimension, is hereby amended by adding the following to the end of the section:

The net clear opening dimension required by this section shall not require the removal of a sash or other component of the emergency escape and rescue opening.

.26 Section R310.2.3 Window Sill Height. Section R310.2.3 Window Sill Height, of the IRC, is hereby amended by adding the following exception:

A landing may be provided to meet the maximum sill height of forty-four (44) inches above the floor or landing provided. The landing shall be not less than thirty-six (36) inches wide, not less than twelve (12) inches out from the exterior wall, and not more than twenty-four (24) inches in height. The landing shall be permanently affixed to the floor below or the wall under the window it serves.

.27 Section R311.3 Floor or landings at other exterior doors. Section R311.3 Floor or landings at other exterior doors, of the IRC, is hereby amended by adding the following exception:

Stairs without a top landing may serve exterior doors where the elevation difference between an interior floor and the exterior grade is 30" or less. Said door shall not be the required egress door

provided for the dwelling unit per subsection R311.2, provided the door does not swing over the exterior stair.

.28 Section R311.7.8.4 Continuity. Section R311.7.8.4 Continuity, of the IRC, is hereby amended by adding the following exceptions:

#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.

#4. Where bottom of stairs are open on each side of the stairway and the opening area does not exceed more than 30" in height measuring from bottom landing/floor a handrail is not required to extend to the bottom riser of the stair flight and may terminate at the wall/guard.

.29 Section R313.1 Townhouse automatic fire sprinkler systems. Section R313.1 Townhouse automatic fire sprinkler systems, of the IRC, is hereby amended by adding the following exceptions:

Exception #2. Townhouse structures that contain eight (8) or less dwelling units.

Exception #3. Townhouse structures less than eighteen thousand (18,000) square feet floor space, including the garage.

.30 Section R313.2 One and two-family dwellings automatic sprinkler systems. Section R313.2 and subsection R313.2.1 One and two-family dwellings automatic sprinkler systems, of the IRC shall be deleted and replaced with the following:

An automatic sprinkler system may be installed in one- and two-family dwellings. Installation of an automatic sprinkler system shall be designed and installed in accordance with Section P2904 or NFPA 13D.

.31 Section R322.1 General. Section R322.1, General (Flood-resistant construction), of the IRC shall be amended by adding the following to the end of the section:

Floor hazard construction shall be coordinated with Polk County Zoning Ordinance Article 7.

.32 Section R403.1.1 Minimum Size. Section R403.1.1 Minimum size, of the IRC, is hereby amended by adding the following Table R403.1 (4):

For purposes of sizing and construction of footings for residential conventionally light-framed construction with cast in place or fully grouted masonry foundation wall construction, constructed

upon undisturbed, non-expansive soils, the following table and footnotes may be used in lieu of table R403.1(1), R403.1(2), R403.1(3):

Table R403.1(4)

Number of Stories	Foundation Wall Thickness		Minimum Footing Thickness (inches)	Minimum Footing Width (inches)	Minimum Continuous Reinforcement (rebar)
	Concrete	Masonry			
1	8	8	8	16	2 - #4
2	8	8	8	16	2 - #4
Demising Walls	8	8	8	18	2 - #4
3	10	10	12	22	3 - #4
Demising Walls	10	10	12	22	3 - #4

- a. Assumed soil bearing capacity 2000 psf
- b. Foundations placed upon areas of poor bearing or expansive soils shall be engineered
- c. Footings carrying point loads shall be engineered
- d. Foundations may support a roof in addition to the stipulated number of floors
- e. Foundations supporting a roof only shall be as required for supporting one floor
- f. Reinforcing shall be evenly spaced with proper overlaps
- g. Perimeter footings shall be minimum 42" below the surrounding grade within 5' horizontally of foundation

.33 Section R403.1.4.1 Frost Protection. Section R403.1.4.1, Frost Protection of the IRC, is hereby amended by deleting exception #1 and inserting in lieu thereof the following:

Exception #1. Detached garages of conventional light frame wood construction of 1,008 square feet or less in size and more than 6 feet from a dwelling or attached garage may be provided with a floating slab which shall include a thickened slab edge of a minimum 12 inches thick and 12 inches wide with 2 #4 bars placed and floor shall be not less than 4 inches thick with number 4 bar placed 2 foot on center or 6 by 6 mesh. Pour shall be continuous.

.34 Section R403.1.3.2 Reinforcement for foundation walls. Section R403.1.3.2, Reinforcement of foundations walls, of the IRC, is hereby amended by adding the following to the end of the section:

As an alternate to the requirements of respective codes, the following table, Table R404.1.2 (10) may be used:

Table R404.1.2 (10): Foundation Walls for Conventional Light Framed Construction

Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*	Thickness of Foundation Wall		Reinforcement type and placement within Foundation wall**	Reinforcement type and placement within wall** (maximum 12' span between corners and supporting cross walls.)	Type of Mortar
	Unit				
	Concrete	Masonry	Concrete	Masonry	Masonry
8	7 ½"	8"	3- ½" diameter bars with placement in the bottom, middle, and top*	0.075 sq. in. bar 8' o.c. vertically in fully grouted cells. If block is 12" nominal thickness, may be unreinforced.	Type M or S. Grout and Mortar shall meet provisions of Chapter 21 (IBC)
9	8"	8"	½" bars 2' o.c. horizontally & 20" o.c. vertically <u>OR</u> (5/8" bars 2' o.c horizontally & 30" o.c vertically)	See Chapter 18 (IBC)	Same as above
10	See Chapter 18 (IBC)	See Chapter 18 (IBC)		See Chapter 18 (IBC)	
* Concrete floor slab shall be a minimum of 4". If such floor slab is not provided a designed means of providing lateral support at the bottom of the wall for backfill shall be required.					
** All reinforcement bars shall meet ASTM A615 Grade 40 and be deformed. Placement of bars shall be in center of wall and meet provisions of this Code.					
NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of 2 – ½" diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of this Code.					
NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved system as prescribed in Section R405.1 of this Code. Where soils containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils are encountered or where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the wall, a specially designed wall shall be required.					
Note: Foundation plate or sill anchorage shall be installed in accordance with this code as applicable.					

.35 Section R404.4 Retaining walls. Section R404.4, Retaining walls, of the IRC, is hereby amended by deleting current language and inserting the following in lieu of:

Retaining Walls that are not laterally supported at the top and that retain in excess of 48 inches of unbalanced fill shall be structurally designed by the manufacturer and approved by an Iowa Licensed Engineer to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning. All retaining walls shall be set back from property lines by a minimum height to setback

distance ratio of 1:1.5. Walls proposed to be located closer than the 1:1.5 setback distance ratio shall provide an Iowa Licensed Engineer stamped design.

.36 Section R507.3 Footings. Section R507.3, Footings, of the IRC, is hereby amended by adding deleting exception #3 as follows:

Exception #3 Frost protection of footings serving deck platforms is not required where the deck platform is free floating, not connected to a structure with frost protected footings, has the walking surface not more than 30" above adjacent grade and does not exceed 400 square feet in area.

.37 Chapter 11 Energy Efficiency. Chapter 11, Energy Efficiency, of the IRC is hereby deleted and there in is enacted in lieu thereof the following section:

The provisions of the International Energy Conservation Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in "this Code" and these regulations shall be known as the Polk County Energy Code. Construction or work for which a permit is required shall be subject to third party inspections at the discretion of the Building Official. The Building Official is authorized to accept reports of approved inspection agencies, provided such agencies satisfy the requirements as to qualifications and reliability. Any portion that does not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official.

.38 Section G2415.2 (404.2) CSST, of the IRC, is hereby amended by deleting said section and replacing with the following:

CSST piping shall meet the following:

In new construction, installation of new CSST piping and replacing gas piping with CSST only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16) CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411.3 CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

In existing buildings where CSST had been installed and where alterations, repairs or additions requiring a permit occur, CSST shall be bonded in accordance with section G2411.2 unless deemed technically infeasible by the Code Official.

.39 Appendix AM Home Day Care. Appendix M, of the IRC, shall be amended by adding section AM105 Carbon Monoxide Alarms.

Section AM105 Carbon Monoxide Alarms: Carbon Monoxide Alarms shall be installed in dwelling units used for home care operations. Carbon Monoxide Alarms shall be installed per the provisions of section R315

20.2.5 Polk County Mechanical Code

The International Mechanical Code, as prepared and edited by the International Code Council Inc., as currently adopted and amended by the Plumbing and Mechanical Systems Board, Iowa Department of Public Health including Sections 103 through 116, is hereby adopted by reference as the code of Polk County

for the control of mechanical systems as therein provided in unincorporated Polk County; and each and all regulations, provisions, conditions and terms of said State Mechanical Code are hereby referred to, adopted and made part hereof as if fully set out in this code, including any amendments as may be made from time to time. The following sections are hereby revised:

.1 Section 101.1 Title. Section 101.1, Title, of the IMC, is hereby deleted and there is enacted in lieu thereof the following section:

These regulations shall be known as the Polk County Mechanical Code hereinafter referred to as "this Code".

.2 Section 102.4 Additions, alterations or repairs. Section 102.4, Additions, alterations or repairs, of the IMC, is hereby amended by addition said section to the end:

A carbon monoxide alarm shall be installed in existing dwelling units when the heating and/or cooling equipment is replaced within. Carbon Monoxide Alarms shall be installed per the provisions of section 915 of the International Building Code or section R315 of the International Residential Code, respectively.

.3 Section 103.1 Creation of Agency. Section 103.1, Creation of Agency, of the IMC, is hereby modified by inserting the following:

Polk County Building Services Department

.4 Section 106.2 Work Exempt from Permit. Section 106.2, Work exempt from permit, of the IMC is hereby amended by deleting said section and inserting following:

Work exempt from permits shall be per Section 20.1.11 of Chapter 20 Polk County Construction Code.

.5 Section 106.5.3 Expiration. Section 106.5.3, Expiration, of the IMC is hereby amended by deleting said section and inserting following:

Expiration of permits shall be in accordance with Section 20.4.3 of Chapter 20 Polk County Construction Code.

.6 Section 109.2 Schedule of Permit Fees. Section 109.2, Schedule of Permit Fees, of the IMC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.7 Section 109.4 Work commencing before permit issuance. Section 109.4, Work commencing before permit issuance, of the IMC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.8 Section 113 Means of Appeals. Section 113, Means of Appeals, of the IMC, is hereby amended by deleting said section and inserting the following language:

Means of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code.

.9 Section 114 Board of Appeals. Section 114 Board of Appeals, of the IMC, is hereby amended by deleting said section and inserting the following language.

Board of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code

.10 Section 115.4 Violations and penalties. Section 115.4, Violation and penalties, of the IMC, is hereby amended by deleting said section and replacing with the following:

Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed by law. Fines and penalties as specified in Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances.

.11 Section 116.2, Issuance of Stop Work Order. Section 116.2, Stop Work Order, of the IMC, is hereby amended by deleting said section and inserting the following language:

Stop Work Orders. When work is being done contrary to the provisions of this Code, the technical codes, or other pertinent laws or ordinances implemented through this Code; the Building Official may order work stopped by notice in writing posted on the premises, or by notice served on persons performing the work or causing the work to be done. The owner of the premises, so notified, shall prevent further work from being done on the premises, and any person, so notified, shall stop work, until authorized by the Building Official to proceed.

20.2.6 Polk County Fuel Gas Code

The 2021 Edition of the International Fuel Gas Code, published by the International Code Council, August 2020, a copy of which is on file in the Office of the Building Official, is hereby adopted by reference as the code of Polk County for the control of fuel gas piping systems as therein provided in unincorporated Polk County; and each and all regulations, provisions, conditions and terms of said International Fuel Gas Code, 2021 Edition, as it may be amended from time to time, are hereby referred to, adopted and made part hereof as if fully set out in this code. The following sections are hereby revised:

.1 Section 101.1 Title. Section 101.1, Title, of the IFGC, is hereby deleted and there is enacted in lieu thereof the following section:

These regulations shall be known as the Polk County Fuel Gas Code hereinafter referred to as “this Code”.

.2 Section 101.2 Scope. Section 101.2 Scope, of the IFGC, is hereby amended by enumerating the existing exception as exception #1 and adding the following exceptions:

Exception #2: The Nation Fuel Gas Code (NFPA 54) as published by the National Fire Protection Association, as currently adopted, amended and/or referenced by the Plumbing and Mechanical Systems Board, Iowa Department of Public Health and/or the Iowa State Fire Marshal and as referenced in this code, is hereby considered as equivalent to the International Fuel Gas Code and shall be used for systems, appliances and equipment referenced in IFGC Section 101.2.4 as

applicable. Administrative regulations shall be as prescribed in the Polk County Construction Code Chapter 20.

Exception #3: Liquid Petroleum Gas Code (NFPA 58) as published by the National Fire Protection Association, as currently adopted, amended and/or referenced by the Plumbing and Mechanical Systems Board, Iowa Department of Public Health and/or the Iowa State Fire Marshal and as referenced in this code, is hereby approved as an alternate equivalent method for complete gas piping systems; and shall be used for systems, appliances and equipment referenced in IFGC Section 101.2.1 as applicable. Administrative regulations shall be as prescribed in the Polk County Construction Code Chapter 20.

Exception #4: Chapter 12 of the State Plumbing Code as currently adopted, amended and/or referenced by the Plumbing and Mechanical Systems Board, Iowa Department of Public Health is hereby considered as equivalent to the International Fuel Gas Code and shall be used for systems, appliances and equipment referenced in IFGC Section 101.2.4 as applicable unless in conflict with 661-Chapter 226, Liquid Petroleum Gas, Iowa Administrative Code. Where chapter 12 of the State Plumbing Code as currently adopted, amended and/or referenced conflicts with 661-Chapter 226, 661-Chapter 226 shall prevail.

.3 Section 103.1 Creation of Agency. Section 103.1, Creation of Agency, of the IFGC, is hereby modified by inserting the following:

Polk County Building Services Department

.4 Section 106.2 Work Exempt from Permit. Section 106.2, Work exempt from permit, of the IFGC is hereby amended by deleting said section and inserting following:

Work exempt from permits shall be per Section 20.1.11 of Chapter 20 Polk County Construction Code.

.5 Section 106.5.3 Expiration. Section 106.5.3, Expiration, of the IFGC is hereby amended by deleting said section and inserting following:

Expiration of permits shall be in accordance with Section 20.4.3 of Chapter 20 Polk County Construction Code.

.6 Section 109.2 Schedule of Permit Fees. Section 109.2, Schedule of Permit Fees, of the IFGC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Board of Supervisors resolution.

.7 Section 109.4 Work commencing before permit issuance. Section 109.4, Work commencing before permit issuance, of the IFGC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.8 Section 113 Means of Appeals. Section 113, Means of Appeals, of the IFGC, is hereby amended by deleting said section and inserting the following language:

Means of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code.

.9 Section 114 Board of Appeals. Section 114 Board of Appeals, of the IFGC, is hereby amended by deleting said section and inserting the following language.

Board of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code.

.10 Section 115.4 Violations and penalties. Section 115.4, Violation and penalties, of the IFGC, is hereby amended by deleting said section and replacing with the following:

Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed by law. Fines and penalties as specified in Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances.

.11 Section 116.2, Issuance of Stop Work Order. Section 116.2, Issuance, of the IFGC, is hereby amended by deleting said section and inserting the following language:

Stop Work Orders. When work is being done contrary to the provisions of this Code, the technical codes, or other pertinent laws or ordinances implemented through this Code; the Building Official may order work stopped by notice in writing posted on the premises, or by notice served on persons performing the work or causing the work to be done. The owner of the premises, so notified, shall prevent further work from being done on the premises, and any person, so notified, shall stop work, until authorized by the Building Official to proceed.

.12 Section 310.2 CSST. Section 310.2 CSST, of the IFGC, is hereby amended by adding the following after the first paragraph:

Existing CSST shall be bonded where alterations, repairs or additions requiring a permit occur, CSST shall be bonded in accordance with sections 310.2.1 through 310.2.5 of the International Fuel Gas Code.

20.2.7 Polk County Electrical Code

The National Electrical Code, published by the National Fire Protection Association Inc. (NFPA 70), as currently adopted and amended by the Iowa Electrical Examining Board, Iowa Department of Public Safety, a copy of which is on file in the Office of the Building Official, is hereby adopted by reference as the code of Polk County for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement addition to, use or maintenance of electrical systems in unincorporated Polk County and providing for the issuance of permits and collection of fees therefore; and each and all regulations, provisions, conditions and terms of such National Electrical Code, , as amended from time to time, are hereby

referred to, adopted and made part hereof as if fully set out in this code. The following sections are hereby revised:

.1 Title. Title, of the NEC, is hereby established by adding the following:

These regulations shall be known as the Polk County Electrical Code hereinafter referred to as “this Code”.

.2 Creation of Agency. Creation of Enforcement Agency, of the NEC, is hereby established by adding the following:

The term Code Official is intended to also mean Building Official and his or her representatives or designees, who are herewith delegated the same powers, authorities, duties and responsibilities as designated for the Code Official.

.3 Permits Required. Permits required, of the NEC, is hereby established by adding the following, including exception:

Permits Required. Permits shall be required for work contained within the scope of this article.

Exception: Work exempt from permits per Section 20.1.11 of Chapter 20 Polk County Construction Code.

.4 Schedule of Permit Fees. Schedule of Fees, of the NEC is hereby established by adding the following:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.5 Permit Expiration. Expiration of permits, of the NEC is hereby established by adding the following:

Expiration of permits shall be in accordance with Section 20.4.3 of Chapter 20 Polk County Construction Code.

.6 Means of Appeals. Means of Appeals, of the NEC, is hereby established by adding the following:

Means of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code.

.7 Violation and penalties. Violation and penalties, of the NEC, is hereby established by adding the following:

Violation penalties: Fines and penalties as specified in Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances.

.8 Issuance of Stop Work Orders. Stop work orders, of the NEC, is hereby established by adding the following:

Stop Work Orders. When work is being done contrary to the provisions of this Code, the technical codes, or other pertinent laws or ordinances implemented through this Code; the Building Official may order work stopped by notice in writing posted on the premises, or by notice served on persons performing the work or causing the work to be done. The owner of the premises, so notified, shall

prevent further work from being done on the premises, and any person, so notified, shall stop work; until authorized by the Building Official to proceed.

.9 Existing CSST: Bonding Required. CSST bonding, of the NEC, is hereby established by adding the following:

Where alterations, repairs or additions requiring a permit occur, CSST shall be bonded in accordance with the Polk County Fuel Gas Code and NEC Articles 250-52 – 250.64 (D) 250-68 and 250.90, unless deemed technically infeasible by the Code Official.

.10 Residential buildings or structures moved into or within the boundaries of unincorporated Polk County shall comply with the electrical code in accordance with the Polk County Residential Update Requirements, as amended from time to time.

20.2.8 Polk County Plumbing Code

The Uniform Plumbing Code, as prepared and edited by the International Association of Plumbing and Mechanical Officials, as currently adopted and amended by the Plumbing and Mechanical Systems Board, Iowa Department of Public Health and including Sections 103 through 107, is hereby adopted by reference as the code of Polk County for the control of plumbing systems as therein provided in unincorporated Polk County; and each and all regulations, provisions, conditions and terms of said State Mechanical Code, as it may be amended from time to time, are hereby referred to, adopted and made part hereof as if fully set out in this code. The following sections are hereby revised:

.1 ICC A117.1 references throughout this code shall be as prescribed by the Polk County Building Code.

.2 Section 101.1 Title. Section 101.1, Title, of the UPC, is hereby deleted and there is enacted in lieu thereof the following section:

These regulations shall be known as the Polk County Plumbing Code hereinafter referred to as “this Code”.

.3 Section 104.2 Work Exempt from Permit. Section 104.2, Work exempt from permit, of the UPC is hereby amended by deleting said section and inserting following:

Work exempt from permits shall be per Section 20.1.11 of Chapter 20 Polk County Construction Code.

.4 Section 104.4.3 Expiration. Section 104.4.3, Expiration, of the UPC is hereby amended by deleting said section and inserting following:

Expiration of permits shall be in accordance with Section 20.4.3 of Chapter 20 Polk County Construction Code.

.5 Section 104.5 Fees. Section 104.5, Fees, of the UPC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.6 Section 104.5.1 Work commencing before permit issuance. Section 104.5.1, Work commencing before permit issuance, of the UPC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.7 Section 106.3 Penalties. Section 106.3, Penalties, of the UPC, is hereby amended by deleting said section and replacing with the following:

Penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed by law. Fines and penalties as specified in Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances.

.8 Section 106.4 Issuance of Stop Work Order. Section 106.4, Stop Orders, of the UPC, is hereby amended by deleting said section and inserting the following language:

Stop Orders. When work is being done contrary to the provisions of this Code, the technical codes, or other pertinent laws or ordinances implemented through this Code; the Building Official may order work stopped by notice in writing posted on the premises, or by notice served on persons performing the work or causing the work to be done. The owner of the premises, so notified, shall prevent further work from being done on the premises, and any person, so notified, shall stop work; until authorized by the Building Official to proceed.

.9 Section 107 Board of Appeals. Section 107 Board of Appeals, of the UPC, is hereby amended by deleting said section and inserting the following language.

Board of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code.

.10 Section 701.2 Drainage Piping. Section 701.2 Drainage Piping, of the UPC, is hereby amended by adding the following language:

(7) SDR 23.5 is an acceptable material for [exterior] building sewers.

.12 Section 717.1 General. Section 717.1 General, of the UPC, is hereby amended by adding the following language at end of said section:

The minimum diameter for a building sewer shall be four inches to point of connection.

.13 Section 718.3.1 Protection from Damage. Section 718.3.1 Protection from Damage, of the UPC, is hereby amended by adding the following section:

Building sewers less than 42 inches below grade shall be cast iron or be protected with an engineered system to prevent damage from freezing and frost heave.

.14 Section 1014.1 Grease Interceptors. Section 1014.1 Grease Interceptors, of the UPC, is amended by deleting said section and inserting in lieu thereof the following:

Grease Interceptors shall comply with Division 5, Chapter 19 of the Polk County Code of Ordinances.

20.2.9 Polk County Swimming Pool Code

The 2021 Edition of the International Swimming Pool and Spa Code, published by the International Code Council, October 2020, a copy of which is on file in the Office of the Building Official, is hereby adopted by reference as the code of Polk County for the control of fuel gas piping systems as therein provided in unincorporated Polk County; and each and all regulations, provisions, conditions and terms of said International Fuel Gas Code, 2021 Edition, , as it may be amended from time to time, are hereby referred to, adopted and made part hereof as if fully set out in this code. The following sections are hereby revised:

.1 Section 101.1 Title. Section 101.1 Title, of the ISPSC, is hereby deleted and there is enacted in lieu thereof the following section:

These regulations shall be known as the Polk County Swimming Pool and Spa Code hereinafter referred to as “this Code”.

.2 Section 103.1 Creation of Agency. Section 103.1, Creation of Agency, of the ISPSC, is hereby modified by inserting the following:

Polk County Building Services Department

.3 Section 105.4.3 Expiration. Section 105.4.3, Expiration, of the ISPSC is hereby amended by deleting said section and inserting following:

Expiration of permits shall be in accordance with Section 20.4.3 of Chapter 20 Polk County Construction Code.

.4 Section 108.2 Schedule of Permit Fees. Section 108.2, Schedule of Permit Fees, of the ISPSC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.5 Section 108.4 Work commencing before permit issuance. Section 108.4, Work commencing before permit issuance, of the ISPSC, is hereby amended by deleting said section and inserting the following language:

Fee Schedule as adopted by Polk County Board of Supervisors resolution.

.6 Section 111 Means of Appeals. Section 111, Means of Appeals, of the ISPSC, is hereby amended by deleting said section and inserting the following language:

Means of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code.

.7 Section 112 Board of Appeals. Section 112 Board of Appeals, of the ISPSC, is hereby amended by deleting said section and inserting the following language.

Board of Appeals shall be in accordance with Section 20.3 of Chapter 20 Polk County Construction Code.

.8 Section 113.4 Violations and penalties. Section 113.4, Violation and penalties, of the ISPSC, is hereby amended by deleting said section and replacing with the following:

Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in

violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to the penalties as prescribed by law. Fines and penalties as specified in Chapter 2 Issuance of Citations and Imposition of Civil Penalties for Violation of County Ordinances and Regulations of the Polk County Code of Ordinances.

.9 Section 114.2, Issuance of Stop Work Order. Section 114.2, Issuance, of the ISPSC, is hereby amended by deleting said section and inserting the following language:

Stop Orders. When work is being done contrary to the provisions of this Code, the technical codes, or other pertinent laws or ordinances implemented through this Code; the Building Official may order work stopped by notice in writing posted on the premises, or by notice served on persons performing the work or causing the work to be done. The owner of the premises, so notified, shall prevent further work from being done on the premises, and any person, so notified, shall stop work; until authorized by the Building Official to proceed.

.10 Section 305.2.7 Chain link dimensions. Section 305.2.7, Chain link dimensions, of the ISPSC, is hereby amended by deleting 1 ¾ inch in said section and replacing with the following:

2-1/4 inches.

.11 Section 305.3 Doors and gates. Section 305.3 Doors and gates, of the ISPSC, is hereby amended by adding the following exception:

Exception: Pedestrian access doors and gates in barriers for residential pools and spas shall be allowed to swing inward towards the pool or spa.

.12 Section 306.3 Steps and risers. Section 306.3 Steps and risers, of the ISPSC, is hereby amended by deleting the third sentence and inserting in lieu thereof the following:

(third sentence) Step risers for decks of residential pools and spas shall be uniform and shall have a riser height not exceeding 7 3/4 inches.

20.3 Appeals

20.3.1 Building Board of Appeals

There is established a Building Board of Appeals to hear appeals of persons in matters of building construction, safety and code compliance within the scope of the Construction Code as adopted by the Polk County Board of Supervisors.

20.3.2 Appeal Application

Any person directly affected by a decision of the Building Official or a notice or order issued under this code shall have the right to appeal. That appeal shall be heard by the Building Board of Appeals. An appeal shall be made in writing and be filed no later than twenty (20) days after the date of the notice or order or decision. An application for appeal shall be based on a claim that:

- (1) the true intent of this Code or the rules legally adopted hereunder have been incorrectly interpreted, or
- (2) the provisions of this Code do not fully apply, or

- (3) the requirements of this Code are adequately satisfied by other means, and the specific proposed alternative action will increase the degree of general code compliance of the specific system or the building and premises, or
- (4) there are specific fixed conditions that make strict compliance with this Code impracticable, or
- (5) required actions cannot be completed within the time limit specified by the Building Official

20.3.3 Board Membership and Appointment

The Board shall consist of five members who are qualified by experience and training to pass on matters pertaining to building construction and who are not employees of Polk County. The Board of Appeals shall be appointed by the Board of Supervisors of Polk County for a term of five years. The Building Official shall be an ex-officio member but shall have no vote on any matter before the Board. Membership shall consist of:

- 1 One Iowa registered architect
- 2 One registered professional engineer
- 3 One general contractor or home building contractor
- 4 One State of Iowa Licensed Electrical or Plumbing or Mechanical Contractor
- 5 One citizen of Polk County

20.3.4 Meetings

The Board of Appeals shall hold meetings as needed for the purposes of hearing appeals. The Board shall meet upon notice from the Building Official within 20 days of the filing of an appeal, or at the stated periodic dates. An applicant may waive a timely hearing by filing a written waiver explaining the cause for seeking a delay.

20.3.5 Board Rules and Procedures and Decisions

The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official with a duplicate copy to the appellant.

20.3.6 Board Records

The Building Official shall designate a qualified person to serve as secretary to the Board. The secretary shall file a detailed record of all proceedings with the Public Works Planning and Development Department.

20.3.7 Board Authority

The Board has the authority to affirm, modify or reverse the decision of the Building Official. The Board shall not have the authority to waive requirements of this code or interpret the administration of this code. However, the Board shall not have the authority to overrule a decision rendered by any State of Iowa magistrate, district associate, district court, court of appeals, or supreme court ruling when a county infraction proceeding is brought by Polk County.

20.3.8 Action on Board Decision

The Building Official shall take prompt action in accordance with the decision of the Board.

20.3.9 Stay of Enforcement

Appeal of a notice and order (other than an Imminent Danger notice) shall stay enforcement of the notice and order until the appeal is heard by the Board.

20.4 Permits

20.4.1 Application

Applications for building, electrical, mechanical permits shall be made in accordance with this Section. All work authorized by an electrical, plumbing or mechanical permit shall be performed in accordance with the Polk County Code of Ordinances and Iowa Code Chapter 103 and Chapter 105.

.1 Permits are not transferable. Mechanical, Plumbing and Electrical work performed under the provisions of this chapter must be done by a contractor meeting the licensing provisions as set forth by the State of Iowa Plumbing and Mechanical Systems Board and the State of Iowa Electrical Examiners Board in accordance with Iowa Code Chapter 103 and 105. A responsible person or a professional licensed by the State of Iowa Plumbing and Mechanical Systems Board and the State of Iowa Electrical Examiners Board as a "Master" may sign and obtain a permit for the contractor for which they are employed only when said responsible person or "Master" has provided proof of employment or written confirmation by said licensed contractor. Any permit required by the provisions of this code may be revoked by the Code Official upon the violation of any provisions of this code.

2. A State of Iowa licensed Mechanical, Plumbing and Electrical contractor shall be allowed only to secure permits for themselves, or for a single firm or corporation. When a State of Iowa licensed Mechanical, Plumbing and Electrical contractor has secured such a permit, only the employees of such contractor when meeting the provisions of Iowa Code Chapter 103 and 105 shall perform the work for which a permit was obtained.

3. For purposes of this section, an "employee" shall be one employed by the contractor, firm or corporation for a wage or salary. A contractor may be required by the Building Official to show positive evidence as to the employee status of workers on the job. Such evidence shall be in the form of payroll and time records, canceled checks, or other such documents.

4. The contractor may also be required to show the agreement or contract pertaining to the work being questioned as evidence that said contractor is, in fact, the actual contractor for such work. Failure or refusal by the contractor to make available such employee or contractual records within 24 hours from demand therefor shall be grounds for immediate denial or revocation of any permit for the work in question.

.5 Unless otherwise specified all applications for permits under this Code shall be submitted by the property owner or their authorized agent to the Building Official. The Building Official may require reasonable proof of agency from any person submitting an application as an agent.

Exception: an owner of a single-family dwelling may perform electrical, mechanical or plumbing work on the owner's principal residence if such residence is an existing dwelling rather than new construction and is not larger than a single-family dwelling, or farm property, excluding commercial or industrial installations or installations in public use buildings or facilities. This exception does not include service upgrades or replacements, water and/or sanitary sewer service install or replacements. In order to qualify for the exception to this section, a residence shall qualify for the

homestead tax exemption except that for an exception for electrical work the owner shall also pass the Polk County Homeowner's exam.

.6 An application for any permit under this Code shall be submitted in such form, number of copies and format as required by the applicable code. The Building Official may waive submission of required elements of information when in their opinion such information is otherwise available or is not necessary to review of the application.

.7 Submit with the Permit Application, Floodplain Development Permit Application (if required), Percolation test Soil Analysis for On-Site Wastewater Treatment System (if required), and a State Storm Water Permit (if required). These reports and plans will be reviewed concurrently with the application.

.8 All applications for permits shall be submitted, reviewed, and processed in accordance with the requirements of this Code. Any permit issued in noncompliance with this Code shall be null and void.

.9 When Construction Plans or Site Plans are required; approval of those plans will be a precondition to issuance of a permit. Except as otherwise allowed, zoning, floodplain, and subdivision regulations must be met prior to permit issuance.

.10 A copy of required plans or information submitted with the application shall be returned to the applicant after the Building Official has marked the copy either approved or disapproved and attested to the same. The Building Official shall retain a similarly marked copy.

.11 Unless otherwise provided, any permit for any building or use for which a State or County on site wastewater treatment system permit or an entrance permit is required; shall not be issued until the State or County has approved such permit.

.12 Unless otherwise provided, required off-site improvements to include streets, sidewalks, sanitary and storm sewers, street lights, and landscaping must be constructed or guaranteed before a building or use permit can be issued.

.13 A fee in an amount as set by the Board of Supervisors of Polk County shall accompany each application. No permit or certificate shall be issued unless or until all charges and fees have been paid in full.

Exception: Persons performing work on exempt projects for the Federal Government, the State of Iowa, Polk County or incorporated cities with projects in unincorporated Polk County shall obtain permits for such work without paying permit fees. The Polk Emergency Home Repair Program and the Polk County Owner Occupied Home Rehabilitation Program shall be exempt from payment of permit fees. All other requirements of this Code are applicable.

.14 A plan review fee in the amount set in the Schedule of Fees adopted by the Polk County Board of Supervisors shall be submitted for all projects except for one-and-two family dwellings and accessory structures.

.15 No work shall commence until the application is approved and the permit has been issued.

.16 The permit must be posted in a prominent place on the site at all times it is in effect

20. 4.2 Issuance

Permits shall be issued as follows:

.1 Plot or Site Plans, if required, must be approved prior to issuance of any permits.

.2 Permits for onsite wastewater treatment system, if required, must be approved prior to issuance of a building, sign, or use permit.

.3 For permit purposes, Final Plat recordation may be deferred on group developments; but a Certificate of Occupancy may not be issued until all platting requirements have been met.

.4 None of the improvements, except clearing, grubbing, and erosion control, may be constructed until a permit has been issued by the Building Official.

.5 The Building Official may issue permits for not more than two (2) model homes, temporary construction trailers, safety structures, and other customary construction mobilization structures prior to Site Plan approval or Final Plat recordation.

.6 Review of all plans may be concurrent.

20.4.3 Permit Expiration

Every permit, except a demolition permit, issued by the Building Official under the provision of the building code, shall expire under any one of the following conditions:

.1 Failure to begin work authorized within 180 days of the date of issuance. For the purposes of this Section, construction shall be deemed to have begun at the time of completion of an approved footing inspection.

.2 Suspension or abandonment of work for 120 days after commencement of the work.

.2 Failure to complete work on a structure designed for residential uses within one (1) year after issuance of a permit.

.3 Failure to complete work on a structure designed for commercial or industrial uses within two (2) years after issuance of a permit. For permits with a valuation exceeding \$50,000,000.00 work shall be completed within three (3) years after issuance of a permit.

20.4.3.1 Extension

.1 Any permittee holding an unexpired permit may apply for an extension of the time within which he or she may commence or continue work. The Building Official is authorized to grant, in writing, for periods not more than 180 days each, two extensions. The extension shall be requested in writing and justifiable cause demonstrated. In all cases, when a renewal is granted the structure for which a permit is required shall comply with the code requirements in effect at the time the permit is renewed.

.2 No work authorized by any permit that has expired shall thereafter be performed until a new permit has been secured.

.3 The first two extensions granted are free of charge. An extension beyond two is subject to a fee that is based on the valuation of the remaining work.

20.4.4 Refunds

Fees may be refunded as follows:

.1 The Building Official may authorize the full refunding of any permit fee that was erroneously collected or paid. To include applications for permits that were withdrawn before the permit was issued.

.2 The Building Official may authorize refunding of the permit fee when no work has been done on an issued permit by the time the initial 180-day period lapses.

.3 The Building Official may authorize not more than 80 percent refund of a permit fee if work has begun at any time and is subsequently discontinued; or if work is not begun within one year.

.4 After one year no permit fees will be refunded.

20.5 Records

The Building Official shall retain on file a signed copy of all Permits, all approved and amended Site Plans, all Flood Elevation Certificates and Flood Proofing Certificates, Certificates of Occupancy and documents required by law.

20.6 Debris

No cut trees, timber, debris, contaminated soil, waste concrete, junk, rubbish, sewage, or food waste shall be buried, or left deposited on any private or public lot. During construction waste materials shall be stored in a manner which prevents blowing on or contamination of adjoining lots and public rights-of-way.

20.7 Utilities

20.7.1 Utility Connections

Utility lines, connections, and equipment shall be placed in accordance with the following:

.1 Connection of each lot to public water and sewer shall be required if service is within three hundred (300) feet of the nearest adequate lines of a public system, provided that no geographic or topographic factors would make such connection infeasible.

.2 Where public sewer is not available: an on-site sewage disposal system shall be provided in accordance with the standards set forth in Iowa Administrative Code 567-69.

.3 Where public water is not available: wells shall be provided in accordance with Iowa Administrative Code 567-49.

.4 All drainage and utility easements will be kept free and clear of any buildings or other structures that would interfere with their proper maintenance.

20.7.2 Backflow Prevention

Cross connection from any well or other source of water to any piping system connected to Des Moines Water Works shall not be permitted except upon written permission of Water Works. Definitions used herein refer to those found in Des Moines Water Works Cross Contamination Control Regulations.

.1 Each owner shall prevent pollutants and contaminants from entering the Water Works distribution mains by backflow.

.2 All water using devices must be designed that back-siphoning or backflow to the system cannot occur.

.3 Where harmful contaminants or pollutants are used with any device or process connected to the water system, the owner must install and maintain a reduced pressure backflow prevention device.

.4 All permanently installed underground sprinkling systems shall contain a device to prevent back-siphoning or backflow to the Water Works distribution system.

.5 A new backflow prevention device shall be installed:

When an existing plant or facility has major plumbing changes or change of use or occupancy;

When an underground sprinkler system is connected to the Water Works distribution system;

When a potentially dangerous condition is found at an existing plant or facility and an order to correct is issued by Water Works; and

When required by code or law.

.6 When a backflow prevention device is required:

Water Works will review existing water service facilities and new construction plans for degree of hazard, and determine the type of backflow prevention assembly required. Water Works shall notify the existing residences, plants, and facilities of the degree of hazard, the backflow prevention assembly required, and a schedule of compliance.

.7 The Building Official shall inspect the new installation of the backflow prevention assemblies before initiation of water service.

.8 When a water service has one or more cross connections:

An air gap or approved backflow prevention assembly for containment is required, if classified as high hazard.

An approved double check valve assembly is required if classified as no or low hazard.

.9 A reduced pressure backflow prevention assembly shall be installed on all new and existing fire protection systems when any of the following conditions exist:

A direct connection from public water mains with auxiliary water supply on or available to the premises for pump connection.

Interconnection with auxiliary water supplies such as reservoirs, rivers, ponds, wells, mills, or other industrial water systems.

Antifreeze or other additives are used in the fire protection system.

Industrial and fire protection systems are supplied from public water mains only, with or without gravity storage or pump suction tanks.

Any facility or connection which may cause contamination.

A double check valve assembly will be required for all new fire protection systems at the time of installation, and all existing fire protection systems at the time of upgrade.

.10 Water Works personnel and the Building Official shall have right of access to any check valve or backflow prevention device located on private property.

.11 To ensure unprotected high hazard cross-connections do not exist without backflow protection, each owner shall:

Ensure cross-connections without backflow assemblies do not exist.

Cause the installation, testing and maintenance of backflow prevention assemblies at his expense; and maintain records of such on forms provided by Water Works.

Notify Water Works of any backflow incident, and take steps to confine pollution or contamination.
Provide water usage information at Water Works request.

.12. Backflow prevention assemblies shall be installed as follows:

For containment assemblies, in horizontal plumbing immediately following the meter or as close to that location as deemed practical by Water Works, but in any case, upstream from any branch piping.

For reduced pressure assemblies' protection from flooding is required, and they may not be installed in underground pits or vaults.

For all assemblies, protection from freezing is required, or removal, if seasonal; however, required testing must be performed on reinstalled assemblies.

For all assemblies, an accessible and safe location is required, as is a means of conveyance of assembly discharge to a suitable drain. Location of an assembly in ceiling or over or near an electrical panel is unacceptable.

For systems using hot water, thermal expansion is required.

For all assemblies, shut off valves shall conform to the current edition of the Manual of Cross Connection Control published by the University of Southern California, as may be amended from time to time, requirements for ball or resilient seat gate valves. Ball valves are required on piping two (2) inches or less, and resilient gates valves are required on piping larger than two (2) inches.

For containment assemblies, location shall be approved by Water Works prior to installation.

.13 Required backflow prevention assemblies for containment are listed in 641-225.5 (1) State of Iowa Plumbing Code.

.14 Backflow prevention assemblies shall be tested by a tester registered by the Iowa Department of Public Health:

Upon installation;

Annually;

Subsequent to repair or replacement;

If the water system has been out of operation for 90 or more consecutive days;

Before being placed in service for seasonal applications, and

When required by Water Works.

.15 Any backflow prevention device that fails a test shall be repaired or replaced using only original manufacturer replacement parts by a registered backflow prevention assembly technician prior to the resumption of water service. The design, material, or operational characteristics of a device shall not be changed during repair or maintenance.

Any time fire services are disrupted for longer than the period to test, the backflow prevention assembly technician shall notify the responsible fire department.

.16 The registered backflow prevention assembly technician shall within 15 days on a form approved by Water Works report all test results, repairs made, and replacement of devices. The report shall include a list of materials and replacement parts used, if any; and the state registration number of the technician. Failure to the backflow prevention assembly technician to properly test, repair, or report conditions, or meet registration requirements, could result in notification of the State Health Department.

.17 Water service may be discontinued if the owner or his agent:

Refuses to allow Water Works personnel or the Building Official access to the property for the purposes of inspection or assessment of backflow prevention,

Removes or by-passes a required backflow prevention assembly,

Fails to provide backflow prevention or provides inadequate backflow prevention when a high-hazard cross connection exists.

Fails to properly test, repair or replace a backflow prevention assembly when required, and

Fails to comply with the requirements of this Code.

(Ord. 219, 5/1/03; Ord. 234, 6/6/05; Ord. 247, 2/1/07; Ord. 253, 8/2/07; 275, 7/1/09; 279, 3/1/10; 290, 9/11/12; 308 2/10/15)