

CHAPTER 155

BUILDING CODE

155.01 ADOPTION OF BUILDING CODE. This chapter shall consist of the “International Building Code, 2012 Edition, International Residential Code, 2012 Edition, including Appendix Chapters F, G and M, and the International Existing Building Code, 2012 Edition as published by the International Code Council which volume is incorporated herein by this reference as fully as though set forth herein in its entirety, excepting only such portions as are hereinafter stated to be deleted therefrom; and such additional provisions as are hereinafter set forth. This chapter and all provisions incorporated herein by reference or otherwise, shall be known as the “*Altoona Building Code,*” may be cited as such, and will be referred to herein as such and as “*this code.*”

155.02 DELETIONS. The following are hereby deleted from the International Building Code (hereinafter known as the IBC), International Residential Code (hereinafter known as the IRC) and International Existing Building Code (hereinafter known as the IEBC) and are of no force or effect herein:

1. Section 103 (IBC & IEBC) and Section R103 (IRC)
2. Subsection 105.1.1 and 105.1.2 (IBC & IEBC)
3. Subsection 105.2 (IBC & IEBC) and Subsection R105.2 (IRC)
4. Subsection 105.5 (IBC & IEBC) and Subsection R105.5 (IRC)
5. Subsections 109.2 & 109.3 (IBC)
6. Subsection 108.2 & 108.3 (IEBC)
7. Subsections R108.2 & R108.3 (IRC)
8. Section 113 (IBC)
9. Section 112 (IEBC)
10. Section R112 (IRC)
11. Section R313 (IRC)
12. Section R319 (IRC) and Section 501.2 (IBC)
13. Section R501.3 (IRC)

155.03 AMENDMENTS AND ADDITIONS. The remaining sections in this chapter are and represent amendments and additions to the requirements contained in the International Building Code (hereinafter known as the IBC), International Residential Code (hereinafter known as the IRC), and International Existing Building Code (hereinafter known as the IEBC), and where their requirements conflict with those of the International Building Code, International Residential Code, and International Existing Building Code, the requirements of this chapter shall prevail. The sections listed below shall be construed in the context of the enumerated chapter or chapters of the IBC, IRC, and IEBC.

1. Section 155.05 - Section R101.2 (IRC) Exceptions to Scope
2. Section 155.09 - Section R110.2 (IRC) Change in Use

3. Section 155.10 – Section 111.1 (IBC) and Section R110.1 (IRC) (Certificates of Occupancy)
4. Section 155.11 - Section R111 (IRC) Service Utilities
5. Section 155.16 – Section 202 (IBC) and Section R202 (IRC)
6. Section 155.17 – Table R301.2(1) Climate and Geographical Table
7. Section 155.18 – Section R301.6 (IRC) and Section 1608.2 (IBC) Snow Load
8. Section 155.21 – Section R302.1 (IRC) Exterior Walls
9. Section 155.22 – Section R302.2 (IRC) Townhouse Separation
10. Section 155.23 – Section R302.6 (IRC) Dwelling/Garage Separation
11. Section 155.24 – Section R303.3 (IRC) Bathrooms
12. Section 155.25 – Section R303.9 (IRC) Required Heating
13. Section 155.26 – Section R305 (IRC) Ceiling Height
14. Section 155.27 – Section R309.5 (IRC) Fire Sprinklers
15. Section 155.28 – Subsection 310.5.1 (IBC) Care Facilities
16. Section 155.29 – Section R310.1 (IRC) and Section 1029.3 (IBC) Egress Window Maximum Height
17. Section 155.30 – Section R310.5 (IRC) Emergency Escape Windows under Decks and Porches
18. Section 155.31 – Section R311.3.2 (IRC) Floor Elevations for other Exterior Doors
19. Section 155.32 – SubSection R311.7.8.2 (IRC) and Section 1012.4 (IBC) Handrails
20. Section 155.34 – Table R403.1 (IRC) and Table 1809.7 (IBC) Foundations for stud bearing walls.
21. Section 155.35 – Section 1809.5 (IBC) and Section R403.1.4.1 (IRC) Frost Protection for Accessory Structures
22. Section 155.37 – Section R404.4 (IRC) Retaining walls
23. Section 155.38 – Section 406.3.4 (IBC) Separation
24. Section 155.40 – Section R903.4.1 (IRC) Secondary Drains
25. Section 155.41 – Section 1007.2 (IBC) Continuity and Components
26. Section 155.42 – Section 1008.1.6 (IBC) Doors, Gates and Turnstiles
27. Section 155.43 – Section 1029.5 (IBC) Window Wells
28. Section 155.44 – Chapter 11 (IRC) and Chapter 13 (IBC) Energy Code
29. Section 155.45 - Sections 3410.2 (IBC) & 1301.2 (IEBC) Existing Structures
30. Section 155.47 – Section P2603.5 (IRC) Water service depth
31. Section 155.48 – Section P2719.1 (IRC) Floor Drains
32. Section 155.49 – Section P2801.1 (IRC) Water heater floor drain
33. Section 155.50 – Section P2903.7 (IRC) Minimum water service pipe
34. Section 155.51 – Section P2904.1.1 (IRC) Required Sprinkler Locations
35. Section 155.52 – Section P3005.4.2 (IRC) Building sewer
36. Section 155.53 – Section P3008.1 (IRC) Backwater valves
37. Section 155.54 – Section E3301.4 (IRC) Additions and Alterations
38. Section 155.55 – Section E4201.2 (IRC) Definitions
39. Section 155.56 – Section AG102.1 (IRC) Definitions
40. Section 155.57 – Section AG105.2 (IRC) Outdoor swimming pool
41. Section 155.58 – Section 3109.3 (IBC) and 3109.4.1 (IBC) Swimming Pools

42. Section 155.59 – Section 3109.4 (IBC) Residential swimming pool

155.04 DEPARTMENT ESTABLISHED; DIRECTOR APPOINTED. There is hereby established in the City the Department of Building, which shall be under the direction and supervision of the Building and Zoning Official. The Building Official shall be responsible to the Community Services Director for the enforcement of the Building Codes, and such other ordinances as shall assign the Building Official that function, and shall perform such other duties as may be required by the Community Services Director or by any classification plan adopted by the City.

The Building Official shall have the authority to appoint staff members and delegate duties to those staff members. The Building Official shall submit a report to the Community Services Director not less than once a year, covering the work of the department during the preceding period and shall incorporate in that report a summary of recommendations as to desirable amendments to this code.

The Building Official shall keep a permanent, accurate account of all fees and other moneys collected and received under this code, the names of the persons upon whose account the same were paid, the date and amount thereof, together with the location of the building or premises to which they relate.

The titles Director of Building, Building and Zoning Official and Building Official, as used herein, are synonymous and may be used interchangeably.

155.05 SCOPE. IRC Section R101.2, Exceptions 2 shall be deleted and replaced with the following:

“Exceptions:

2. Owner-occupied lodging houses with five or fewer guestrooms shall be permitted to be constructed in accordance with the International Residential Code for One – and Two family Dwellings.”

155.06 WORK EXEMPT FROM PERMIT. A building permit shall not be required for the following. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Building:

1. One-story detached accessory structures used as tool or storage sheds, playhouses, pet shelters and similar uses, provided the projected floor area does not exceed 120 square feet in area and complies with all applicable zoning requirements. Such building must be located at least three (3) feet from any property line and/or the easement width and six (6) feet into the rear yard from any principle structure in an A-1, R-1, R-2, R-4 and One & Two family dwellings in an R-3 and R-5 Zoning District. Setbacks for all other Zoned Districts shall comply with the

applicable zoning regulations as adopted by the City of Altoona, Code of Ordinances.

2. Movable and non-fixed cases, racks, fixtures, counters and partitions not over five (5) feet nine (9) inches high.
3. Retaining walls which are not over four (4) feet in height, measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons and the ratio of height or diameter or width does not exceed two to one.
5. Prefabricated swimming pools accessory to a Group R-3 occupancy or One and Two Family Structure that are less than 30 inches in depth located above grade and less than 18 inches in depth located below grade and do not contain more than 5,000 gallons.
6. Swings and other playground equipment.
7. Sidewalks and driveways not more than 30 inches above adjacent grade, and not over any basement or story below and are not part of an accessible route.
8. Painting, papering, tiling, carpeting, cabinet tops and similar finish work.
9. Temporary motion picture, television and theater stage set and scenery.
10. Window awnings supported by an exterior wall and do not require additional support for Group R, Division 3 occupancies when projecting not more than 54 inches.
11. Amusement Rides (for the purposes of this exemption, accessory structures serving amusement rides and other structures located within the confines of an amusement ride theme park are not considered an amusement ride).
12. Mobile or manufactured residential buildings (not including the structural support systems and associated structures such as decks, exterior landings and stairs) which are:
 1. Located in an authorized mobile home park or similar development, and
 2. Installed in a manner complying with the State Building Code, said installation to be certified in the manner specified by the State Building Code Commissioner.
13. Minor maintenance and repair work that is deemed by the building official not to affect structural strength, safety, fire resistance, or sanitation, provided that no such work shall be performed in a manner contrary to any provisions of this code or any other laws.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits will be required when appropriate for the above exempted items. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of the code or any other laws or ordinances of this jurisdiction.

155.07 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 after issuance of the permit.
2. Suspension or abandonment of work for 120 days after commencement of the work. Time of occurrence of suspension or abandonment of work shall be computed from the date of the most recent inspection since which no progress has been made.
3. Failure to complete work on a structure designed for residential uses within one year after issuance of a permit.
4. Failure to complete work on a structure designed for commercial or industrial uses within two years after issuance of a permit. For permits with a valuation exceeding \$10,000,000.00 work shall be completed within three years after issuance of a permit.

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. Any of the extensions may be further extended by action of the city council. In all cases, when a renewal is granted the structure for which the permit is required shall comply with code requirements in effect at the time the permit is renewed.

155.08 PERMIT FEES.

1. Permit Fees:

- A. A fee for each building permit shall be paid to the building official in the amount set forth in the Schedule of Fees as adopted by the city council. Building permit fees are figured on valuation. Valuation is figured by totaling square footage according to type of building or value of project. The amounts used to determine the valuation shall be set by the Building Official as determined necessary but not to exceed more than once in 12 month period typically beginning in January/February of each year. No building permits shall be issued to any person who has fees outstanding as required by this code or any other laws or ordinances of the City.
- B. The determination of value or valuation under any of the provisions of the building code shall be made by the building official. The valuation to be used in computing the permit and plan-check fees shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent work or permanent equipment. A fee for each building permit

shall be paid to the building official in the amount set forth in the Schedule of Fees as adopted by the city council.

- C. If a permit is issued for a specific amount of work and, upon inspection, it is determined that more work was performed than was authorized by the permit, the permittee shall amend the permit or obtain another permit to include all additional work and shall pay a new base fee and any unit fees as described in paragraph A above.
- D. Permits and Fees for mechanical, plumbing, and electrical work shall meet the requirements of Ordinances 156, 157, and/or 158 respectively.

2. Additional permit fees are as follows:

- A. Plan Check Fees: Plan Check Fees shall be in the amount set forth in the Schedule of Fees as adopted by the city council.
- B. Sidewalks and Approaches: Sidewalks and approaches shall be constructed with all new buildings. All approaches must be minimum 6 inches thick concrete from street to property line. Fees for sidewalks and approaches shall be in the amount set forth in the Schedule of Fees as adopted by the city council.
- C. Foundations: The fee for a permit to construct only a foundation shall be 150% of the fee in the amount set forth in the Schedule of Fees as adopted by the city council. For purposes of this determination, the valuation of the foundation shall be considered to be ten percent (10%) of the total building valuation.
- D. Accessibility review fee. A fee in the amount set forth in the Schedule of Fees as adopted by the city council shall be charged for the review of plans in accordance with Sec 661-16.303 of the Iowa Administrative Code and Chapter 11 of the IBC for handicap accessibility provisions. The review fee shall not be required for construction for and associated with one and two family dwellings and for projects with an assessed value of construction of less than \$2,000.00.
- E. Thermal Efficiency Standards. In addition to other fees required in this section, a fee in the amount set forth in the Schedule of Fees as adopted by the city council shall be paid to the Building Official for the review of plans and inspection of construction for compliance with the thermal efficiency standards of the Iowa State Building Code.
- F. Double Fee. Except in emergency situations, as determined by the Building Official, where work for which a building permit is required by this code is started or proceeded with by any person prior to obtaining a required permit, the fees in the amount set forth in the Schedule of Fees as adopted by the city council shall be doubled. The payment of such double fee shall not relieve any person from fully complying with the requirements of this code in the execution of the

work or from any other penalties prescribed herein. No additional permits of any type shall be issued to any person who owes the City the double fee described in this subsection. However, no double fee shall be imposed upon any person who starts without a permit if:

1. The work is started on a Saturday, Sunday, or holiday, or during any other day when the Building Department is not normally open for business; and
2. The person secures the proper permit on the next Building Department working day.
3. No Plan review is required prior to issuance of the permit.

G. Refunds. If, within 30 days of the date of issuance, the holder of a building permit decides not to commence the work described in said permit, said person may, upon application to the Building Official, be refunded that portion of the permit fee which is in excess of the permit refund fee in as set forth in the Schedule of Fees as adopted by the city council.

H. Fees for Permit Renewals as stated in Section 155.07 shall be based on the percentage of valuation of remaining work to be performed provided the plans are not changed. If the plans are changed enough to warrant a review then the permit fee shall be ½ the cost of the original fee plus any fees as set forth in subsection J of this code section.

* Or the hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, hourly wages, and fringe benefits of the employees involved.

I. Reinspections. A reinspection fee may be assessed for each inspection or reinspection when such portion of work for which inspection is called is not complete or when corrections called for are not made. This section is not to be interpreted as requiring reinspection fees the first time a job is rejected for failure to comply with the requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or reinspection. Reinspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. To obtain a reinspection, the applicant shall file an application therefore in writing on a form furnished for that purpose and pay the reinspection fee as set forth in the Schedule of Fees as adopted by the city council. In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

J. Other Inspections and Fees: See the schedule of fees as adopted by city council.

Persons performing work for the Federal Government, the State, the county or city may obtain permits for such work without paying the permit fees described herein; provided, however, that nothing in this section shall be construed to exempt payment of permit fees by persons performing work under the direction of the City in connection with the abatement of any public law.

An expired permit may not be reissued without a permit fee except by resolution of the city council.

155.09 CHANGE IN USE. IRC Subsection R110.2 shall be deleted and replaced with the following: *“Changes in the character or use of an existing structure shall not be made except as specified in sections 3408 and 3409 of the IBC or as specified in the IEBC.”*

155.10 CERTIFICATES OF OCCUPANCY. Section 111.1 of the IBC and Section R110.1 of the IRC is amended by adding the following: *“On all new construction, all necessary drives, public sidewalks and approaches are to be installed before a Permanent Certificate of Occupancy is issued. All public concrete sidewalks placed over sanitary sewer, storm sewer and water ditches shall have not less than two (2) number four (4) re-rods twenty feet (20) long. All public sidewalks and approaches shall also meet the requirements of the Statewide Urban Design and Specifications and Chapter 175 as well as Chapters 136 and 137 of the Municipal Code as adopted by the city.”*

155.11 SERVICE UTILITIES. IRC Section R111 shall be amended by adding subsection R111.4. Subsection R111.4 is to read as follows: *“All electrical lines not exceeding 15,000 volts and all telephone and cablevision service lines, as well as other utility lines serving any new building or structure, including signs and billboards, requiring permanent electrical service shall be placed underground unless a waiver from such is approved by the Building and Engineering Departments. The provisions of this section shall not apply to existing buildings or additions to such buildings (unless said addition requires the utility service provider to upgrade the entire system from the transformer to the structure). Nothing in this section shall be deemed to apply to temporary service when defined as such by the utility provider.”*

155.12 BOARD OF APPEALS.

In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and hereby created a Board of Appeals, consisting of five (5) members. Board members shall be chosen and appointed based on diversity and building construction knowledge, all of whom shall be residents of the City of Altoona, Iowa. One (1) member of said Board of Appeals at a minimum shall be a private citizen. The Building Official or designated representative shall be an ex-officio member without a vote and shall act as secretary of the Board. The appointment of members shall be for three (3) year terms, expiring on December 31, with not more than two (2) members' terms expiring any one year.

The Building Board of Appeals shall be appointed by the Mayor, subject to Council approval, and shall serve without compensation. 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, and may recommend to the City Council such new legislation as is consistent therewith. The Board shall meet at will and when there are appeals or business on file for a hearing.

Nominal appeal fee to the Building Board of Appeals shall be paid as set forth in Section *155.08 PERMIT FEES*. The appeal shall be valid for one (1) year from the date of the Board approval to the commencement of work and to the completion of work undertaken pursuant to the approval.

155.13 LICENSING FOR ELECTRICAL, PLUMBING, AND MECHANICAL CONTRACTORS AND INSTALLERS. The provisions of Ordinance Chapter 160 of the City of Altoona, Code of Ordinances shall be applicable for any work performed in regards to electrical, plumbing, and mechanical systems. In cases where an owner-occupant of a single-family dwelling desires to install plumbing and plumbing fixtures, heating or comfort cooling equipment, wiring, electrical equipment, or perform any electrical work in said person's single-family dwelling, said person may appear before the Building Official and show competency to do the specific work for which said person desires a permit. After such showing, said owner-occupant may obtain a permit by paying the proper fee, without having to meet the provisions of Ordinance Chapter 160.

155.14 DEMOLITION OF BUILDINGS AND STRUCTURES.

1. Permit Required; Expiration.
 - A. No person shall commence the work of demolishing any building or structure until a permit authorizing such work has been obtained from the Building Official. Every demolition permit issued under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within seven (7) calendar days from the date of issuance, or if the work authorized by such permit is not completed within 30 calendar days of the date of issuance, unless, because of the extensiveness of the project, the Building Official deems at the time of issuance, a longer period for either commencement or completion should be granted.
 - B. Any permittee holding an unexpired demolition permit may request in writing an extension of time within which the demolition work may be commenced or completed. If such request contains good and satisfactory reasons showing that circumstances beyond the control of the permittee have prevented timely commencement or completion of the work, the Building Official may extend the applicable expiration date.
 - C. The fee for such permit shall be at the same rate as the original permit.

- D. If a demolition permit to remove an unsafe building, or a building that is the subject of a public nuisance action has expired, the Building Official shall order the prompt removal of such structure, in accordance with all requirements of this chapter. All of the costs attendant to this action, including administrative costs, shall be either assessed against the property or collected from the owner unless otherwise directed by the Council.
2. Application For Permit. Application for a permit to demolish a building or structure shall be made to the Building Official. The applicant shall provide the following information:
- A. In the case of demolition by explosives, the applicant shall furnish the information required in this subsection and shall furnish information regarding the person who will be conducting the demolition by explosives and shall furnish plans showing how the building or structure will be prepared for demolition, the type and amount of explosives to be used; and a detailed plan showing what safety precautions will be taken to protect persons and property.
 - B. A permit for the demolition of a building or structure by the use of explosives may be issued by the Council subject to the following:
 - (1) The applicant for a permit must demonstrate to the Council the need for demolition by explosives rather than demolition by conventional means and must demonstrate that demolition by explosives can be safely conducted at the specific location requested.
 - (2) The Building Official, Fire Chief and Police Chief shall review the application and submit their opinions to the Council concerning whether or not the demolition can be safely conducted together with any recommendations they may have.
 - (3) The applicant shall provide a certificate of liability insurance for personal injuries, death and for property damage in an amount not less than \$1,000,000 naming the City as an additional named insured party. The certificate shall provide that the coverage shall not be canceled or changed without ten days' prior written notice to the City. The Council may require additional insurance coverage in instances where the hazard appears greater than normally expected and may also in such instances require the posting of a bond acceptable to the City in an amount commensurate with the severity of the hazard. The bond shall provide that the applicant shall well and satisfactorily perform the demolition. The bond shall be for the benefit of the City and any person who is injured or damaged by the failure of the applicant to satisfactorily perform the demolition.

- (4) The applicant shall agree to indemnify and hold harmless the City from all losses resulting from damages or injuries caused by the applicant or the applicant's employees, servants or agents arising out of the use of explosives in demolition.
- (5) The applicant shall pay the City in advance for reasonable expenses that will be incurred by the City in furnishing necessary security and police protection in the vicinity of the demolition site.
- (6) The applicant shall observe all applicable Federal, State and local laws in the course of the demolition including but not limited to the following:
 - a. The applicable provisions of the fire prevention code relating to the storage, transportation and use of explosives.
 - b. The rules and regulations of the United States Environmental Protection Agency relating to the demolition of buildings or structures containing asbestos materials or other hazardous air pollutants.
- (7) The applicant shall meet all other requirements of this chapter relating to the demolition of structures or buildings, provided, however, that should a conflict exist between the provisions of this paragraph and other provisions of the Code of Ordinances, the provisions of the paragraph shall be deemed controlling.
- (8) The applicant need not obtain an obstruction permit as provided in Section 155.15 of this chapter to block off portions of the public property within an appropriate distance of the demolition site provided that the obstruction is for less than a 24 hour period and provided that the obstruction is for security purposes in connection with the use of explosives. However, the applicant shall be required to obtain an obstruction permit to use public property in the cleanup operations following the detonation of explosives.
- (9) The Council shall at any time have the authority to impose additional requirements and safety precautions in the interest of the public health, safety, and welfare.

3. Permit – Issuance, Validity, Expiration, Revocation, Fees.

- A. Except as otherwise provided in this section, the issuance, validity, expiration, and revocation of any permit to demolish a building or structure shall be administered in accordance with Section 155.08 of this chapter and Section 105 of the IBC and Section R105 of the IRC.
- B. Permits fees shall be as set forth in the amount set forth in the Schedule of Fees as adopted by the city council.

4. Utility Services. No permit to demolish shall be issued until it has been established that existing utility services have been properly disconnected and approved.
5. Permit - Bond Required.
 - A. Before a permit is issued to remove a building which has been ordered removed as a public nuisance pursuant to the provisions of the International Building Code and International Residential Code, and which period of time granted by the courts for removal or other remedial action by the applicants or other party of interest has expired, the applicant may be required to post a cash bond equal to the estimated costs of the removal of the building and the disconnection of the existing utility services. If the building is not removed by the applicant at the time the permit expires at a time specified by the Building Official, such bond shall be forfeited and used toward the costs of the City to remove it.
 - B. If the building is removed by the applicant prior to the time the permit expires, such bond shall be returned to the applicant. A return of the bond does not exempt the applicant from further assessments to the real estate for costs which have occurred prior to the issuance of the permit.
6. General Requirements.
 - A. The Building Official shall have the authority to impose at any time reasonable requirements and safety precautions in the interest of public health, safety, and welfare which, in the opinion of the Building Official, are commensurate with the severity of hazard, either demonstrated or anticipated, provided that such requirements may be appealed to, and reviewed by, the board of appeals at the request of the affected party.
 - B. In addition, the following provisions shall be met:
 - (1) The discharging, loading, or dumping of building materials from any building shall be accomplished in such manner as to minimize the creation of dust and scattering of debris. Materials shall not be dropped by gravity to any point lying outside the building walls except through an enclosed chute, unless such materials are dust free and the height of drop is at least equal to the horizontal distance to the nearest property or barricade line. Where such horizontal distance is not available and practical necessity dictates the dropping of relatively large masses of materials, the Building Official may approve appropriate protective

measures designed to provide protection from danger equivalent to that afforded by the otherwise required horizontal setback, provided however, that in all cases, such materials shall be handled in a manner approved by the Air Pollution Control Division of the County Health Department.

- (2) When necessary to protect the public health, safety, or welfare, every demolition project shall be barricaded, fenced, lighted, and signed with warning and/or directional signs in a manner approved by the Building Official. The Building Official may also require the presence of approved security guards or flagmen. Such barricades, fences, lights, and signs as may be deemed necessary by the Building Official for protection of the public shall be maintained after completion of the demolition work until such time as the site is cleaned of all debris and all excavations, basements, and depressions in the ground are restored to grade and rendered harmless.
- (3) Adequate precautions shall be taken to insure that procedures or conditions relating to the demolition work do not constitute a fire hazard. If, in the opinion of the Fire Chief, a fire hazard exists, or is likely to exist, the Fire Chief may order the cessation of work or require that appropriate protective measures, approved by the Fire Chief, be taken.
- (4) All streets, alleys, and public ways adjacent to the demolition site shall be kept free and clear of any rubbish, refuse, and loose materials resulting from the demolition work unless an obstruction permit for such space has been obtained.

Upon Completion of the demolition work, the site shall be left in a clean, smooth condition. Inorganic building rubble, sand, clean earth, or other approved fill material may be used to fill excavations, basements, and depressions, provided that the top 12 inches shall be clean earth or its equivalent in terms of surface smoothness, freedom from dust, and cleanliness. If the surface is to be used for the parking of vehicles, it shall be constructed as required in the Zoning Code.

155.15 OBSTRUCTION PERMIT; BOND AND INSURANCE. Obstruction permits shall meet the requirements of Chapter 141 of the Altoona Municipal Code. Building permits shall be obtained for work performed in the public right of way in conjunction with building construction, demolition, alterations, repairs and installations.

155.16 DEFINITIONS. Section 202 IBC and section R202 IRC shall be amended by including the following definitions:

“Bedrooms. Any room with a permanently built in closet, designed for and potentially used for sleeping purposes at the present time and/or in the future. Bedrooms shall meet all the minimum provisions of this code to include a minimum of 70 square feet of floor area with the least horizontal dimension of 7 feet, glazing for natural light to be not less than 8 percent of floor area, heat provided in the room to maintain a minimum of 68 degrees, 3 feet from the floor and 2 feet from the exterior walls, a height of 7 feet in the room(s) shall be maintained, shall meet the minimum emergency escape and rescue opening, shall have a permanently powered smoke alarm device with battery backup. Bedrooms include dens, offices, playrooms, family rooms, storage areas, and other rooms with built in closets. For the purpose of this chapter “bedroom(s) and sleeping room(s) shall be synonymous with each other.”

“Swimming Pools. A water filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above surface pool having a depth of more than 30 inches designed, used and maintained for swimming and bathing.”

155.17 CLIMATE AND GEOGRAPHICAL CRITERIA. Amend IRC Table R301.2(1) to read as follows:

TABLE R301.2(1) CLIMATE AND GEOGRAPHICAL CRITERIA

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Winter		Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed MPH	Topograph effects		Weathering	Frost line Depth	Termite	Design Temp	Ice Barrier Req'd	NFIP Acceptance Zone C		
30 PSF	90	NO	A	Severe	42"	Mod/Heavy	-5F	Yes	10-Nov-82 – No local amendments.	1833	48.6

155.18 SNOW LOAD. For purposes of determining snow loads as required in Section 1608.2 of the IBC and Section R301.6 of the IRC, the minimum ground snow load for design purposes shall be 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided in this code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

155.19 PERMANENT OCCUPANCY OF PUBLIC PROPERTY.

1. No part of any structure or any appendage thereto, except signs, shall project beyond the property line of the building site, except as specified in this code, provided, however, that a structure or appendage thereto may project beyond the property line of the building site when the applicant holds a property interest including but not limited to air rights, within the area of the project sufficient to establish a legal right to build therein or thereon.
2. Structures or appendages regulated by this section shall be constructed of materials as specified in Section 705 of the IBC and section R302 of the IRC for structures regulated by such code.

3. The projection of any structure or appendage shall be the distance measured per the definition of Fire Separation Distance as noted in the IBC and section R302 of the IRC for structures regulated by such code.
4. Nothing in this code shall prohibit the construction and use of a structure between buildings and over or under a public way provided the structure complies with all requirements of this code.

155.20 EXTERIOR BUILDING WALL CONSTRUCTION.

A. Notwithstanding anything contained in Sections 602, or 705 of the IBC and Section R302 of the IRC, an exterior wall may be constructed with openings without complying with the requirements of such sections related to opening protection; provided, that before a building permit is issued which permits an exterior wall to be so constructed, the owner of the building shall furnish the Building Official with either:

1. A copy of an easement or covenant running with the land applicable throughout the existence of the proposed building in which those with interests in the property abutting the side of the property on which said exterior wall is to be constructed agree not to construct a wall set forth in said Sections 602, 705 or R302 which would require said exterior wall and said building on such abutting property to have the opening protection of said Sections 602, 705 or R302 which copy shall show the book and page where such document has been filed of record in the office of the Polk County Recorder; or
2. An agreement, in a form capable of being filed of record in the office of the Polk County Recorder, for the benefit of those with interest in the abutting property, by which the owner of the building and the owner of the property on which said building is to be built, jointly and severally agree, on behalf of themselves and their successors and assigns for so long as said building is in existence, that, in consideration for being permitted to building an exterior wall on said building without complying with said Sections 602, 705 or R302 at such time as a building is erected on the abutting property within the distances to said exterior wall contained in said Sections 602, 705 or R302 then they shall modify or rebuild said exterior wall to conform at least to the requirements of said Sections 602 and 705 applicable to the actual separations of the building; said agreement shall be recorded at the expense of the applicant for the building permit.

B. Notwithstanding anything contained in Section 602 or 705 of the IBC and Section R302 of the IRC, an exterior wall may be constructed with openings adjacent to a public street or alley right-of-way without complying with the requirements of such sections related to opening protection, provided the following conditions are each satisfied:

1. The setback between the exterior wall and the far side of the adjoining public right-of-way must conform at least to the requirements of such sections 602, 705 or R302 applicable to the actual separation of building.
2. The city council has by resolution declared an intent to permanently maintain the adjoining right-of-way as a public street or alley, and to never permit a structure to be constructed or placed upon the right-of-way within the required

separation from the exterior wall. The resolution shall specifically describe the affected right-of-way and shall be in a form that can be recorded and indexed into the records of the county recorder.

3. The owner of the building has furnished a copy of the city council resolution described above, which copy shall show the book and page where such document has been filed of record in the office of the county recorder

155.21 EXTERIOR WALLS. Section R302.1 IRC shall be amended by deleting the section and replacing with the following:

“R302.1 Exterior Walls. Construction, projections, openings and penetrations of exterior walls of dwellings shall comply with Table R302.1(1) and exterior walls of accessory structures shall comply with Table R302.1(1) (A)”

Add the following Table to Section R302.1:

Table R302.1(1)(A) Accessory Exterior Walls

Exterior Wall Element		Minimum Fire-Resistance Rating	Minimum Fire Separation Distance
Accessory Building Walls	Fire Resistance rating	1-hour tested in accordance with ASMT E 119 or UL 263 with exposure from both sides	< 3 feet
	Not Fire Resistance rated	0-hour	≥ 3 feet
Accessory Building Projections	Not Fire Resistance rated	0-hour	≥ 1 foot
			< 1 foot – Not allowed
Openings in walls	Not Allowed	N/A	< 1 foot to <3 feet
	Unlimited	0-hour	≥ 3 foot
Penetrations	All	Comply with Section R302.4	< 3 feet
		None Required	≥ 3 feet

155.22 TOWNHOUSE SEPARATION. IRC Section R302.2, Exception shall be deleted and replaced with the following:

“Exception - A common 2-hour fire resistance rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with the Altoona Electrical Code. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4. If building is protected throughout with automatic sprinkler system installed in accordance with P2904 than the common wall fire resistance rating may be reduced down to 1-hour.”

155.23 DWELLING AND GARAGE SEPARATION. Section R302.6 and Table R302.6 (IRC) shall be deleted and replaced with the following: *“The garage shall be completely separated from the dwelling unit by 5/8” type X gypsum board applied to the adjoining walls and the garage ceiling. Any structural element supporting a garage roof*

ceiling or floor ceiling assembly above shall be enclosed with 5/8" type X gypsum board. Openings in garage walls shall comply with section R302.5."

155.24 BATHROOMS. Section R303.3 (IRC) shall be amended by adding the following to the end of the paragraph: *"Toilet rooms containing only a water closet and/or lavatory may be provided with a recirculating fan."*

155.25 REQUIRED HEATING. Section R303.9 (IRC) shall be amended by adding the following exception: *"Exception -Sunrooms are not required to be provided heating or cooling facilities however the existing building in which the sunroom is attached is required to maintain its thermal envelope"*.

155.26 CEILING HEIGHT. Section R305 shall be amended by adding the following subsection:

"R305.1.2 Existing Basements. Existing basements with either a non-finished or finished ceiling height of less than the heights as required by sections R305.1 or R305.1.1 are considered non-conforming. The finishing of basements that are considered non-conforming is allowed as long as the non-conforming height isn't decreased more than the minimal measurement allowed in order to apply a finished ceiling of gypsum board or acoustical ceiling tiles".

155.27 FIRE SPRINKLERS. Section R309.5 shall be amended by replacing the word *"shall"* in the first sentence with the word *"may"*.

155.28 CARE FACILITIES WITHIN A DWELLING. Subsection 310.5.1 (IBC) shall be amended by deleting the section and replacing with the following: *"Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code."*

155.29 REQUIREMENTS FOR EGRESS WINDOW LANDINGS. Section R310.1 (IRC) and Section 1029.3 (IBC) shall be amended by adding the following to the end of the sections to state as follows: *"Where a landing is provided for egress windows in new and existing construction of Group R occupancies/One and Two family Dwellings when the maximum height requirement can not be met as stated in Section 1029.3 or Section R310.1 shall have a minimum width of 36 inches, a minimum depth of 18 inches and a maximum height of 24 inches. The landing shall be permanently affixed to the floor under the window it serves."*

155.30 EMERGENCY ESCAPE WINDOWS UNDER DECKS AND PORCHES. Section R310.5 (IRC) shall be amended by adding a new sentence to end of the paragraph: *"Cantilevered areas of all construction elements shall meet the requirements of this section as stated for decks and porches."*

155.31 FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS. Section R311.3.2 (IRC) exception shall be amended by deleting and replacing with the following:

“A landing is not required where a stairway of three or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.”

155.32 HANDRAILS. The following shall be added at the end of Subsection R311.7.8.2 IRC and exception #1 of Section 1012.4 IBC. “*Handrails within a dwelling unit or serving a an individual dwelling unit of groups R-2 and R-3 or One and Two family dwellings 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*”.

155.33 PREMISE IDENTIFICATION. Every new and existing principal structure on a premise shall have the address number affixed thereto. The numbers shall be 6 inches in height for structures built per the provisions of the IBC with the exception that individual dwelling units in multi-family structures are allowed numbers to be a height of 3 inches. The numbers for buildings constructed per the provisions of the IRC shall be 3 inches in height. The numbers shall be of visible from the public right of way and of contrasting color from the principal structure.

155.34 FOUNDATIONS FOR STUD BEARING WALLS. The following table is substituted for Table 1809.7 of the IBC and Table R403.1 of the IRC:

Table 1809.7/Table R403.1 Foundations For Stud Bearing Walls

Number of Stories	Thickness of Foundation Walls		Minimum width of Footings (inches)*	Thickness of Footings (inches)	Minimum Depth of Foundation Below Natural Surface of Ground and Finish Grade (inches)
	<i>Unit</i>				
	<i>Concrete</i>	<i>Masonry</i>			
1	8	8	16	8	42
2	8	8	16	8	42
3	10	10	18	12	42

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.

155.35 FROST PROTECTION FOR ACCESSORY STRUCTURES. Section 1809.5 of the IBC and Section R403.1.4.1 of the IRC shall be amended by adding the following: “*Exception #4. The Building Official may approve slab-on-grade foundation designs for wood or metal frame residential accessory structures over 600 square feet to not exceeding 1,000 square feet, without additional engineering, providing the design meets all of the following:*

A. Foundations supporting wood shall extend at least six inches above the adjacent finish grade. The grade shall be removed to a depth sufficient enough for all vegetation to be absent and soils to be stable enough to support the slab load, 3,000# concrete mix shall be used.

B. The entire perimeter of the foundation shall be provided with a thickened portion of slab with cross section dimensions of 10 inches minimum width and 16 inches minimum thickness.

C. The slab floor shall be a minimum of 4 inches thick concrete with 6" x 6" reinforcing mesh or #4 reinforcing bars 24" on center front-to-back and side-to-side. The thickened portion of the slab shall also contain two #4 rebar, one near the top and one near the bottom continuously with ends of rebar overlapping each other at least 15 inches.

D. Slab floor and thickened edge shall be one continuous pour, interconnected with reinforcing.

E. Vertical distance from the top of the foundation floor to the lowest point of the footing base shall not be more than 24 inches."

155.36 FOUNDATION RETAINING WALLS FOR GROUP R OCCUPANCIES.

Scope. Notwithstanding other design requirements of Chapters 18, 19 and 21 of the IBC and Sections R404.1 – R404.1.5.1 of the IRC, foundation retaining walls for group R occupancies of type V construction may be constructed in accordance with this section, provided that use or building site conditions affecting such walls are within the limitations specified in this section.

Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*		Thickness of Foundation Walls		Reinforcement type and placement within Foundation Wall**	Reinforcement type and placement within Foundation Wall** (12' span between corners and supporting cross walls.)	Type of Mortar
		<i>Unit</i>				
<i>Gross</i>	<i>Net</i>	<i>Concrete</i>	<i>Masonry</i>	<i>Concrete</i>	<i>Masonry</i>	<i>Masonry</i>
8	7' 8"	7 1/2"	8"	3 – 1/2" diameter bars with placement in the top, middle, and bottom	0.075 square inch bar 8' o.c. vertically in fully grouted cells. If block is 12" nominal thickness, may be unreinforced.	Type M or S. Grout & Mortar shall meet provisions of Chapter 21
9	8' 9"	8"	See Chapter 18	1/2" bars 2' o.c. horizontally & 20" vertically o.c.	See Chapter 18	Same as above
10	9' 8"	8"	See Chapter 18	(5/8" bars 2' o.c. horizontally & 30" vertically o.c.)	See Chapter 18	Same as above
*Concrete floor slab to be minimum 4". If such floor slab is not provided, a specially designed means of providing lateral support at the bottom of the wall 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 the provisions of 18, 19, and 21 of the IBC.						
NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of 2 – 1/2" diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the IBC.						
NOTE: Material used for backfilling 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 IBC. 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.						

155.37 RETAINING WALLS. Section R404.4 of the IRC shall be amended by deleting the number “24 inches” to “48 inches”.

155.38 SEPARATION. Section 406.3.4 IBC shall be amended by deleting #1 and replacing with the following:

“Section 406.3.4 1). 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 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 inch thick, or doors in compliance with 716.5.3. 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.

155.39 RESIDENTIAL WOOD FLOOR CANTILEVERS. Notwithstanding the provisions of Chapter 23 of the International Building Code and Chapter 5 of the International Residential Code, the maximum floor cantilevers of dimensional wood floor systems serving uses regulated by the International Building Code for group R occupancies and residential occupancies regulated by the International Residential Code shall not exceed a projecting dimension equal to twice the depth of the floor joist for bearing cantilevers and three times the depth of the joist for non-bearing cantilevers. This provision shall not apply to Engineered Wood products or cantilevers designed by a registered design professional for a specific application.

155.40 SECONDARY (EMERGENCY OVERFLOW) DRAINS OR SCUPPERS. Section R903.4.1 IRC shall be amended by deleting the last paragraph and replacing with the following: *“Overflow drain discharge piping is allowed to be connected to the primary roof drain discharge piping at the point where the two systems discharge into the last vertical section of the drainage piping.”*

155.41 CONTINUITY AND COMPONENTS. Subsection 1007.2 shall be amended by adding item #11. Item #11 reads as follows: *#11 Components of exterior walking surfaces shall be hard surfaced.”*

155.42 DOORS, GATES AND TURNSTILES. Subsection 1008.1.6 shall be amended by adding a subsection 1008.1.6.1. Subsection 1008.1.6.1 shall read as follows: *“Exterior landings at doors shall be provided with frost protection.”*

155.43 WINDOW WELLS. Section 1029.5 shall be amended by adding a subsection 1029.5.3. Subsection 1029.5.3 shall read as follows: *“Window wells shall be designed for proper drainage by connecting to the buildings foundation drainage system required by section 1805.4.2 or by an approved alternate method.”*

155.44 ENERGY PROVISIONS. Chapter 11 IRC and Chapter 13 IBC shall be deleted and replaced with the following: *“Buildings shall be designed and constructed in*

accordance with the 2009 International Energy Code as published by the International Code Council.”

155.45 EXISTING STRUCTURES. Section 3412.2 of the IBC and Section 1401.2 of the IEBC shall be amended by deleting in the first sentence, *“Date to be inserted by the jurisdiction”* and replacing with *“1978”*.

155.46 SECONDARY STORM SEWER. The provisions for secondary storm sewers shall comply with Section 157.26 of the City of Altoona, Code of Ordinances, 2004, for all structures with habitable and/or useable space below grade.

155.47 DEPTH OF WATER SERVICE. Section P2603.5 IRC shall be amended by deleting *“Water service pipe shall be installed not less than 12 inches deep and not less than 6 inches below the frost line”* and replacing with *“Water service piping shall, whenever feasible, be no less than five feet below the surface of the ground”*.

155.48 FLOOR DRAINS. Section P2719.1 IRC shall be amended by adding the following section *“Unless otherwise approved by the inspector, at least one floor drain shall be provided in each room where an automatic water heater is, or will be installed, and in each mechanical room. When installed in a basement floor, such floor drain shall be at least three inches in diameter”*. Every water meter shall be within 8 feet of a floor drain as described per Ordinance section 91.04 meeting the requirements of Ordinance section 155.48”.

155.49 WATER HEATER FLOOR DRAIN. Section P2801.1 IRC shall be amended by adding the following sentence to the end of the paragraph: *“Every water heater shall be located in close proximity to a floor drain meeting the requirements of Ordinance section 155.48”*.

155.50 MINIMUM WATER SERVICE SIZE. Section P2903.7 shall be amended by deleting *“ minimum size of water service pipe shall be 3/4 inch”* and replacing with *“minimum size of water service pipe shall be 1 inch.”*

155.51 REQUIRED SPRINKLER LOCATIONS. Section P2904.1.1 IRC shall be amended by deleting the sentence and replacing with the following: *“Sprinklers may be installed to protect all areas of a dwelling unit.”*

155.52 BUILDING SEWER. Section P3005.4.2 IRC shall be amended by adding the following sentence at the end of the section *“The minimum diameter for a building sewer shall be four (4) inches.”*

155.53 DRAINAGE BACKWATER VALVE. Section P3008.1 IRC shall be amended by adding the following sentences at the end of the paragraph *“The requirement for the installation of a backwater valve shall apply only when it is determined necessary by the Building Official based on local conditions. When a valve is required by the Building*

Official, it shall be a manually operated gate valve or fullway ball valve. An automatic backwater valve may also be installed, but is not required.

155.54 ADDITIONS AND ALTERATIONS. Section E3401.4 of the IRC shall be amended by adding the following to the end of the first paragraph *“Additions to, alterations of, and repairs to existing electrical equipment shall comply with this code. Furthermore, existing electrical equipment that is temporarily exposed or made accessible because of any remodeling or repair of an existing structure, shall be made to comply with this code. In any event, the building official may, when any additions, alterations, or repairs are made, order other reasonable additions or alterations in the electrical equipment of a structure or on any premises when a danger to life or property may result if such other additions or alterations were not made.”*

155.55 DEFINITIONS. Section E4201.2 IRC shall amend the following definitions;
1. Permanently Installed Swimming, Wading, Immersion and Therapeutic Pools, and
2. Storable Swimming or Wading Pools
By deleting “42” from each definition and replacing with *“18 inches below grade or 30 inches above grade.”*

155.56 DEFINITIONS. Section AG102.1 IRC shall amend the definition of Swimming Pool by deleting and replacing with the following: *“A water filled enclosure, permanently constructed or portable, having a depth of more than 18 inches below the level of the surrounding land, or an above surface pool having a depth of more than 30 inches designed, used and maintained for swimming and bathing.”*

155.57 OUTDOOR SWIMMING POOLS. Section AG105.2 IRC #1 shall be amended by deleting “48” and replacing with “72”.

155.58 SWIMMING POOLS. Sections 3109.3 IBC shall be amended by deleting “4” and replacing with “6” and section 3109.4.1 IBC shall be amended by deleting “48” and replacing with “72”.

155.59 RESIDENTIAL SWIMMING POOLS. Section 3109.4 IBC exception shall be deleted and replaced with the following: *“ Exception – A Hot Tub/Spa with a safety cover complying with ASTM F1346 need not comply with Section 3109.4.”*

155.60 VIOLATIONS. See Chapter 4 of this Code of Ordinances.