



Board of Appeals Agenda

**Grimes Board of Appeals
June 18, 2026 @ 5:30 PM
Grimes Community Center, 410 SE Main Street**

Public Comment: If you would like to address the Board of Appeals during the Public Comment portion of the meeting, please sign up upon entrance to the meeting. Participants must be recognized by the presiding officer and must state their full name and address before addressing the Board of Appeals. The presiding officer will recognize you for 3 minutes of comment, and your microphone will be turned on. Pursuant to §21.4(2) of the Code of Iowa (2019), the City has the right to amend this agenda up until 24 hours before the posted meeting time. For any additional assistance or questions in attending the meeting, please call 515-986-3036. Meetings will be recorded.

GENERAL AGENDA ITEMS

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes from Previous Meeting

PUBLIC AGENDA ITEMS

1. Recommendation and Approval of proposed changes to the City of Grimes Building Regulations 11-8 Residential Building Code and 11-11 Building Code.
2. Adjournment



101 NE Harvey Street, Grimes, Iowa 50111 | P: 515.986.3036

This meeting of the Grimes Board of Appeals was called to order Thursday, October 17, 2025 at 5:30 P.M.

Roll Call: Present: Trevor Brown, Justin Frampton, Ryan Nicholson, Matthew Strom, Mark Schulz

Staff: Steve Tibbles, Alivia Hoodjer

Absent: NA

A. GENERAL AGENDA ITEMS

1. APPROVAL OF THE AGENDA

Motion by Frampton, Second by Nicholson, to approve the agenda

Roll Call: Ayes-All; Nays-0 Motion passes: 5-0

2. APPROVAL OF THE MINUTES

Motion by Frampton, Second by Nicholson, to approve the minutes from the September 18, 2025, meeting

Roll call: Ayes-All: Nays-0 Motion passes: 5-0

B. PUBLIC AGENDA ITEMS

1. Recommendation and Approval of proposed changes to the City of Grimes Building Regulations 11-3 Property Maintenance Code, 11-4 Fuel Gas Code, 11-8 Residential Building Code, 11-11 Building Code, 11-12 Existing Code and Creation of 11-13 Swimming Pool and Spa Code, and Title 3 Boards and Commissions regarding 3-6 Board of Appeals

Staff member, Steve Tibbles, provided a staff report to the Board of Appeals.

The proposed code updates were presented to the Board at the last Board meeting on September 18, 2025. Tibbles also told the Board that staff is proposing to change the name of the Board to "Building Regulations Board of Appeals" due to confusion between the Board names for Board of Appeals and Board of Adjustment. This proposal was added to the proposed changes to the City of Grimes Code of Ordinances. Tibbles explained the new 11-13 Swimming Pool and Spa Code to the Board members.

The Board discussed the request for the proposed changes. The Board wanted to make a condition on the approval motion to ensure any clerical errors, such as spelling, grammar,

punctuation, etc., were made prior to the Council viewing the proposed code changes. Tibbles agreed.

Board members asked Staff where to direct someone who is considering applying for an Appeals Request. Staff responded to the Board and explained that anyone seeking to apply for an Appeals Request will need to fill out the request application and have it submitted to Development Services by the first day of the month to be on that month's Board meeting agenda. Staff also recommended anyone seeking to apply for a request should contact Development Services staff.

Motion by Brown, Second by Frampton to approve Agenda item number one with the condition that clerical edits are completed prior to Council approval.

Roll Call: Aye-All Nay-0 **Motion Passes 5-0**

2. Adjournment

Meeting is adjourned at 5:51 p.m.

Chairperson Signature



Clerk Signature



BOARD OF APPEALS COMMUNICATION
Meeting Date: 6/18/2026

AGENDA ITEM:

BACKGROUND: The State of Iowa is now requiring all one and two-family dwellings to install at minimum a passive Radon Mitigation System effective July 1, 2026. In order to comply with the State, adoption of Appendix BE of the 2024 International Residential Code is being recommended for adoption through Title 11-8 Residential Building Code of the Grimes Code of Ordinance. The remainder of the changes are removing some items in regards to swimming pools that was left in Titles 11-8 and 11-11 during the last code change.

BUDGETARY CONSIDERATIONS: No

STRATEGIC PLANNING:

Prioritized: ____YES __X__NO

*High-Performing Organization/Exception Professional Services ____

*Great Place to Live/Expanded Quality of Life Amenities ____

*Dynamic Town/Strong Sense of Community ____

*More Beautiful/Vibrant Community ____

BOARD/COMMISSION ACTIONS: Staff recommends approval of the proposed code amendments to Titles 11-8 Residential Building Code and 11-11 Building Code.

STAFF RECOMMENDATION:

RESPONSIBLE STAFF/CONTACT INFORMATION:

Prepared by:

Return to:

11-8 Residential Building Code

Contents:

11-8-1 Adoption of International Residential Code

11-8-2 Amendments, Modifications and Deletions

11-8-3 Temporary Permit

11-8-4 Conflicts with State Law

11-8-5 Administration and Enforcement

11-8-1 Adoption of International Residential Code

Pursuant to published notice and public hearing as required by law, the 2024 International Residential Code is hereby adopted in full except for such provisions as may hereinafter be deleted, modified or amended. An official copy of the International Residential Code, as adopted, and a certified copy of this chapter, can be viewed in the Development Service Department.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-8-2 Amendments, Modifications and Deletions

The following amendments, modifications, additions and deletions to the 2024 International Residential Code are hereby made:

Section 4. Delete Section R309; refer to Grimes Ordinance Chapter 11-6 Fire Code Section 903

Section 5. Delete IRC 112 Board of Appeals

Section 6. Expiration

Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced.

Section 7. Exterior Walls Exception #1

Accessory structure with an area of 100 square feet or more located less than 10 feet from a dwelling and/or another structure shall be provided with two layers of 5/8" Type X sheetrock or equivalent in throughout the areas of the structure that encroaches the 10 feet.

Modify Code Section: IRC R101.2

Replace with and add the following language:

R101.2 Scope. 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. Owner-occupied lodging houses with five or fewer guestrooms.
3. Detached one- and two-family dwellings and townhouses that contain offices of up to 20 percent of the dwelling unit area.
4. Live/work units within detached one- and two-family dwellings and townhouses that comply with the requirements of Section 508.5 of the International Building Code.

5. Care facilities within detached one- and two-family dwellings and townhouses with eight or fewer persons receiving care who have the ability to respond to emergency situations and evacuate.
6. In-home child care facilities within detached one- and two-family dwellings and townhouses where in-home child care is provided to no more than eight children, and of these eight children no more than six are five years old or younger, no more than four are twenty-four months old or younger, and no more than three are eighteen months old or younger.
7. In-home child care facilities that provide custodial care for 16 or fewer persons in detached one- and two-family dwellings and townhouses that were registered with the State of Iowa Department of Human Services as child development homes and have held such registration continuously in good standing since on or before January 1, 2017.
8. Care facilities within detached one- and two-family dwellings and townhouses that are provided with a residential fire sprinkler system complying with Section P2904 or NFPA 13D with eight or fewer persons receiving care who have impairments that prevent them from responding to emergency situations and evacuating.

Delete 105.5

See Grimes Permit and CO Policy

Insert Definition into Code Section: IRC R202

Add the following language:

CARE FACILITY. A building or structure where care is provided to persons who need some level of assistance or supervision.

Delete Chapter R113 Board of Appeals - Replace with:

City Ordinance Chapter 3-6 Board of Appeals

Insert Definition into Code Section: IRC R202

Add the following language:

IN-HOME CHILD CARE. A dwelling where care is provided to children by a person other than the child's parent, guardian, or custodian for periods of less than twenty-four hours per day per child on a regular basis.

Modify Table R301.2 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	Topographic effects		Weathering	Frost line Depth	Termite	Design Temp	Ice Barrier Req'd	NFIP Acceptance Zone C		
33 PSF	115	NO	A	Severe	42"	Mod/ Heavy	-5F	Yes	30-Sep-83 – No local amendments.	1833	48.6

Modify Table: IRC R302.6

Replace with the following revised table:

**TABLE R302.6
DWELLING-GARAGE SEPARATION**

SEPARATION	MATERIAL
<i>From the residence and attics</i>	<i>Not less than 5/8-inch Type X gypsum board or equivalent applied to the garage side</i>
<i>From habitable rooms above the garage and structure(s) supporting floor/ceiling assemblies used for separation required by this section</i>	<i>Not less than 5/8-inch Type X gypsum board or equivalent</i>
<i>Garages located less than 5 feet from a dwelling unit on the same lot</i>	<i>Not less than 5/8-inch Type X gypsum board or equivalent applied to the interior side of exterior walls and ceilings within the garage</i>

Modify Code Section: IRC R325.3

Replace with the following language and exception:

Section R325.3 Bathrooms. 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.

Exception: Toilet rooms containing only a water closet and/or lavatory may be provided with a recirculating fan.

Modify Code Section: IRC R313.1.1 Exception

Replace with the following exception:

Exception: Existing basements not having a height as specified in this section are allowed to be finished with a ceiling height that is not decreased more than the minimal measurement created by applying a finished ceiling of gypsum board or acoustical ceiling tiles.

Modify Code Section: IRC R324.4.2 (Existing exceptions to remain)

Replace with the following language:

Section R324.4.2 Glazing Adjacent To Doors. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1,524 mm) above the walking surface shall be considered to be a hazardous location.

Exceptions:

1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R324.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

Insert Exception #1 into Code Section: IRC R319.2.3

Add the following language:

Exception

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

Modify Exception to Code Section: IRC R318.3.2

Replace with the following language:

Exception: A top landing is not required where a stairway of not more than four risers is located on the exterior side of a door, provided the door does not swing over the stairway.

Insert Exception #3 into Code Section: IRC 318.7.5.1

Add to the following language:

Exception

The dimension of the top and bottom riser of a stair may vary up to 1 inch (25.4 mm) from the stairway riser dimension; however, in no case shall the riser height exceed seven and three-quarter inches.

Delete Code Section: IRC R309.1

Replace with the following language:

R309.1 Townhomes automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in *townhouses*.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.
2. The building is a townhome complex where the aggregate area of the building does not exceed 18,000 square feet.
3. The building is a townhome complex that contains eight or less dwelling units.

Delete Code Section: IRC R309.2

Replace with the following language:

R309.2 One- and two-family dwelling automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.
2. The building is a single-family dwelling where the aggregate area of the building exceeds 8,000 square feet to include all floors of the building and attached garages.

Modify Code Section: IRC R404.1

Replace with the following language:

Section R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. If backfill prior to a poured in place floor slab is desired, one of the following methods to provide bottom lateral support shall be completed: (1) a full depth (minimum 1-½") nominal 2" x 4" keyway may be formed into the footings to secure the bottom of the foundation wall -or- (2) 36" long vertical # 4 rebar may be embedded a minimum of 6" into the footings not to exceed 7' on center spacing.

Add Code Section: IRC R404.1.3.2.3

Insert the following language and Table:

R404.1.3.2.3 Foundation Walls for Conventional Light Frame Wood Construction. Concrete and masonry foundation walls shall be permitted to be designed in accordance with the following Table 'Foundation Walls for Conventional Light Frame Construction' may be used:

Table 404.1.3.2.3 Foundation walls for conventional light frame wood construction						
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** (maximum 12' span between corners and supporting cross walls.)	Type of Mortar
Gross	Net	Concrete	Masonry	Concrete	Masonry	Masonry
8	7' 8"	7 ½"	8"	½" horizontal bars, placement in the middle, and near the top & bottom – ½" bars @ 6' max. vertically	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 IBC
9	8' 8"	8"	See Chapter 18 IBC	½" bars 2' o.c. horizontally & 20" vertically o.c.	See Chapter 18 IBC	Same as above
10	9' 8"	8"	See Chapter 18 IBC	(⅝" bars 2' o.c. horizontally & 30" vertically o.c.)	See Chapter 18 IBC	Same as above

*Concrete floor slab to be nominal 4". If such floor slab is not provided prior to backfill, provide 1) 36" vertical #4 rebar embedded in the footing @ maximum 7' O.C. spacing -and/or- 2) full depth nominal 2" depth x 4" width keyway in footing

** All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be in center of wall and meet the provisions of Chapters 18, 19, and 21 of the International Building Code.

NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of minimum 2 – ½" diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the International Building Code.

NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved 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.

NOTE: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable.

Add Code Section: IRC R408.6.1

Insert the following language:

Section R408.6.1. Restoration with Sod. All disturbed land shall be restored with sod unless specifically approved otherwise. In residential districts or uses, the entire front yard, side yard, and rear yard to the property line shall be sodded. In all cases, the adjacent right-of-way shall be sodded.

Add Code Section: IRC R506.3.4

Insert the following language and Exception:

Section R506.3.4. Reinforcement Support. Where provided in slabs-on-ground, reinforcement shall be supported to remain in place from the center to upper one-third of the slab for the duration of the concrete placement.

Exception: Non-structural slabs

Adoption Appendix BE

Appendix BE is being Incorporated by reference by specific reference as the guideline for Radon Control Methods for one and two-family dwellings.

Add additional item to Code Section: IRC M1602.2

Insert the following language:

11. Return air openings shall be a minimum four (4) feet measured in any direction from Supply Air Diffusers.

Add Code Section: 327.2 – 327.14 is hereby instated with the following amendments:

1. **Swimming Pools.** No person shall maintain or use a swimming pool unless it conforms to the requirements of this chapter, and in the event that any swimming pool is found not to comply with the terms of this chapter, it shall constitute a nuisance within the definition of Chapter 6-8 of this Code of Ordinances and the City may invoke remedies and penalties provided in said chapter. This section provides for construction regulations and permit fees with regard to swimming pools.
2. **The definition of a swimming pool shall be: SWIMMING POOLS.** Any structure intended for swimming, recreational bathing or wading that has the capacity of containing water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.
3. **Permit Required.** No person shall construct or allow to be constructed any alteration, addition, remodeling or other improvements to a swimming pool without a permit therefor. Swimming pools shall be maintained in accordance with the provisions of this chapter.
4. **Application.** A person seeking a permit shall make an application to the Development Services Department for such permit. The plans and specifications and plot plan, as well as other pertinent explanatory data, shall be submitted with each application.
5. **Issuance of Permit.** If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee, as specified in the City of Grimes Fee Schedule, shall be paid to the Development Services Department.
6. **Design Requirements.** The materials used in lining swimming pools shall be light in color, impervious to water, and provide a tight tank with smooth and easily cleaned surfaces. Sand or dirt bottoms are prohibited.
7. **Plumbing.** All cross connections between the City water supply or the sewer system in the plumbing of a swimming pool shall be constructed in accordance with the Grimes Plumbing Code.

8. Electrical. All electrical construction shall be installed in accordance with the current National Electrical Code.

327.4 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 327.5 through 327.14.

327.5 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (1,219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa.
2. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

327.6 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

327.7 Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1,143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 2 1/4 inches (57 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 2 1/4 inches (57 mm) in width.

327.8 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1,143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed 2 1/4 inches (57 mm).

327.9 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 2 1/4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall not exceed 2 1/4 inches (57 mm).

327.10 Gates. Access gates shall comply with the requirements of Sections 327.11 through 327.14 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

327.11 Utility or service gates. Gates not intended for pedestrian use, such as utility or service gates, shall remain locked when not in use.

327.12 Double or multiple gates. Double gates or multiple gates shall have at least not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the latch release mechanism.

327.13 Onground residential pool structure as a barrier. An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1,219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 326.3 and the pool manufacturer allows the wall to serve as a barrier.
2. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 327.5.

3. ~~Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.~~
4. ~~Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer's instructions.~~

~~327.14 Prohibited locations.~~

~~Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.~~

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-8-3 Temporary Permit

The Building Official or Building Division Representative may approve the construction of part of a building or structure and shall endorse upon the plans and specifications for such part such approval before the entire plans and specifications for the whole building or structure have been submitted and approved, provided adequate information and detailed statements have been filed, complying with the pertinent requirements of this Code. Upon approval of the plans and specifications, the Building Official or their designee shall issue a temporary permit, and the holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure shall be granted.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-8-4 Conflicts with State Law

Nothing in this chapter or in the 2024 International Residential Code shall be construed to be in conflict with the State laws or State Housing Code. In the event of such conflict, the State laws will prevail.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-8-5 Administration and Enforcement

This chapter shall be enforced by the Building Official. No building permit or certificate of occupancy shall be issued by the Building Official or their designee unless in accordance with the provisions of this chapter.

(Ord. # 787, 05/28/2024)

11-8 Residential Building Code

Contents:

11-8-1 Adoption of International Residential Code

11-8-2 Amendments, Modifications and Deletions

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Exceptions:

1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R324.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

Insert Exception #1 into Code Section: IRC R319.2.3

Add the following language:

Exception

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

Modify Exception to Code Section: IRC R318.3.2

Replace with the following language:

Exception: A top landing is not required where a stairway of not more than four risers is located on the exterior side of a door, provided the door does not swing over the stairway.

Insert Exception #3 into Code Section: IRC 318.7.5.1

Add to the following language:

Exception

The dimension of the top and bottom riser of a stair may vary up to 1 inch (25.4 mm) from the stairway riser dimension; however, in no case shall the riser height exceed seven and three-quarter inches.

Delete Code Section: IRC R309.1

Replace with the following language:

R309.1 Townhomes automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in *townhouses*.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing *townhouses* that do not have an automatic residential fire sprinkler system installed.
2. The building is a townhome complex where the aggregate area of the building does not exceed 18,000 square feet.
3. The building is a townhome complex that contains eight or less dwelling units.

Delete Code Section: IRC R309.2

Replace with the following language:

R309.2 One- and two-family dwelling automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where *additions* or *alterations* are made to existing buildings that are not already provided with an automatic residential fire sprinkler system.
2. The building is a single-family dwelling where the aggregate area of the building exceeds 8,000 square feet to include all floors of the building and attached garages.

Modify Code Section: IRC R404.1

Replace with the following language:

Section R404.1 Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. If backfill prior to a poured in place floor slab is desired, one of the following methods to provide bottom lateral support shall be completed: (1) a full depth (minimum 1-½") nominal 2" x 4" keyway may be formed into the footings to secure the bottom of the foundation wall -or- (2) 36" long vertical # 4 rebar may be embedded a minimum of 6" into the footings not to exceed 7' on center spacing.

Add Code Section: IRC R404.1.3.2.3

Insert the following language and Table:

R404.1.3.2.3 Foundation Walls for Conventional Light Frame Wood Construction. Concrete and masonry foundation walls shall be permitted to be designed in accordance with the following Table 'Foundation Walls for Conventional Light Frame Construction' may be used:

Table 404.1.3.2.3 Foundation walls for conventional light frame wood construction						
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** (maximum 12' span between corners and supporting cross walls.)	Type of Mortar
Gross	Net	Concrete	Masonry	Concrete	Masonry	Masonry
8	7' 8"	7 ½"	8"	½" horizontal bars, placement in the middle, and near the top & bottom – ½" bars @ 6' max. vertically	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 IBC
9	8' 8"	8"	See Chapter 18 IBC	½" bars 2' o.c. horizontally & 20" vertically o.c.	See Chapter 18 IBC	Same as above
10	9' 8"	8"	See Chapter 18 IBC	(⅝" bars 2' o.c. horizontally & 30" vertically o.c.)	See Chapter 18 IBC	Same as above

*Concrete floor slab to be nominal 4". If such floor slab is not provided prior to backfill, provide 1) 36" vertical #4 rebar embedded in the footing @ maximum 7' O.C. spacing -and/or- 2) full depth nominal 2" depth x 4" width keyway in footing

** All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be in center of wall and meet the provisions of Chapters 18, 19, and 21 of the International Building Code.

NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of minimum 2 – ½" diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the International Building Code.

NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved 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.

NOTE: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable.

Add Code Section: IRC R408.6.1

Insert the following language:

Section R408.6.1. Restoration with Sod. All disturbed land shall be restored with sod unless specifically approved otherwise. In residential districts or uses, the entire front yard, side yard, and rear yard to the property line shall be sodded. In all cases, the adjacent right-of-way shall be sodded.

Add Code Section: IRC R506.3.4

Insert the following language and Exception:

Section R506.3.4. Reinforcement Support. Where provided in slabs-on-ground, reinforcement shall be supported to remain in place from the center to upper one-third of the slab for the duration of the concrete placement.

Exception: Non-structural slabs

Adoption Appendix BE

Appendix BE is being Incorporated by reference by specific reference as the guideline for Radon Control Methods for one and two-family dwellings.

Add additional item to Code Section: IRC M1602.2

Insert the following language:

11. Return air openings shall be a minimum four (4) feet measured in any direction from Supply Air Diffusers.

Add Code Section: 327.2 – 327.14 is hereby instated with the following amendments:

1. **Swimming Pools.** No person shall maintain or use a swimming pool unless it conforms to the requirements of this chapter, and in the event that any swimming pool is found not to comply with the terms of this chapter, it shall constitute a nuisance within the definition of Chapter 6-8 of this Code of Ordinances and the City may invoke remedies and penalties provided in said chapter. This section provides for construction regulations and permit fees with regard to swimming pools.
2. **The definition of a swimming pool shall be: SWIMMING POOLS.** Any structure intended for swimming, recreational bathing or wading that has the capacity of containing water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.
3. **Permit Required.** No person shall construct or allow to be constructed any alteration, addition, remodeling or other improvements to a swimming pool without a permit therefor. Swimming pools shall be maintained in accordance with the provisions of this chapter.
4. **Application.** A person seeking a permit shall make an application to the Development Services Department for such permit. The plans and specifications and plot plan, as well as other pertinent explanatory data, shall be submitted with each application.
5. **Issuance of Permit.** If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee, as specified in the City of Grimes Fee Schedule, shall be paid to the Development Services Department.
6. **Design Requirements.** The materials used in lining swimming pools shall be light in color, impervious to water, and provide a tight tank with smooth and easily cleaned surfaces. Sand or dirt bottoms are prohibited.
7. **Plumbing.** All cross connections between the City water supply or the sewer system in the plumbing of a swimming pool shall be constructed in accordance with the Grimes Plumbing Code.

8. Electrical. All electrical construction shall be installed in accordance with the current National Electrical Code.

327.4 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 327.5 through 327.14.

327.5 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (1,219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa.
2. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

327.6 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

327.7 Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1,143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 2 1/4 inches (57 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 2 1/4 inches (57 mm) in width.

327.8 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1,143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed 2 1/4 inches (57 mm).

327.9 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 2 1/4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall not exceed 2 1/4 inches (57 mm).

327.10 Gates. Access gates shall comply with the requirements of Sections 327.11 through 327.14 and shall be equipped to accommodate a locking device. Pedestrian access gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

327.11 Utility or service gates. Gates not intended for pedestrian use, such as utility or service gates, shall remain locked when not in use.

327.12 Double or multiple gates. Double gates or multiple gates shall have at least not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device. The gate and barrier shall not have openings larger than 1/2 inch (12.7 mm) within 18 inches (457 mm) of the latch release mechanism.

327.13 Onground residential pool structure as a barrier. An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1,219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 326.3 and the pool manufacturer allows the wall to serve as a barrier.
2. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section 327.5.

3. ~~Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.~~
4. ~~Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer's instructions.~~

~~327.14 Prohibited locations.~~

~~Barriers shall be located so as to prohibit permanent structures, equipment or similar objects from being used to climb the barriers.~~

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-8-3 Temporary Permit

The Building Official or Building Division Representative may approve the construction of part of a building or structure and shall endorse upon the plans and specifications for such part such approval before the entire plans and specifications for the whole building or structure have been submitted and approved, provided adequate information and detailed statements have been filed, complying with the pertinent requirements of this Code. Upon approval of the plans and specifications, the Building Official or their designee shall issue a temporary permit, and the holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure shall be granted.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-8-4 Conflicts with State Law

Nothing in this chapter or in the 2024 International Residential Code shall be construed to be in conflict with the State laws or State Housing Code. In the event of such conflict, the State laws will prevail.

(Ord. # 787, 05/28/2024; Ord. # 803, 11/25/2025)

11-8-5 Administration and Enforcement

This chapter shall be enforced by the Building Official. No building permit or certificate of occupancy shall be issued by the Building Official or their designee unless in accordance with the provisions of this chapter.

(Ord. # 787, 05/28/2024)

Radon Testing Policy

Where radon-resistant construction is required, radon testing shall be as specified in Items 1 through 11:

1. Testing shall be performed after the dwelling passes its air tightness test.
2. Testing shall be performed after the radon control system and HVAC installations are complete. The HVAC system shall be operating during the test. Where the radon system has an installed fan, the dwelling shall be tested with the radon fan operating.
3. Testing shall be performed at the lowest occupied floor level, whether or not that space is finished. Spaces that are physically separated and served by different HVAC systems shall be tested separately.
4. Testing shall not be performed in a closet, hallway, stairway, laundry room, furnace room, bathroom or kitchen.
5. Testing shall be performed with a commercially available radon test kit or testing shall be performed by an approved third party with a continuous radon monitor. Testing with test kits shall include two tests, and the test results shall be averaged. Testing shall be in accordance with this section and the testing laboratory kit manufacturer's instructions.
6. Testing shall be performed with the windows closed. Testing shall be performed with the exterior doors closed, except when being used for entrance or exit. Windows and doors shall be closed for not fewer than 12 hours prior to the testing.
7. Testing shall be performed by the builder, a registered design professional or an approved third party.
8. Testing shall be conducted over a period of not less than 48 hours or not less than the period specified by the testing device manufacturer, whichever is longer.
9. Written radon test results shall be provided by the test lab or testing party. The final written test report with results less than 4 picocuries per liter (pCi/L) shall be provided to the code official.
10. Where the radon test result is 4 pCi/L or greater, the fan for the radon vent pipe shall be installed as specified in Sections BE103.9 and BE103.12.
11. Where the radon test result is 4 pCi/L or greater, the system shall be modified and retested until the test result is less than 4 pCi/L.

Exception: Testing is not required where the occupied space is located above an unenclosed open space.

The City of Grimes requires submission of passing compliance documentation before a final inspection will be scheduled.

Guidelines for Radon Installation per 2024 IRC Building Code



This handout is designed as a guide for radon installation for One- & Two-Family Dwellings as required per City of Grimes Title 11-8

The City of Grimes has adopted Appendix BE of the 2024 International Residential Code for One- & Two-Family Dwellings.

At a minimum a passive radon mitigation system is required to be installed for dwellings constructed on either basement, crawl space, slab or a combination of any of the three.

- **Subfloor preparation**

A gas permeable material placed under a slab or other floor systems that directly contact the ground and are within the walls of living space (unfinished basement is considered living space for these requirements).

1. Uniform clean aggregate not less than 4 inches thick. Aggregate capable of passing through 2" sieve and retained by ¼" sieve. OR
2. Uniform layer of sand not less than 4 inches thick. Geotextile drainage matting or strips to be overlain on the sand.
 - a. Exception: A sand base course is not required under geotextile drainage matting where the concrete slab is installed on well-drained ground or sand-gravel mixture soils classified as Group 1 according to the United Soil Classification as detailed in Table R401.4.1(2). OR
3. Other materials, systems or floor designs capable of permitting depressurization across the entire subfloor area.

- **Soil gas retarder**

1. 6-mil polyethylene or equivalent flexible sheeting material to be placed over the gas permeable material and under the concrete slab or other flooring system.
2. 6-mil polyethylene or equivalent flexible sheeting material to be placed over the gas permeable materials/soils of the crawl space floor.
3. The sheeting/membrane shall cover the entire floor and be overlapped 12" at joints. In crawlspaces the sheeting/membrane is to extend to all foundation walls enclosing the space/area.
4. It shall fit tightly to pipes, wires or other penetrations. Punctures/tears in the sheeting/membrane shall be sealed/covered appropriately

- **Vent Pipe**

1. Material to be PVC, ABS, or equivalent. Piping must be installed so that any moisture will drain back to ground beneath slab/submembrane. Exposed and visible pipes (including attic area) to be labeled "Radon Reduction System".
2. A plumbing tee shall be inserted horizontally beneath the sheeting/membrane and connected to a 3" or 4" diameter fitting and vertical vent pipe. The pipe shall extend up and through all floors to a point 12" above the roof line.
3. The vent pipe can connect to the interior foundation perimeter drainage tile under the floor slab or to a sealed sump basket if the sump basket is connected the aggregate are by a drainage system.
4. Pipe termination shall be 10 feet from any windows or other openings into conditioned space of the building that is less than 2 feet below the exhaust point.
5. Pipe termination shall be 10 feet from any windows or other openings in adjoining or adjacent buildings.
6. Multiple vent pipes can connect into one or terminate through the roof separately.
7. Pipe must be accessible through attic for future fan installation (can be roof mounted however approved electrical supply must also extend to future fan location).

- **Other items**

1. An electrical circuit terminating in an approved outlet box must be provided near the future fan installation in the attic or other anticipated location of vent fan locations.
2. All openings penetrating the floor system (whether concrete slab or wood floor above crawlspace) shall be sealed. Joints or cracks (such as control joints) in floor or between floor and wall shall be sealed.
3. Air handling units in crawlspaces shall be sealed to prevent air from being drawn into unit. Joints in ductwork to be sealed. Ductwork passing through or beneath a slab shall be of the seamless type.
4. Condensate drains to be trapped and discharge into non-perforated piping.
5. Sump basket lids to be sealed/gasketed properly.

- **Testing**

1. Testing shall be completed in conformance with the City of Grimes Radon Testing Policy.

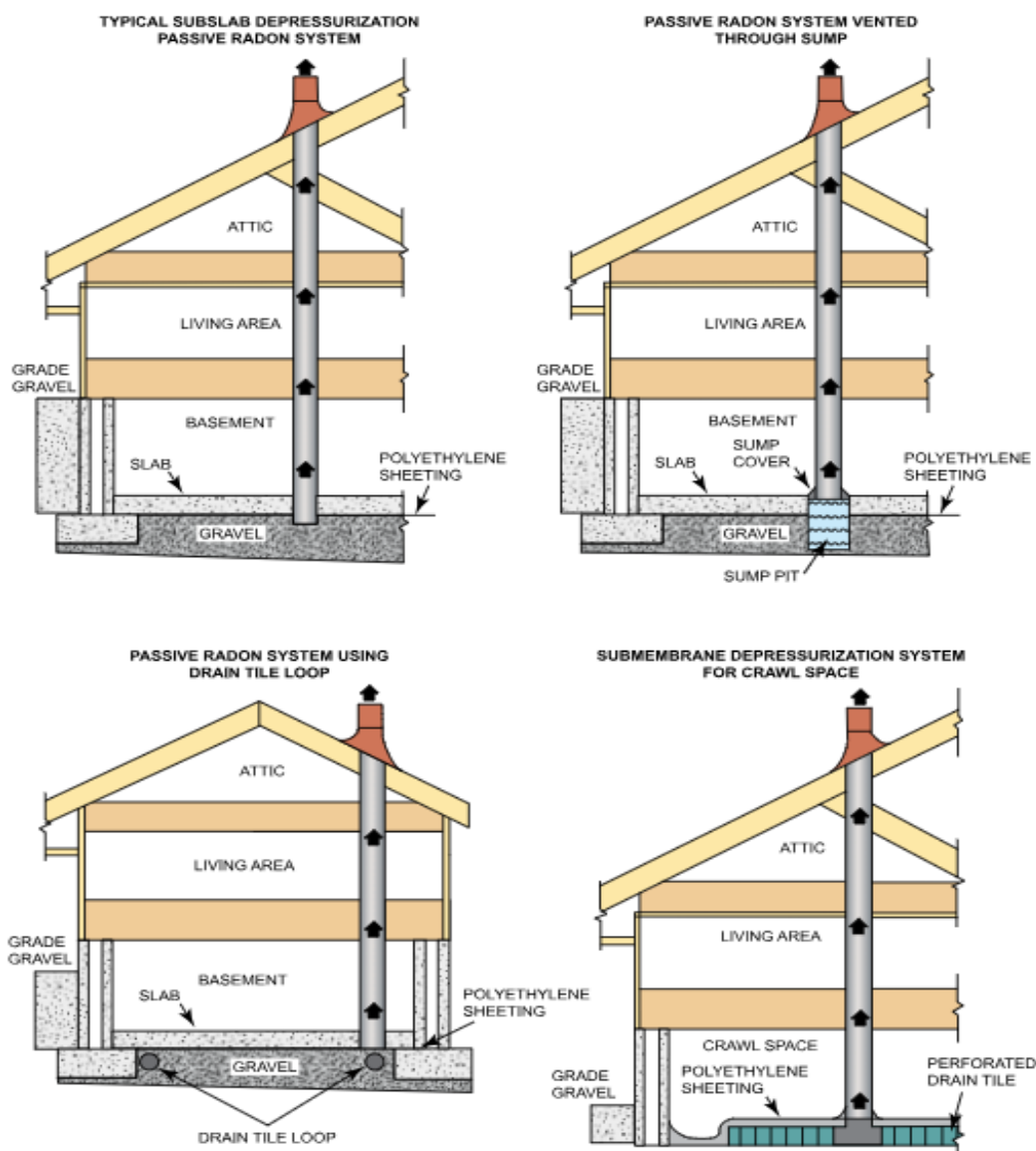


Figure BE103.1 Radon-Resistant Construction Details for Four Foundation Types

If you have questions, please contact staff at 515-986-4050 or at devserv@grimesiowa.gov.