

Chapter 5-2

BUILDING CODE

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Section 5-2-1 Short Title

This Ordinance shall be known as the City of Storm Lake, Iowa, Building Ordinance and may be cited as such and will be referred to herein as "this Ordinance".

Section 5-2-2 Adoption Of Building Code

After published notice and public hearing as required by law, the International Building Code, 2015 Edition, and all provisions of the International Building Code Referenced Standards, 2015 Edition, referred to therein, published by the International Code Council, and commonly known as the International Building Code, are hereby adopted in full except for such portions as may hereafter be deleted, modified or amended.

An official copy of the International Building Code, 2015 Edition, as adopted by the City of Storm Lake, Iowa, and a certified copy of this Ordinance are on file in the office of the Building Official.

(A) In accordance with the provisions of said International Building Code, 2015 Edition, Section 109, Building Permit fees shall be based on the total estimated cost of construction, reconstruction or repair, specifically including the estimated cost for any mechanical improvements included, and excluding the estimated costs for any plumbing or electrical work involved. The fee shall be set by Council Resolution.

(B) Foundations: Notwithstanding the provisions of the International Building Code, 2015 Edition, the following provisions shall apply:

1. No application for a building permit may be granted with regard to the construction of any building (except private garages, carports, sheds, ag buildings, storage buildings, or warehouses) wherein the plans and specifications do not provide for a concrete foundation at least forty-eight inches (48") below grade, four (4) #4 horizontal re-rods continuous perimeter of structure, eight inches (8") thick, with a minimum concrete strength of three thousand (3,000) psi. These minimum specifications shall apply in all instances except as provided in subsection (B)2 of this Section.

2. In lieu of the requirements set out in subsection (B)1 of this Section, the following alternatives may apply:

a. Any accessory building, as defined in the Storm Lake Municipal Zoning Ordinance, with a total floor area of five hundred seventy-six (576) square feet or less, may provide for a foundation of a floating slab type, which foundation otherwise meets the support and strength requirements provided by the International Building Code.

(C) The provisions of Section 113.3 of the International Building Code are hereby amended by providing that elected officials of the City who are not full-time employees may serve on the Board of Appeals.

(D) Section 101.4.3, of the International Building Code shall be amended to state: "The Uniform Plumbing Code shall be the referenced Code used in conjunction with this code to the prescribed extent of each such reference."

(E) Delete Sections 101.4.1, , 101.4.3, 101.4.4, and 101.4.6 of the International Building Code.

(Ord. No. 10-O-94-95, Amended, 01/03/95) (Ord. 01-O-2016-2017, Amended, 09/06/2016; Ord. 18-O-2011-2012, Amended, 06/18/2012; Ord. 15-O-2004-2005, Amended, 01/03/2005; Ord. 12-O-2004-2005, Amended, 12/06/2004; Ord. Ord. 03-O-2001-2002, Amended, 08/20/2001; Ord. 02-O-99-2000, Amended, 08/16/1999)

Section 5-2-3 Conflict With State Laws

Nothing in this Ordinance or in the International Building Code as adopted, shall be construed to be in conflict with the State laws or the State Housing Code. In the event of such conflict, the State law shall prevail.

(Ord. 15-O-2004-2005, Amended, 01/03/2005)

Section 5-2-4 Municipal Infraction

A violation of any of the provisions of this Chapter shall constitute a Municipal infraction subject to the penalties and alternative relief authorized by Title 1, Chapter 20 of this Code and by Section 364.22 of the Code of Iowa.