

## **Code Cycle: 2021**

### **City information:**

City name: Radcliffe

City building code chapter: 155

City floodplain code chapter: [City Floodplain Code Chapter]

City zoning code chapter: 165

Prohibited zoning districts for IFC regulated materials: Residential (R-) and Commercial (B-)

### **IRC Table R301.2(1) information:**

Ground snow load: 30 psf

Wind speed: 115 mph

Topographic effects: NO

Special wind region: NO

Wind-borne debris zone: NO

Seismic design category: A

Weathering: Severe

Frost line depth: 42"

Termite: Moderate to Heavy

Winter design temperature: -7°F

Ice barrier required: YES

Air freezing index: 2070

Mean annual temperature: 47.0

Elevation: 1184

Latitude: 42

Winter heating: -8

Summer cooling: 89

Altitude correction factor: 0.97

Heating temperature difference: 78°F

Cooling temperature difference: 14°F

Coincident wet bulb: 73°F

Daily range: M

### **To convert document property fields to plain text:**

The following macro needs to be run. Create a macro named ScratchMacro and paste this text into the macro creation.

```
Sub ScratchMacro()  
'A basic Word macro coded by Greg Maxey  
Dim oCC As ContentControl  
For Each oCC In ActiveDocument.ContentControls  
    oCC.Delete  
Next oCC  
End Sub
```

## CHAPTER 155

### BUILDING CODES

155.01 Title  
155.02 Adoption of Building Codes  
155.03 Building Code  
155.04 Residential Code  
155.05 Mechanical Code  
155.06 Fuel Gas Code  
155.07 Plumbing Code

155.08 Electrical Code  
155.09 Fire Code  
155.10 Property Maintenance Code  
155.11 Energy Conservation Code  
155.12 Existing Building Code  
155.13 Swimming Pool and Spa Code

**155.01 TITLE.** This chapter shall be known as the Building Codes of the City of Radcliffe, Iowa, may be cited as such, and will be referred to herein as the "Radcliffe Building Code(s)."

**155.02 ADOPTION OF BUILDING CODES.** The following codes are hereby adopted as, and constitute, the Building Codes of the City of Radcliffe, Iowa, to regulate the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area, and maintenance of buildings or structures in the City.

**155.03 BUILDING CODE.** The provisions of the International Building Code, 2021 edition, as published by the International Code Council and with the addition of Appendix C , are hereby adopted, subject to the following additions, modifications, insertions, and deletions:

1. **Section 101.1 Title.** Delete existing text and insert: "These regulations shall be known as the Radcliffe Building Code, hereinafter referred to as "this code"."
2. **Section 101.4.1 Gas.** Delete "International" and insert in lieu thereof "Radcliffe" and add at the end of the section: "All references in this code to the International Fuel Gas Code shall be interpreted to refer to the Radcliffe Fuel Gas Code."
3. **Section 101.4.2 Mechanical.** Delete "International" and insert in lieu thereof "Radcliffe" and add at the end of the section: "All references in this code to the International Mechanical Code shall be interpreted to refer to the Radcliffe Mechanical Gas Code."
4. **Section 101.4.3 Plumbing.** Delete "International Plumbing Code" and insert in lieu thereof "Radcliffe Plumbing Code" and add at the end of the section: "All references in this code to the International Plumbing Code shall be interpreted to refer to the Radcliffe Plumbing Code."
5. **Section 101.4.4 Property maintenance.** Delete "International" and insert in lieu thereof "Radcliffe" and add at the end of the section: "All references in this code to the International Property Maintenance Code shall be interpreted to refer to the Radcliffe Property Maintenance Code."
6. **Section 101.4.5 Fire prevention.** Delete "International" and insert in lieu thereof "Radcliffe" and add at the end of the section: "All references in this code to the International Fire Code shall be interpreted to refer to the Radcliffe Fire Code."
7. **Section 101.4.6 Energy.** Delete "International" and insert in lieu thereof "Radcliffe" and add at the end of the section: "All references in this code to the International Energy Conservation Code shall be interpreted to refer to the Radcliffe Energy Conservation Code."
8. **Section 101.4.7 Existing buildings.** Delete "International" and insert in lieu thereof "Radcliffe" and add at

the end of the section: “All references in this code to the International Existing Building Code shall be interpreted to refer to the Radcliffe Existing Building Code.”

9. **Section 101.4 Referenced Codes.** Add Subsection 101.4.8: “**101.4.8 Electrical.** The provisions of the Radcliffe Electrical Code shall apply to the installation, alteration, repair, and replacement of electrical systems, including equipment, appliances, fixtures, fittings, and appurtenances. All references in this code to NFPA 70 shall be interpreted to refer to the Radcliffe Electrical Code.”

10. **Section 104.11 Alternative materials, design and methods of construction and equipment.** Add Subsection 104.11.3: “**104.11.3 Manufactured home installation.** The Iowa Administrative Code 661, Chapter 16, Div. VI, Part 2, Manufactured Home Construction, is hereby adopted for installation of mobile (manufactured) homes.”

11. **Section 105.2 Work exempt from permit. Building Item #1.** Delete “120” and insert in lieu thereof “200”.

12. **Section 105.2 Work exempt from permit. Building Item #2.** Delete existing text.

13. **Section 105.2 Work exempt from permit. Building Item #6.** Delete existing text and insert: “Sidewalks and driveways located entirely on private property, and not more than 30 inches above adjacent grade, and not over any basement or story below, and not part of an accessible route.”

14. **Section 107.1 General.** Delete “in two or more sets”.

15. **Section 107.3.1 Approval of construction documents.** Delete this section.

16. **Section 903.4.2 Alarms.** Delete existing text and insert: “An approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow 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. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.”

17. **Section 907.1. General.** Add Subsection 907.1.4: “**907.1.4 Fire alarm control panels (FACP).** Each building shall have no more than one fire alarm control panel. Installation of the fire alarm control panel shall not exceed six feet in height, measured from the floor to the top of the control panel. **Exception:** Suppression system releasing panels are not required to meet the height requirement or the limitation on the number of panels.”

18. **Section 1009.2 Continuity and components.** Add Item Number 11: “11. Concrete, asphalt, or other approved hard-surface exterior walking surfaces.”

19. **Section 1010.1.6 Landings at doors.** Add Subsection 1010.1.6.1: “**1010.1.6.1 Landing frost protection.** Exterior landings required by Section 1010.1.5 to be at the same elevation on each side of the door shall be provided with frost protection.”

20. **Section 1028.5 Access to a public way.** Add at the end of the section: “Components of exterior walking surfaces shall be hard-surfaced.”

21. **Section 1030.4 Window wells.** Add Subsection 1030.4.3: “**1030.4.3 Window well drainage.** All window wells shall be provided with approved drainage.”

22. **Section 1102.1 Design.** Delete existing text and insert: “Buildings and facilities shall be designed and constructed to be accessible in accordance with this Code and ICC A117.1-2009. All references to accessibility shall refer to the ICC A117.1-2009 standard.”

23. **Section 1110.15 Controls, operating mechanisms and hardware.** Delete Exception #3 and insert Exceptions #3-#12: “3. Electrical and communication receptacle outlets servicing dedicated use. 4. Where two or more receptacle outlets are provided in a kitchen above a length of countertop that is uninterrupted by a sink or appliance, one receptacle outlet shall not be required to comply with this section. 5. In a kitchen, where a clear floor space for a parallel approach cannot be located at a countertop in a corner between appliances,

receptacles over the countertop shall not be required to comply with this section provided the countertop area does not exceed nine square feet. 6. Floor electrical receptacles. 7. HVAC diffusers. 8. Controls mounted on ceiling fans. 9. Where redundant controls other than light switches are provided for single element, one control in each space shall not be required to comply with this section. 10. Reset buttons and shut-offs serving appliances, piping, and plumbing fixtures. 11. Electrical panelboards shall not be required to comply with Section 309.4 of ICC A117.1. 12. Emergency aid devices, such as Fire Department hose connections, valve controls, gauges, police call boxes, and annunciator panels shall not be required to comply with this section provided that they are used only for emergencies by emergency personnel acting in their official capacity.”

24. **Section 1301.1.1 Criteria.** Delete “International” and insert in lieu thereof “Radcliffe”.

25. **Section 1612.3 Establishment of flood hazard areas.** Insert: “City of Radcliffe, Iowa” and “as adopted in City of Radcliffe Code of Ordinances”.

26. **Section 1807.1.5 Concrete and masonry foundation walls.** Add Exception #2 and Table 1807.1.5: “2. Concrete and masonry foundation walls supporting buildings of conventional light-frame wood construction shall be permitted to be designed in accordance with Table 1807.1.5.

**Table 1807.1.5**  
**Prescriptive Foundation Walls Supporting Light-Frame Construction<sup>a,b,c</sup>**

Height of foundation wall <sup>d</sup>		Thickness of foundation wall		Reinforcement size and placement in concrete wall		Reinforcement size and placement in masonry wall <sup>j,k</sup>
Gross	Net <sup>e</sup>	Concrete <sup>f</sup>	Masonry <sup>g</sup>	Horizontal	Vertical	
≤8’	≤7’-8”	7.5”	8”	No. 4 bar within 12” of the top and bottom of the wall and at mid-height	No. 4 bar at 72” o.c. maximum	0.075 square inch bar at 96” o.c. vertically in cells fully grouted with Type M or S grout
>8’	>7’-8”	8”	Refer to R404.1.2	No. 4 bar at 24” o.c. maximum <sup>h</sup>	No. 4 bar at 20” o.c. maximum <sup>i</sup>	Refer to 1807.1.6

- a. Concrete floor slab to be nominal 4” thick. If such floor slab is not provided prior to backfill, one 36” vertical No. 4 bar shall be embedded in the footing at maximum 84” o.c. spacing or a full depth nominal 2” depth x 4” width keyway shall be installed in the footing.
- b. All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be 3” from the inside face of the wall and meet the provisions of chapters 18, 19, and 21 of the International Building Code.
- c. Material used as backfill shall be carefully placed granular soil of average or high permeability and shall be drained with an approved drainage system as prescribed in Section 1805.4 of the International Building 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.
- d. Maximum foundation wall height is 10’ gross and 9’-8” net.
- e. Net foundation wall height measured from top of basement slab to top of foundation wall
- f. The thickness of concrete foundation walls supporting 3 floors shall be increased 2”.
- g. The thickness of masonry foundation walls supporting 3 floors shall be increased 4”
- h. No. 5 bar at 24” o.c. maximum is an approved alternative.
- i. No. 5 bar at 30” o.c. maximum is an approved alternative.
- j. Mortar for masonry walls shall be Type M or S and masonry shall be laid in running bond.
- k. If masonry block is 12” nominal thickness, wall may be unreinforced.”

27. **Section 1809.5 Frost protection, Exception 2.** Delete “600” and insert in lieu thereof “1,000”.

28. **Section 1809.7 Prescriptive footings for light-frame construction.** Delete existing Table 1809.7 and all footnotes and insert:

**“Table 1809.7**  
**Prescriptive Footings Supporting Walls of Light-Frame Construction<sup>a,b,c,d,e,f</sup>**

Number of floors supported by the	Thickness of foundation walls	Thickness of foundation walls (inches), concrete	Width of footing	Thickness of footing
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footing <sup>g</sup>	(inches), concrete	block	(inches)	(inches)
1	8	8	16	8
2	8	8	16	8
3	10	12	18	12

- a. Depth of perimeter footings shall be at least 42" below final grade
- b. The ground under the floor shall be permitted to be excavated to the elevation of the bottom of the footing.
- c. Interior stud-bearing walls shall be permitted to be supported by isolated footings. The footing width and length shall be twice the width shown in this table, and footings shall be spaced not more than 6 feet on center.
- d. Spread footings shall have a minimum of 2- #4 continuous horizontal reinforcement bars.
- e. Foundation walls shall have a minimum of #4 reinforcement bars 18" on center in each direction.
- f. Trench footings are allowed as a continuous 8 inch trench for single-story wood frame structures with spans not exceeding 16 feet. The trench must be at least 42 inches below finished grade and have at least two #4 horizontal reinforcement bars. Bars must tie into abutting adjacent structure.
- g. Footings shall be permitted to support a roof in addition to the stipulated number of floors. Footings supporting a roof only shall be as required for supporting one floor."

29. **Section 2902.6 Small Occupancies.** Add at the end of the section: "Water dispensers in accessible locations and within accessible reach ranges may be substituted for the required drinking fountain in business occupancies determined to require only one drinking fountain by occupant load."

30. **Section 3109.1 General.** Delete "International" and insert in lieu thereof "Radcliffe".

**155.04 RESIDENTIAL CODE.** The provisions of the International Residential Code for One-and Two-Family Dwellings, 2021 edition, as published by the International Code Council, except for Part VII—Plumbing, and Part VIII—Electrical; and with the addition of Appendix Chapters G, H, and J, are hereby adopted by reference, subject to the following additions, modifications, insertions, and deletions:

1. **Section R101.1 Title.** Delete existing text and insert: "These regulations shall be known as the Radcliffe Residential Code, hereinafter referred to as "this code"."

2. **Section R101.2 Scope.** Delete existing text and insert: "The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of the following:

1. Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.
2. Live/work units located in one- and two-family dwellings and townhouses that comply with the requirements of Section 419 of the Radcliffe Building Code.
3. Owner-occupied lodging houses with five or fewer guestrooms.
4. A care facility with five or fewer persons receiving custodial care within one- and two-family dwellings and townhouses.
5. A care facility with five or fewer persons receiving medical care within one- and two-family dwellings and townhouses.
6. A care facility for five or fewer persons receiving care that are within one- and two-family dwellings and townhouses."

3. **Section 104.11 Alternative materials, design and methods of construction and equipment.** Add Subsection 104.11.2: "**104.11.2 Manufactured home installation.** The Iowa Administrative Code 661, Chapter 16, Div. VI, Part 2, Manufactured Home Construction, is hereby adopted for installation of mobile (manufactured) homes."

4. **Section R105.2 Work exempt from permit. Building Item #2.** Delete existing text.

5. **Section R105.2 Work exempt from permit. Building Item #5.** Delete existing text and insert: "Sidewalks and driveways located entirely on private property.

6. **Section R106.1 Submittal documents.** Delete “in two or more sets, or in a digital format where allowed by the building official,”.

7. **Section R106.3.1 Approval of construction documents.** Delete this section.

8. **Table R301.2(1) Climatic and Geographic Design Criteria.** Amend Table 301.2(1) to include the following values:

Ground Snow Load:	30 PSF
Wind Speed (mph):	115
Topographic effects:	NO
Special wind region:	NO
Wind-borne debris zone:	NO
Seismic Design Category:	A
Weathering:	Severe
Frost line depth:	42”
Termite:	Moderate to Heavy
Winter Design Temp:	-7°F
Ice Barrier Underlayment Required:	YES
Flood Hazards:	As adopted in City of Radcliffe Code of Ordinances
Air Freezing Index:	2070
Mean Annual Temp:	47.0°F
Elevation:	1184 ft
Altitude correction factor:	0.97
Coincident wet bulb:	73°F
Indoor winter design dry-bulb temp:	70°F
Outdoor winter design dry-bulb temp:	-8°F
Heating temperature difference:	78°F
Latitude:	42°N
Daily range:	M
Indoor summer design relative humidity:	50%
Indoor summer design dry-bulb temp:	75°F
Outdoor summer design dry-bulb temp:	89°F
Cooling temperature difference:	14°F

9. **Section R303.3 Bathrooms.** Delete existing text and insert: Bathrooms shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 CFM for intermittent ventilation or 20 CFM for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside of the dwelling.

10. **Section R311.3.2 Floor elevations for other exterior doors, Exception.** Delete “two” and insert in lieu thereof “three”.

11. **Section R313.1 Townhouse automatic fire sprinkler systems.** Add Exception #2: “2. Townhouse structures that contain eight or fewer dwelling units and in which the gross finished and unfinished floor area on all levels, including basements and exclusive of attached garages, is less than 18,000 square feet.”

12. **Section R313.2 One- and two-family dwellings automatic fire systems.** Add Exception #2: “2. Dwellings that do not exceed 8,000 square feet or more of enclosed floor space on all levels, including basements and exclusive of attached garages.”

13. **Section R327.1 General.** Delete “International” and insert in lieu thereof “Radcliffe”.

14. **Section R403.1.1 Minimum size.** Add Subsection R403.1.1.1 and Table R403.1.1.1: “**R403.1.1.1 Conventional light-frame wood construction.** Footings supporting concrete foundations and buildings of conventional light-frame wood construction shall be permitted to be designed in accordance with Table R403.1.1.1.

**Table R403.1.1.1**  
**Prescriptive Footings Supporting Walls of Light-Frame Construction<sup>a,b,c,d,e,f</sup>**

Number of floors supported by the footing <sup>g</sup>	Width of footing (inches)	Thickness of footing (inches)
1	16	8
2	16	8
3	18	12

- a. Minimum 2,000 psf soil bearing pressure. Soil bearing pressures less than 2,000 psf shall use Tables R403.1(1) through R403.1(3) and Figure R403.1(1) or R403.1.3, as applicable.
- b. Depth of perimeter footings shall be at least 42" below final grade
- c. The ground under the floor shall be permitted to be excavated to the elevation of the bottom of the footing.
- d. Interior stud-bearing walls shall be permitted to be supported by isolated footings. The footing width and length shall be twice the width shown in this table, and footings shall be spaced not more than 6 feet on center.
- e. Spread footings shall have a minimum of 2- #4 continuous horizontal reinforcement bars.
- f. Trench footings are allowed as a continuous 8 inch trench for single-story wood frame structures with spans not exceeding 16 feet. The trench must be at least 42 inches below finished grade and have at least two #4 horizontal reinforcement bars. Bars must tie into abutting adjacent structure.
- g. Footings shall be permitted to support a roof in addition to the stipulated number of floors. Footings supporting a roof only shall be as required for supporting one floor."

15. **Section R403.1.4.1 Frost protection, Exception #1.** Delete "600" and insert in lieu thereof "1,000".

16. **Section R404.1.3.2 Reinforcement for foundation walls.** Add Subsection R404.1.3.2.3 and Table R404.1.3.2.3: "**R404.1.3.2.3 Foundation walls for conventional light-frame wood construction.** Concrete and masonry foundation walls supporting buildings of conventional light-frame wood construction shall be permitted to be designed in accordance with Table R404.1.3.2.3.

**Table R403.1.1.1**  
**Prescriptive Foundation Walls Supporting Light-Frame Construction<sup>a,b,c</sup>**

Height of foundation wall <sup>d</sup>		Thickness of foundation wall		Reinforcement size and placement in concrete wall		Reinforcement size and placement in masonry wall <sup>j,k</sup>
Gross	Net <sup>e</sup>	Concrete <sup>f</sup>	Masonry <sup>g</sup>	Horizontal	Vertical	
≤8'	≤7'-8"	7.5"	8"	No. 4 bar within 12" of the top and bottom of the wall and at mid-height	No. 4 bar at 72" o.c. maximum	0.075 square inch bar at 96" o.c. vertically in cells fully grouted with Type M or S grout
>8'	>7'-8"	8"	Refer to R404.1.2	No. 4 bar at 24" o.c. maximum <sup>h</sup>	No. 4 bar at 20" o.c. maximum <sup>i</sup>	Refer to R404.1.2

- l. Concrete floor slab to be nominal 4" thick. If such floor slab is not provided prior to backfill, one 36" vertical No. 4 bar shall be embedded in the footing at maximum 84" o.c. spacing or a full depth nominal 2" depth x 4" width keyway shall be installed in the footing.
- m. All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be 3" from the inside face of the wall and meet the provisions of chapters 18, 19, and 21 of the International Building Code.
- n. Material used as backfill shall be carefully placed granular soil of average or high permeability and shall be drained with an approved drainage system as prescribed in Section 1805.4 of the International Building 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.
- o. Maximum foundation wall height is 10' gross and 9'-8" net.
- p. Net foundation wall height measured from top of basement slab to top of foundation wall
- q. The thickness of concrete foundation walls supporting 3 floors shall be increased 2".
- r. The thickness of masonry foundation walls supporting 3 floors shall be increased 4"
- s. No. 5 bar at 24" o.c. maximum is an approved alternative.
- t. No. 5 bar at 30" o.c. maximum is an approved alternative.
- u. Mortar for masonry walls shall be Type M or S and masonry shall be laid in running bond.
- v. If masonry block is 12" nominal thickness, wall may be unreinforced."

17. **Chapter 11 Energy Efficiency.** Delete all sections except N1101.1.

18. **Section N1101.1.1 Criteria.** Add Subsection N1101.1.1: “**N1101.1.1 Criteria.** Buildings regulated by this code shall be designed and constructed in accordance with the Radcliffe Energy Conservation Code.”

**155.05 MECHANICAL CODE.** The provisions of the State of Iowa Administrative Rule 641—Chapter 61 with the addition of the entirety of Chapter 1 of the International Mechanical Code, 2021 edition, published by the International Code Council, are hereby adopted by reference, subject to the following additions, modifications, insertions, and deletions, and shall be known as the Windsor Heights Mechanical Code. References to section numbers will be to sections in the International Mechanical Code as adopted and amended by the State of Iowa.

1. **Section 101.1 Title.** Delete existing text and insert: “These regulations shall be known as the Windsor Heights Mechanical Code, hereinafter referred to as “this code”.”
2. **Section 103.1 Creation of agency.** Insert “Department of Building Safety”.
3. **Section 106.4.1 Approved construction documents.** Delete this section.
4. **Section 107.1 Construction documents.** Delete “in two or more sets, or in a digital format where allowed by the building official,”.
5. **Section 107.2 Retention of construction documents.** Delete the final sentence of this section.
6. **Section 115.4 Violation penalties.** Delete existing text and insert: “Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, alters, or repairs work in violation of the approved construction documents or directive of the Building Official, or of a permit issued under the provisions of this code, shall be subject to penalties as prescribed by law.”

**155.06 FUEL GAS CODE.** The provisions of the International Fuel Gas Code, 2021 edition, as published by the International Code Council, are hereby adopted, subject to the following additions, modifications, insertions, and deletions:

1. **Section 101.1 Title.** Delete existing text and insert: “These regulations shall be known as the Windsor Heights Fuel Gas Code, hereinafter referred to as “this code”.”
2. **Section 106.5.1 Approved construction documents.** Delete this section.
3. **Section 107.1 Construction documents.** Delete “in two or more sets, or in a digital format where allowed by the building official,”.
4. **Section 107.2 Retention of construction documents.** Delete the final sentence of this section.
5. **Section 115.4 Violation penalties.** Delete existing text and insert: “Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, installs, alters, or repairs work in violation of the approved construction documents or directive of the Building Official, or of a permit issued under the provisions of this code, shall be subject to penalties as prescribed by law.”
6. **Section 116.4 Failure to comply.** Delete existing text and insert: “Any person who shall continue any work regulated by this code after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.”

**155.07 PLUMBING CODE.** The provisions of the State of Iowa Administrative Rule 641—Chapter 25 with the addition of Chapter 1, except Sections 101 and 102, Appendix A, Appendix B, Appendix C, and Appendix D of the Uniform Plumbing Code, 2021 edition, as published by the International Association of Plumbing and Mechanical Officials, are hereby adopted by reference, subject to the following additions, modifications, insertions, and deletions, and shall be known as the Radcliffe Plumbing Code. References to code sections will be to sections of the Uniform Plumbing Code.



1. **Section 104.3.1 Construction Documents.** Delete “in two or more sets”.
2. **Section 104.4.1 Approved Plans or Construction Documents.** Delete this section.
3. **Section 104.4.6 Retention of Plans.** Delete the final sentence of this section.
4. **Section 104.5 Fees.** Delete “and as set forth in the fee schedule, Table 104.5.”.
5. **Section 104.5.3 Fee Refunds.** Delete existing text and insert: “The Authority Having Jurisdiction is authorized to establish a refund policy.”
6. **Section 105.2.6 Reinspections.** Delete “To obtain reinspection, the applicant shall file an application therefore in writing upon a form furnished for that purpose and pay the reinspection fee in accordance with Table 104.5.”.

**155.08 ELECTRICAL CODE.** The provisions of the State of Iowa Administrative Rule 661—Chapter 504 are hereby adopted by reference, subject to the following additions, modifications, insertions, and deletions, and shall be known as the Radcliffe Electrical Code:

1. **Reserved.**

**155.09 FIRE CODE.** The provisions of the International Fire Code, 2021 edition, as published by the International Code Council, with the addition of Appendix Chapters B, C, D, and I are hereby adopted, subject to the following additions, modifications, insertions, and deletions:

1. **Section 101.1 Title.** Delete existing text and insert: “These regulations shall be known as the Radcliffe Fire Code, hereinafter referred to as “this code”.”
2. **Section 105.1.2 Types of permits.** Add at the end of the section: “A certificate of occupancy issued pursuant to the provisions of the International Building Code may be considered as equivalent to an operational permit. Building, mechanical, electrical, and plumbing permits issued pursuant to the provisions of their respective codes may be considered as equivalent to a construction permit.
3. **Section 106.1 Submittals.** Delete “in two or more sets”.
4. **Section 106.4 Retention of construction documents.** Delete the final sentence of this section.
5. **Section 112.4 Violation penalties.** Delete existing text and insert: “Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be subject to penalties as prescribed by law.”
6. **Section 113.4 Failure to comply.** Delete existing text and insert: “Any person who shall continue any work regulated by this code after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.”
7. **Section 308.1.4 Open-flame cooking devices, Exception 2.** Delete existing text and insert: “LP-gas cooking devices having LP-gas container with a water capacity not greater than 20 pounds.”
8. **Section 308.1.4 Open-flame cooking devices, Exception 3.** Delete this exception.
9. **Section 903.4.2 Alarms.** Delete existing text and insert: “An approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow 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. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.”
10. **Section 907.1. General.** Add Subsection 907.1.4: “**907.1.4 Fire alarm control panels (FACP).** Each

building shall have no more than one fire alarm control panel. Installation of the fire alarm control panel shall not exceed six feet in height, measured from the floor to the top of the control panel. **Exception:** Suppression system releasing panels are not required to meet the height requirement or the limitation on the number of panels.”

11. **Section 1009.2 Continuity and components.** Add Item Number 11: “11. Concrete, asphalt, or other approved hard-surface exterior walking surfaces.”

12. **Section 1010.1.5 Landings at doors.** Add Subsection 1010.1.6.1: “**1010.1.6.1 Landing frost protection.** Exterior landings required by Section 1010.1.5 to be at the same elevation on each side of the door shall be provided with frost protection.”

13. **Section 1028.5 Access to a public way.** Add at the end of the section: “Components of exterior walking surfaces shall be hard-surfaced.”

14. **Section 5704.2.9.6.1 Locations where above-ground tanks are prohibited.** Delete existing text and insert in lieu thereof: “Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits of the Residential (R-) and Commercial (B-) zoning districts established by City of Radcliffe Code of Ordinances Chapter 165.”

15. **Section 5706.2.4.4 Locations where above-ground tanks are prohibited.** Delete existing text and insert in lieu thereof: “Storage of Class I and II liquids in above-ground tanks outside of buildings is prohibited within the limits of the Residential (R-) and Commercial (B-) zoning districts established by City of Radcliffe Code of Ordinances Chapter 165.”

16. **Section 5806.2 Limitations.** Delete existing text and insert in lieu thereof: “Storage of flammable cryogenic fluids in stationary containers outside of buildings is prohibited within the limits of the Residential (R-) and Commercial (B-) zoning districts established by City of Radcliffe Code of Ordinances Chapter 165.”

17. **Section 6104.2 Maximum capacity within established limits.** Delete existing text and insert in lieu thereof: “The aggregate capacity of any one installation of liquefied petroleum gas storage shall not exceed a water capacity of 2,000 gallons within the limits of the Residential (R-) and Commercial (B-) zoning districts established by City of Radcliffe Code of Ordinances Chapter 165.”

**155.10 PROPERTY MAINTENANCE CODE.** The provisions of the International Property Maintenance Code, 2021 edition, as published by the International Code Council, are hereby adopted, subject to the following additions, modifications, insertions, and deletions:

1. **Section 101.1 Title.** Delete existing text and insert: “These regulations shall be known as the Radcliffe Property Maintenance Code, hereinafter referred to as “this code”.”

2. **Section 102.3 Application of other codes.** Delete existing text and insert: “Repairs, additions, or alterations to a structure, or change of occupancy, shall be done in accordance with the procedures and provisions, as applicable, of the Radcliffe Building Code, Radcliffe Energy Conservation Code, Radcliffe Existing Building Code, Radcliffe Fire Code, Radcliffe Fuel Gas Code, Radcliffe Electrical Code, Radcliffe Mechanical Code, Radcliffe Residential Code, and Radcliffe Plumbing Code.”

3. **Section 110.4 Failure to comply.** Delete existing text and insert: “Any person who shall continue any work regulated by this code after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.”

4. **Section 302.4 Weeds.** Insert: “7 inches”.

5. **Section 304.14 Insect Screens.** Insert: “April 1” and “October 31”.

6. **Section 404.4.1 Room area.** Delete “one person” and insert in lieu thereof “two persons”.

7. **Section 602.3 Heat supply.** Insert: “October 1” and “April 30”.

8. **Section 602.4 Occupiable work spaces.** Insert: “October 1” and “April 30”.

**155.11 ENERGY CONSERVATION CODE.** 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 the Radcliffe Building Code and these regulations shall be known as the Radcliffe Energy Conservation Code. Construction or work for which a permit is required shall be subject to 3rd 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.

**155.12 EXISTING BUILDING CODE.** The provisions of the International Existing Building Code, 2021 Edition, as published by the International Code Council, are hereby adopted, subject to the following additions, modifications, insertions, and deletions:

1. **Section 101.1 Title.** Delete existing text and insert: “These regulations shall be known as the Windsor Heights Existing Building Code.
2. **Section 106.1 General.** Delete “in two or more sets, or in a digital format where allowed by the code official,”.
3. **Section 106.3.1 Approval of construction documents.** Delete this section.
4. **Section 114.4 Failure to comply.** Delete existing text and insert: “Any person who shall continue any work regulated by this code after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.”

**155.13 SWIMMING POOL AND SPA CODE.** The provisions of the International Swimming Pool and Spa Code, 2021 Edition, as published by the International Code Council, are hereby adopted, subject to the following additions, modifications, insertions, and deletions:

1. **Section 101.1 Title.** Delete existing text and insert: “These regulations shall be known as the Windsor Heights Swimming Pool and Spa Code, hereinafter known as “this code”.
2. **Section 105.4.1 Approved construction documents.** Delete this section.
3. **Section 106.1 Construction documents.** Delete “in two or more sets”.
4. **Section 106.2 Retention of construction documents.** Delete the final sentence of this section.
5. **Section 113.4 Violation penalties.** Delete existing text and insert: “Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair a pool or spa in violation of the approved construction documents or directive of the code official, or of a permit issued under the provisions of this code, shall be subject to penalties as prescribed by law.”
6. **Section 114.4 Failure to comply.** Delete the final sentence of this section and insert in lieu thereof: “Any person who shall continue any work regulated by this code after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.”
7. **Section 202 Pool.** Delete existing text and inset: “Any structure intended for swimming or recreational bathing that contains water more than 24 inches deep. This includes in-ground, above-ground, and on-ground swimming pools, hot tubs, and spas.