

Iowa City IA Ordinance

Passed 2002 spearheaded by Len Sandler, Professor, U of Iowa

**ORDINANCE NO. 02-4033  
AMENDING SECTION 14, CHAPTER 5, ARTICLE A,  
BUILDING CODE**

Publish 8/28

**AN ORDINANCE AMENDING SECTION 14, CHAPTER 5, ARTICLE A, BUILDING CODE, BY ADOPTING THE INTERNATIONAL BUILDING CODE, 2000 EDITION, AND THE INTERNATIONAL RESIDENTIAL BUILDING CODE, INCLUDING APPENDIX F RADON CONTROL METHODS, 2000 EDITION, PUBLISHED IN COOPERATION WITH THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS, BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC., AND THE SOUTHERN BUILDING CODE CONGRESS INTERNATIONAL, INC., AND PROVIDING FOR CERTAIN AMENDMENTS THEREOF; TO PROVIDE FOR THE PROTECTION OF THE HEALTH, WELFARE AND SAFETY OF THE CITIZENS OF IOWA CITY, IOWA.**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF IOWA CITY, IOWA:

SECTION I. PURPOSE . The purpose of this ordinance is to adopt the 2000 Edition of the International Building Code and International Residential Code as published by the International Conference of Building Officials, Building Officials and Code Administrators International, Inc., and The Southern building Code Congress International, Inc., and to provide for certain amendments thereof; and to provide for the protection of the health, welfare and safety of the citizens of Iowa City, Iowa, and to provide for its enforcement.

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SECTION II . Sections 14-5A-1, 14-5A-2, and 14-5A-3 of the Iowa City Code are hereby repealed and the following new Sections 14-5A-1, 14-5A-2, and 14-5A-3 are enacted in lieu thereof.

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14-5A-1: **Code Adopted:** Subject to the following amendments, the 2000 edition of the International Building Code (IBC) and 2000 Edition of the International Residential Code (IRC) are hereby adopted and shall be known as the Iowa City Building Code or the Building Code. Interpretations of the Building Official may be guided by the Application Guides, the IBC Handbook or the Guidelines for the Rehabilitation of Existing Buildings.

**14-5A-2: Interpretation of Building Code provisions:** The provisions of this Code shall be held to be the minimum requirements adopted for the protection of the health, safety and welfare of the citizens of Iowa City. Any higher standards in the state statute or City ordinance shall be applicable.

**14-5A-3: Amendments to Code:** The following sections of the 2000 edition of the International Building Code and 2000 edition of the International Residential Code are amended as follows:

Section 105.2 of both the IBC and IRC. Delete Section 105.2 of both the  
A. IBC and IRC and insert in lieu thereof the following

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. Section R326 of the IRC .

Delete Section R326 in the IRC and add a new section as follows

### **ACCESSIBILITY R326.1**

**Scope .** The provisions of this section are enacted to implement the City's policy that structures regulated by this Code constructed with public funds be constructed using universal design features that provide accessibility and usability for all. Public funds shall mean funding or assistance from the City of Iowa City or any agent thereof through any of the following means: 1. a building contract or similar contractual agreement involving a City-funded program or fund; 2. any real estate received by the owner through a subsidy, lease, or donation by the City or its agents; 3. preferential tax treatment, bond assistance, mortgage assistance, or similar financial advantages from the City or its agents; 4. disbursement of federal or state construction funds including a Community Development Block Grant; or 5. a City contract to provide funding or a financial benefit for housing.

### **R326.2 Minimum accessibility requirements for all dwelling units using public funds.**

1. **Wall Reinforcement.** One first floor bath shall be provided with wood blocking installed within wall framing, to support grab bars as needed. The wood blocking, when measured to the center, shall be located between thirty-three inches (33") and thirty-six inches (36") above the finish floor. The wood blocking shall be located in all walls adjacent to a toilet, shower stall or bathtub.
2. **Interior Doors.** All first floor doorways shall provide a minimum clear opening of thirty-two inches (32") when the door is open ninety degrees (90°), measured between the face of the door and the opposite stop.
3. **Switch and Outlet Requirements.** All wall switches controlling light fixtures and fans, shall be located at a height not to exceed forty-eight inches (48") above the finished floor. Height shall be determined by measuring from the finished floor to the center of the switch. All receptacles shall be located at a height not less than fifteen inches (15") above the finished floor. Height shall be determined by measuring from the finished floor to the center of the receptacle. When the receptacle placement is prohibited by the height of a window or design feature, an alternate location can be approved by the Building Official or a duly authorized designee.

4. No-Step Entrance. Must provide at least one building entrance that complies with the Iowa City Building Code standard for an accessible entrance on an accessible route served by a ramp or a no-step entrance. A building entrance door must have a minimum net clear opening of thirty-two inches (32"). The Building Official may waive this requirement based on the determination that strict compliance is financially or environmentally impractical.