

1. Agenda

Documents:

[022321 CC AGENDA2.PDF](#)

2. Meeting Materials

Documents:

[022321 CC PACKET2.PDF](#)

Grimes City Council Agenda

Grimes City Hall
101 NE Harvey Street
Grimes, Iowa 50111
Phone | 515.986.3036
www.grimesiowa.gov

Mission Statement

The mission of Grimes City Government is to provide excellent/exceptional city services and facilities in a financially responsible and community-friendly manner through a high performing city team that result in adding value to resident's lives.

Mayor | Scott Mikkelsen
City Council | Jill Altringer, Eric Johansen,
Andy Borcharding, David Gisch, Ryan Burger

Electronic Meeting as Provided Under Iowa Code, Chapter 21*

*Please note that this Grimes City Council Meeting will be an electronic meeting pursuant to Iowa Code Section 21.8 due to the national health emergency that makes it impossible or impractical for an in person meeting.

The public is welcome and encouraged to attend and participate in this meeting by either internet or phone as follows:

1. Internet- Meeting attendance may be obtained by "Join Zoom Meeting". Simply enter the following internet address and ID:

Topic: Grimes City Council February 23, 2021

Time: February 23, 2021 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/99961864255?pwd=aWFXQy9xMkYvRmo3MnRla3BLNlZlZIdz09>

Meeting ID: 999 6186 4255 Passcode: 174981

One tap mobile

+16465588656,,99961864255# US (New York)

+13017158592,,99961864255# US (Washington DC)

2. By Phone

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 999 6186 4255

Find your local number: <https://zoom.us/u/arHtiS9RS>

3. Public Comment: If you would like to address the City Council during the Public Comment portion of the meeting, please contact the City Clerk by 4:30 p.m. on the date of the

meeting by email at rwilliams@grimesiowa.gov with your name and address or by using the RAISE HAND feature by zoom. Participants must be recognized by the presiding officer and must state their full name and address before addressing the City Council. If you are participating via phone, the raise and lower hand feature can be activated by using *9. After you are recognized, use *6 to unmute your audio. The Chat and Q&A functions will be turned off during the meeting. The Mayor will recognize you for 3 minutes of comment, and your microphone will be turned on.

4. 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.
5. **Hearing Assistance:** If you are hearing impaired, Grimes will provide a sign language communicator on the internet Zoom meeting video presentation upon request. Please contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov to request this service 24 hours in advance of the meeting.

For any additional assistance or questions in attending the meeting, please call 515-986-3036 Ext 1025 from 8 a.m. to 5 p.m., or contact the Grimes City Clerk Rochelle Williams by email at rwilliams@grimesiowa.gov.

Meetings will be recorded

AGENDA ITEMS FOR FEBRUARY 23, 2021 AT 5:30 PM AT GRIMES COMMUNITY CENTER, 410 SE MAIN STREET

1. Call to Order
Pledge of Allegiance
2. Roll Call
3. Approval of the Agenda
4. Approval of the Consent Agenda (**Discussion is not allowed unless the Mayor or a City Council Member ask for an item to be removed and placed under Council actions for consideration**)
 - A. Minutes from previous meeting
 - B. Resolution 02-1521 BSI Online Subscription Agreement
 - C. City of Johnston Wage Reimbursement for Fire Department \$15,837.92
 - D. Resolution 02-1121 Consent and Agreement for Improvements Within the Pubic Access Easement 2312 NW Gabus Drive
 - E. Set the Public Hearing for Budget Fiscal Year 2021-22 for March 23, 2021
 - F. Setting a Public Hearing for the Proposed Max Levy for Fiscal Year 21-22 for March 9, 2021
 - G. Resolution 02-0721 To Fix a Date of Meeting at which it is Proposed to take Action for the Issuance of not to Exceed \$4,280,000 General Obligation Local Option Sales Tax Bonds for March 9, 2021
 - H. Resolution 02-0821 Setting the Date for Public Hearings and Additional Action on Proposals to Enter into General Obligation Loan Agreements and to Borrow Money Thereunder for March 9, 2021
 - I. Resolution 02-0921 Certifying Completion of Improvements Pursuant to Development Agreement for Heritage at Grimes, LLC

- J. Resolution 02-1021 Setting Public Hearing to Consider Final Approval to Fund Site-Specific Design, Select the Final Route, and Acquisition Interests in Real Estate for the Grimes Connector Sewer WRA
- K. Resolution 02-1321 Public Improvement Contract Between the City of Grimes and Penta Partners LLC
- L. Resolution 02-1421 Certification of Lien to Polk County Treasurer for Unpaid Utility Charges
- M. Professional Services Pay Requests:
 - a. Pay Request #1 to Nilles Associates, Inc for the Kennybrook South Detention Basin Improvements \$40,875.00
 - b. Pay Request #7 to MSA Professional Services, Inc for the North Pointe Storm Sewer Extension \$448.00
 - c. Pay Request #7 to MSA Professional Services, Inc for the North Sports Complex Sanitary Sewer Extension \$462.30
 - d. McClure Engineering Company for the Reverse Osmosis Water Treatment Plant – Phase 1 \$56,349.99
 - e. McClure Engineering Company for the New 1.5 MG Elevated Storage Tower – Construction Phase \$6,374.00
 - f. McClure Engineering Company for the Water System Study \$5,995.00
 - g. HR Green, Inc for the Sponsored Project Application \$8,707.90
 - h. Civil Design Advantage for Concept Planning -WRA Sanitary Sewer Connection \$797.75
 - i. Allender Butzke Engineers Inc. for Special Inspections of Grimes RO Water Treatment Plant \$422.85
 - j. Nilles Associates 4th Quarter MS4 Permit Management and Owner’s Inspection Services \$16,125.00
 - k. Nilles Associate SWMP & SWPPP Review \$3,000
 - l. Whitfield and Eddy Law \$18,760.00
- N. Finance Report
- O. Claims Report

PUBLIC FORUM

“People wishing to address the Council need to sign up on the sheet which has been provided on the table near the door. Each person will be allowed three minutes from the podium and may address no more than two issues per Grimes Rules of Procedure for Conduct of City Business – May 2005.”

PUBLIC AND COUNCIL AGENDA ITEMS

Council may consider and potentially act on the following Public Agenda items

- A. Public Hearing and First Reading of Ordinance 747 Rezoning of Property at SE 19th and James Street
- B. Public Hearing and First Reading of Ordinance 748 2018 Building and Fire Code Adoption
- C. Approval of Site Plan – 1861 SE Princeton Drive

COUNCIL DISCUSSIONS

- 1. Mayor’s Report
- 2. City Staff’s Report
- 3. Council Reports

ADJOURNMENT

CITY COUNCIL MEETING
Tuesday February 9, 2021

*Please note the regular City Council Meeting was held as an electronic and in person meeting pursuant to Iowa Code Section 21.8. The meeting was called to order by Mayor Pro Tem Altringer on Tuesday February 9, 2021 at 5:30 pm at the Grimes Community Complex, 410 SE Main Street, Grimes, Iowa. The Pledge of Allegiance was led by Mayor Pro Tem Altringer.
Roll Call: Present: Council Members: David Gisch, Andrew Borcharding, Jill Altringer, Eric Johansen, Ryan Burger Absent: Mayor Scott Mikkelsen

AGENDA ITEMS

Approval of the Agenda

Mayor Pro Tem Altringer asked for approval of the agenda.
Moved by Johansen, Seconded by Gisch, to approve the agenda.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

CONSENT AGENDA

Approval of the Consent Agenda (**Discussion is not allowed unless the Mayor or a City Council Member ask for an item to be removed and placed under Council actions for consideration**)

A. Minutes from previous meeting B. Resolution 02-0421 Personnel Resolution C. Contract with Metro Waste Authority for Tire Drop Off Days D. City of Johnston Fire Salary Reimbursement for Fire Chief, Fire Marshall, Deputy Fire Marshall Quarter 3 & 4 \$85,229.30 E. Pay Applications: a. Pay Application #14 to Shank Constructor for the Grimes Reverse Osmosis Water Treatment Plant – Phase 1 \$815,849.55 b. Pay Application #16 to CB&I for the Grimes 1.5 MG Elevated Storage \$69,506.37 c. Pay Application #3 to Redbud Landscaping, LLC for the Native Vegetation Enhancements in Storm Water Treatment Facilities \$7,739.65 F. Professional Services a. Pay Application #26 to Veenstra & Kimm, Inc for the WRA Connector \$27,474.28 b. Pay Application #9 to Veenstra & Kimm, Inc for the Northwest Territory Lift Station and Forced Main Project \$27,401.95 c. Pay Application #16 to Bolton & Menk, Inc for the SW County Line Road Improvements Construction Services \$4,731.00 d. Pay Application #13 to Bolton & Menk, Inc for the Highway 44 and SW County Line Road Intersection Improvements \$2,785.00 e. Pay Application #3 to Bolton & Menk, Inc for the Highway 44 Corridor Study \$5,462.50 f. Pay Application #15 to Bolton & Menk, Inc for the Hope Commercial Plat 1 Public Improvements Construction Services \$1,220.00 g. Bishop Engineering Company – Heritage at Grimes \$500.00 h. Bishop Engineering Company Heritage at Grimes PUD Updates and Legal Description 2020 - \$3,947.50 G. Resolution 02-0321 Approving the Third Amendment to Agreement with Veenstra and Kimm, Inc. for Professional Services for the Northwest Territory Lift Station and Forced Main Project Phase 3 – Construction Engineering Service City of Grimes, Iowa H. Resolution 02-0121 Awarding Audit Contract to Denman & Company and Authorizing the Mayor to Sign I. Resolution 02-0521 Accepting Public Improvements in Kennybrook Estates Plat 14 for Brookside Townhomes J. Resolution 02-0621 Authorizing HR Green to File an Application with the Iowa Department of Natural Resources and Iowa Finance Authority-State Revolving Fund for a Sponsored Project on Behalf of the City of Grimes, if Awarded, Would Fund the Design and Installation of Stormwater Best Management Practices Within the Local Watersheds. K. Ownership Update and Alcohol License Renewal for Dollar General, 421 SE Gateway L. Claims Report \$1,503,223.68

Moved by Johansen, Seconded by Gisch, the Consent Agenda shall be approved.
Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

PUBLIC FORUM – None

PUBLIC AND COUNCIL AGENDA ITEMS

A. Update from Polk County Supervisor Robert Brownell

Polk County Supervisor Robert Brownell addressed the Council with an update on Covid-19 and the roll out of the vaccine. Supervisor Brownell said a call center has been established to assist with answering questions regarding COVID. He added this is helping those that do not have access to a computer or other resources. In other business, Supervisor Brownell stated that while a number has not been determined, Polk County is planning on contributing to the fund-raising efforts for the new Grimes Public Library.

B. Resolution 02-0221 Approving Hope Commercial Plat 3

Development Services Director Alex Pfaltzgraff addressed the council stating the applicant is requesting approval of a final plat which will allow for the subdivision of the property. He advised that the proposed final plat will provide for three development lots. Pfaltzgraff stated that Lot 3 will be the location of the new Hy-Vee Grocery Store. Lots 1 and 2 will be available for commercial development along NE Gateway Drive. Pfaltzgraff said he would recommend approval of the final plat for Hope Commercial Plat 3, subject to any remaining staff comments and legal review.

Moved by Johansen, Second by Borcharding, to approve Resolution 02-0221 for Hope Commercial Plat 3 subject to any staff comments.

Roll Call: Ayes: All. Nays: None. Motion passes: 5 to 0.

1. **Mayor's Report-** The Mayor had no report.

2. City Staff's Report –

City Administrator Jake Anderson stated that the water main break from earlier in the day has now been repaired. Anderson also noted that a workshop would follow this meeting.

3. **Council Reports-** None

ADJOURN

Moved by Gisch, Seconded by Johansen, to adjourn the meeting at 5:53 P.M.

Roll Call: Ayes: All, Nays: None Motion passes 5 to 0

ATTEST:

Rochelle Williams, City Clerk

Jill Altringer, Mayor Pro Tem

RESOLUTION TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES

Grimes Resolution No.02-1521

WHEREAS, the City of Grimes (Grimes) has an interest in monitoring backflow systems utilized by water customers to make sure that the backflow systems are functioning properly to prevent backflow of contaminated water into the clean water distribution system; and,

WHEREAS, customer backflow systems should be tested on a periodic basis for proper operation by a qualified tester, and the testers test results for each customer reported to Grimes to be properly monitored; and,

WHEREAS, Backflow Solutions, Inc., (BSI) has proposed to provide a reasonable, cost-efficient service to Grimes, in which BSI will contact Grimes water customers to notify them that a test must be performed on their backflow preventer, provide them with the name of the tester that last performed a test on their system (if available), and send a follow-up notice if the test results are not timely submitted by a tester. When tests are submitted, the test will be available to Grimes at a website provided by BSI; and,

WHEREAS, BSI has set forth the terms of this agreement in the attached subscription agreement; and,

WHEREAS, City Staff has recommended that BSI be contracted to provide these services based on its proposal, and its professional reputation, qualifications and experience;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that Grimes agrees to the terms of the attached Subscription Agreement with BSI, and that the Mayor is authorized to sign it on behalf of Grimes.

Passed by the City Council of the City of Grimes, Iowa, by of vote of ___to___ on the 23rd day of February, 2021, and approved by the Mayor on the 23rd day of February, 2021.

Scott Mikkelsen, Mayor

Attested:

Rochelle Williams, City Clerk



SUBSCRIPTION AGREEMENT

Effective this 23 day of February, 2021, Backflow Solutions, Inc., an Illinois corporation ("BSI") and the City of Grimes, Iowa (the "City") hereby enter into an online subscription agreement whereby BSI will perform certain notification and data management functions on behalf of the City of Grimes. The City will provide BSI with the information described hereafter and require that all companies that perform mandated backflow assemblies tests within the City of Grimes be directed to the BSI website to enter the result of each Backflow Test performed within the City of Grimes Jurisdiction.

1. **BSI Responsibilities.** In addition to any other responsibilities set forth elsewhere in this agreement, BSI shall, through the use of its proprietary software, BSI Online.

a. Maintain the secure Online Database to insure a functional backflow assembly tracking system that is easy to understand and use by licensed testers. BSI shall also maintain an internet website where testers shall input all data related to Backflow Tests, they conduct within the water authorities' jurisdiction.

b. Send up to two (2) notices to water customers that have Assemblies, advising them that their Assembly is due for testing. The "Test Due Notice" shall be mailed approximately 30 days prior to the scheduled test date. The second notice (the "Overdue Notice") shall be sent after the Test Date has passed if Backflow Test results have not been entered to the Online Data Base. The Overdue Notice will advise the water customer of its delinquent test status. BSI shall immediately transmit an electronic copy of each Test Report to the Municipality, and any Overdue Notice for which there is no customer testing compliance. To facilitate the testing procedure, the Test Due Notice will include the identity of the water customer's last Tester of record, together with all relevant contact information, provided that information is available to BSI. At the time the Test Due Notice is mailed to the water customer, BSI will also transmit a notice to the last Tester of record advising that Tester that the water customer's assembly is due to be tested. The Tester Notification is designed to increase test compliance, thereby reducing enforcement costs incurred by the City of Grimes.

c. For purposes of this online subscription agreement, the City shall notify BSI in writing with the name, title, email address and phone number of the City employee designated for communications with BSI under this agreement.

2. **Inducement.** The City of Grimes acknowledges and agrees that in order to induce BSI to provide the service contemplated by this Agreement, for each Test Report submitted to the Online Data Base the Data Entry Charge (\$14.95 per report shall be paid (by the "tester") prior to uploading the test data to the Online Data Base.

3. **Cost.** Municipality shall pay BSI the sum of \$495.00 per calendar year as the annual "Subscription Fee".

4. **Termination.** If you wish to discontinue services provided by BSI, we require 30 days written notice.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

BACKFLOW SOLUTIONS, INC.,
An Illinois corporation

a body politic and corporate

By: Carmen Calvillo

By: _____

Name: Carmen Calvillo
Title: Sales & Program Implementation Specialist
Address: 12609 South Laramie Ave Alsip, Illinois 60803

Name: Scott Mikkelsen
Title: Mayor
Address: _____

101 NW Harvey St.
Grimes IA 50111

PO BOX 410
JOHNSTON, IA 50131-0410
PHONE (515) 278-2344

CITY OF GRIMES
101 N HARVEY STREET
GRIMES IA 50111

CUSTOMER#: 10-102
INVOICE#: 202102121385
INVOICE DATE: 2/12/2021
DUE DATE : 3/14/2021
P.O. # :

===== CHARGE DETAIL =====

ITEM DESCRIPTION	UNITS	TYPE	PRICE	AMOUNT
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	4.44
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	553.58
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	296.00
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	499.25
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	1,254.43
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	170.68
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	239.48
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	7.69
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	27.58
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	101.56

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PO BOX 410
JOHNSTON, IA 50131-0410
PHONE (515) 278-2344

CITY OF GRIMES
101 N HARVEY STREET
GRIMES IA 50111

CUSTOMER#: 10-102
INVOICE#: 202102121385
INVOICE DATE: 2/12/2021
DUE DATE : 3/14/2021
P.O. # :

===== CHARGE DETAIL =====

ITEM DESCRIPTION	UNITS	TYPE	PRICE	AMOUNT
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	280.07
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	956.09
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	68.23
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	4.45
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	591.97
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	296.00
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	511.21
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	33.74
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	66.29
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	170.69

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PO BOX 410
JOHNSTON, IA 50131-0410
PHONE (515) 278-2344

CITY OF GRIMES
101 N HARVEY STREET
GRIMES IA 50111

CUSTOMER#: 10-102
INVOICE#: 202102121385
INVOICE DATE: 2/12/2021
DUE DATE : 3/14/2021
P.O. # :

===== CHARGE DETAIL =====

ITEM DESCRIPTION	UNITS	TYPE	PRICE	AMOUNT
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	239.49
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	57.67
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	27.57
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	101.58
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	1,104.81
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	8,119.22
OCT-DEC SUPPLIES REIMBURSEMENT	0.00	1	0.00	54.15

CITY OF GRIMES

10-102

INVOICE#: 202102121385

TOTAL DUE : \$ 15,837.92

PLEASE REMIT BOTTOM PORTION WITH YOUR PAYMENT

THANK YOU



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of February 23, 2021

AGENDA HEADING: Resolution Approving Consent and Agreement for Improvements within public access easement for Beaverbrooke West Plat Eight Lot 41.

SYNOPSIS: The owner of 2312 NW Gabus Drive has requested approval to install a fence within the public access easement on the subject property. The installation of the fence has been reviewed by city staff and it has been determined that the installation will not affect the city's ability to maintain the public access easement.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve public access easement for Beaverbrooke West Plat Eight

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff recommends approval of the Resolution Approving Consent and Agreement for Improvements within public access easement for Beaverbrooke West Plat Eight Lot 41.

RESOLUTION NO. 02-1121

RESOLUTION APPROVING
CONSENT AND AGREEMENT FOR IMPROVEMENTS WITHIN PUBLIC ACCESS
EASEMENT FOR
LOT 41 IN BEAVERBROOKE WEST PLAT EIGHT
2312 NW GABUS DRIVE

WHEREAS, the owners of Lot 41 in Beaverbrooke West Plat Eight in the City of Grimes, Iowa (the "Property") have submitted to the City of Grimes a Consent and Agreement for Improvements within public access easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, City desires to accept the Consent and Agreement for Improvements within public access easement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

That the Consent and Agreement for Improvements within public access easement ("Consent and Agreement") regarding Lot 41, Beaverbrooke West Plat Eight, is hereby accepted and approved by the City Council of the City of Grimes, that the Mayor is hereby authorized to execute such Consent and Agreement on behalf of the City, and the City Clerk to attest to his signature, and that the City Clerk is hereby authorized and directed to file the Consent and Agreement with the Polk County Recorder.

PASSED AND APPROVED this ____ day of _____, 20__.

By: _____
Scott Mikkelsen, Mayor

ATTEST:

Rochelle Williams, City Clerk

EXHIBIT A

EASEMENT AREA

A 4' black chain link fence has been proposed to be constructed in a public access easement on Lot 41 of Beaverbrooke West Plat Eight (2312 NW Gabus Drive) in accordance to permit number FN-21-06954.

Preparer Information: Alex Pfaltzgraff, 101 NE Harvey St, Grimes, Iowa 50111 Phone (515) 986-3036
Taxpayer Information: City of Grimes 101 NE Harvey Street, Grimes, IA 50111 (515) 986-3036
Return to: Rochelle Williams, City Clerk, City of Grimes, 101 NE Harvey St, Grimes, Iowa 50111

CONSENT AND AGREEMENT FOR IMPROVEMENTS

This CONSENT AND AGREEMENT FOR IMPROVEMENTS ("Agreement") is entered into by and between Gary and Jo Cowger, a married couple, (collectively, the "Property Owners") and the City of Grimes, Iowa, a municipal corporation (hereinafter called "City"):

1. **PROPERTY DESCRIPTION.** Property Owners own that property legally described as:

Lot 41 of Beaverbrooke West Plat Eight (2312 NW Gabus Drive), an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa ("Property").

2. **EXISTING EASEMENT.** The Property Owner or Property Owner's predecessor in title, granted that certain public access easement, dated November 7, 2013 recorded on November 8, 2013, in Book 15022, Page 332, in the real property records of Polk County, Iowa (the "Easement") to the City, which prohibited the erection of any fence or other structure within the easement areas described therein (the "Easement Area") without the prior written consent of the City.
3. **IMPROVEMENTS.** The Property Owners desire to install a fence on the Property, the exact nature and scope of which is described on Exhibit A, attached hereto and incorporated herein (the "Improvement"), which encroaches into the Easement Area, and the City has agreed to consent to the installation of the Improvement within the Easement Area, subject to the conditions set forth in this Agreement.
4. **CITY CONSENT TO INSTALLATION OF IMPROVEMENTS.** The City hereby consents to the installation of the Improvement as described herein within the Easement Area, provided that the Property Owners install and maintain the Improvement such that the Improvement does not impede the use and enjoyment of the Easement Area by the City as outlined in the Easement. Notwithstanding the foregoing, the Property shall

obtain all necessary licenses and approvals for the installation of the Improvement pursuant to City Ordinances.

5. MAINTENANCE AND LIABILITY. The Property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the Improvement, the City's duty of restoration for the Easement Area shall be limited to grading and one seeding grass. In no event shall the City shall be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area, as the result of any activity, including, but not limited to, damage or destruction of the Property Owners' improvement by the City, City Employees, or City Contractors in connection with work in the Easement Area. Except as a result of the gross negligence or intentional misconduct of the City or City Employees, the Property Owners shall indemnify, defend and hold harmless the City from and against any loss or damage to the Property or liability from any claim by the Property Owners or any third party by reason of the construction, installation, use or maintenance of the Improvements.
6. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.
7. TERMINATION. If the Improvement is destroyed or removed and not replaced with an identical structure to the one defined by Exhibit A within three months, or if the Improvement is replaced with a different structure which is not authorized by the City, this Agreement shall automatically terminate, and the City may file notice of the termination in the records of the Office of the County Recorder. Failure by the City to file such notice shall not be interpreted as approval or further consent by the City, and shall not impact the validity of the termination.
8. RUNS WITH THE LAND. This Agreement shall be deemed to run with the land and shall be binding on the Property Owners and on the Property Owners' heirs, successors and assigns.
9. APPROVAL BY CITY COUNCIL. This Agreement shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Agreement by the City Clerk.

The Property Owners do HEREBY COVENANT with the City that (i) the Property Owners hold said real estate described in this Agreement by title in fee simple; (ii) that the Property Owners have good and lawful authority to convey the same; and (iii) the Property Owners covenant to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 9th day of February, 2021

PROPERTY OWNERS

Gary Cowger
Gary Cowger

Jo Cowger
Jo Cowger

STATE OF IOWA)
COUNTY OF Polk) SS

On this 9th day of February, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Gary Cowger, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that the person executed the instrument as the voluntary act of the person.



Rachel Greving
Notary Public in and for the
State of Iowa

My Commission expires Apr. 26, 2022

STATE OF IOWA)
COUNTY OF Polk) SS

On this 9th day of February, 2021, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Jo Cowger, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that these persons executed the instrument as the voluntary acts of the persons.



Rachel Greving
Notary Public in and for the
State of Iowa

My Commission expires Apr. 26, 2022

CITY OF GRIMES

By: _____
Scott Mikkelsen, Mayor

Attest:

Rochelle Williams
City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ____ day of _____, 20__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Scott Mikkelsen and Rochelle Williams, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Grimes, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 20__, and that Scott Mikkelsen and Rochelle Williams acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

A 4' black chain link fence has been proposed to be constructed in a public access easement on Lot 41 of Beaverbrooke West Plat Eight (2321 NW Gabus Drive) in accordance to permit number FN-21-06954.

The City of : GRIMES County Name: POLK COUNTY, DALLAS

Adopted On: (entered upon proposal) Resolution:

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

		With Gas & Electric		Without Gas & Electric	City Number: 77-719 Last Official Census: 11,423
Regular	2a	970,877,749	2b	953,719,585	
DEBT SERVICE	3a	1,140,822,644	3b	1,123,664,480	
Ag Land	4a	3,976,343			

TAXES LEVIED

Purpose	Dollar Limit	ENTER FIRE DISTRICT RATE BELOW			Request with Utility Replacement	Property Taxes Levied		Rate
Regular General levy	8.10000			5	7,864,110	7,725,129	43	8.10000
Non-Voted Other Permissible Levies								
Contract for use of Bridge	0.67500			6		0	44	0.00000
Opr & Maint publicly owned Transit	0.95000			7		0	45	0.00000
Rent, Ins. Maint of Civic Center	Amt Nec			8		0	46	0.00000
Opr & Maint of City owned Civic Center	0.13500			9		0	47	0.00000
Planning a Sanitary Disposal Project	0.06750			10		0	48	0.00000
Aviation Authority (under sec.330A.15)	0.27000			11		0	49	0.00000
Levee Impr. fund in special charter city	0.06750			13		0	51	0.00000
Liability, property & self insurance costs	Amt Nec			14	30,880	30,338	52	0.03181
Support of a Local Emerg.Mgmt.Comm.	Amt Nec			462		0	465	0.00000
Voted Other Permissible Levies								
Instrumental/Vocal Music Groups	0.13500			15		0	53	0.00000
Memorial Building	0.81000			16		0	54	0.00000
Symphony Orchestra	0.13500			17		0	55	0.00000
Cultural & Scientific Facilities	0.27000			18		0	56	0.00000
County Bridge	As Voted			19		0	57	0.00000
Missi or Missouri River Bridge Const.	1.35000			20		0	58	0.00000
Aid to a Transit Company	0.03375			21		0	59	0.00000
Maintain Institution received by gift/devise	0.20500			22		0	60	0.00000
City Emergency Medical District	1.00000			463		0	466	0.00000
Support Public Library	0.27000			23		0	61	0.00000
Unified Law Enforcement	1.50000			24		0	62	0.00000
Total General Fund Regular Levies (5 thru 24)				25	7,894,990	7,755,467		
Ag Land	3.00375			26	11,944	11,944	63	3.00375
Total General Fund Tax Levies (25 + 26)				27	7,906,934	7,767,411		
Special Revenue Levies								
Emergency (if general fund at levy limit)	0.27000			28		0	64	0.00000
Police & Fire Retirement	Amt Nec			29		0		0.00000
FICA & IPERS (if general fund at levy limit)	Amt Nec			30		0		0.00000
Other Employee Benefits	Amt Nec			31	1,065,000	1,046,183		1.09695
Total Employee Benefit Levies (29,30,31)				32	1,065,000	1,046,183	65	1.09695
Sub Total Special Revenue Levies (28+32)				33	1,065,000	1,046,183		
As Req		With Gas & Elec Valuation	Without Gas & Elec Valuation					
SSMID 1		0	0	34		0	66	0.00000
SSMID 2		0	0	35		0	67	0.00000
SSMID 3		0	0	36		0	68	0.00000
SSMID 4		0	0	37		0	69	0.00000
SSMID 5		0	0	555		0	565	0.00000
SSMID 6		0	0	556		0	566	0.00000
SSMID 7		0	0	1177		0	1179	0.00000
SSMID 8		0	0	1185		0	1187	0.00000
Total Special Revenue Levies				39	1,065,000	1,046,183		
Debt Service Levy 76.10(6)	Amt Nec			40	2,491,646	2,454,173	70	2.18408
Capital Projects (Capital Improv. Reserve)	0.67500			41		0	71	0.00000
Total Property Taxes (27+39+40+41)				42	11,463,580	11,267,767	72	11.41284

(Signature)

(Date)

(County Auditor)

(Date)

NOTICE OF PUBLIC HEARING - CITY OF GRIMES - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2021 - June 30, 2022

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/9/2021 **Meeting Time:** 05:30 PM **Meeting Location:** In person: Grimes Comm Center 410 SE Main St, Grimes IA via Electronic meeting Zoom ID Code 938 2953 4703 Passcode 161258
At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available) City Telephone Number
www.grimesiowa.gov (515) 986-3036

	Current Year Certified Property Tax 2020 - 2021	Budget Year Effective Property Tax 2021 - 2022	Budget Year Proposed Maximum Property Tax 2021 - 2022	Annual % CHG
Regular Taxable Valuation	921,308,765	970,877,749	970,877,749	
Tax Levies:				
Regular General	7,462,601	7,462,601	7,864,110	
Contract for Use of Bridge	0	0		
Opr & Maint Publicly Owned Transit	0	0		
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.	0	0		
Opr & Maint of City-Owned Civic Center	0	0		
Planning a Sanitary Disposal Project	0	0		
Liability, Property & Self-Insurance Costs	187,684	187,684	30,880	
Support of Local Emer. Mgmt. Commission	0	0		
Emergency	0	0		
Police & Fire Retirement	0	0		
FICA & IPERS	0	0		
Other Employee Benefits	1,008,677	1,008,677	1,065,000	
Total Tax Levy	8,658,962	8,658,962	8,959,990	3.47
Tax Rate	9.39855	8.91869	9.22875	

Explanation of significant increases in the budget:
Property valuations increased by 5.38 percent due to growth in the city. The proposed budget increases property tax revenue by 3.47 percent. The total city tax rate proposed for FY22 will be decreasing from the current year (\$11.71284) to \$11.41284.

If applicable, the above notice also available online at:
www.grimesiowa.gov Facebook.com/cityofgrimes

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.
**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

Commercial & Industrial Replacement Claim Estimation

City Name: GRIMES

Fiscal Year July 1, 2021 - June 30, 2022

This sheet has been designed to allow each city to estimate the amount of property tax reimbursement that will be received from the State for each fund.

		Commercial - Non-TIF	Commerical - TIF	Industrial - Non-TIF	Industrial - TIF	
Taxable	1	293,532,027	53,775,912	45,047,873	7,067,905	
100% Assessed	2	332,121,798	53,775,912	50,838,515	7,067,905	
A		REPLACEMENT				
General Fund	3	306,759		REVENUES, LINE 18		
Special Fund	4	41,381		REVENUES, LINE 18		
Debt Fund	5	82,391		REVENUES, LINE 18		
Capital Reserve Fund	6	0		REVENUES, LINE 18		
REPLACEMENT PAYMENT PERCENTAGE						
Beginning in FY 2021-2022, the amount of commercial & industrial replacement payments paid by the State of Iowa to local governments becomes limited by the total amount of payments made in FY 2016-2017. This limitation of total dollars available for repayment of commercial & industrial replacement claims may cause all payments to local governments to be pro-rated. The amount of proration necessary for the budget year will not be known until August, but the dropdown below will allow the estimated commercial & industrial replacement payments to be reduced by a selected proration percentage.						
To reduce that estimated amount of commercial & industrial replacement payment budgeted for the coming fiscal year, complete an esitmation of the replacement payment above. Once complete, select a proration percentage from the list below. The proration percentage will limit the amount of estimated replacement payment budgeted. This will hopefully prevent an over estimation in the budget year revenues.						
Proration Percentage						
85%						
Please input the amount of revenue being received from any grants or reimbursements from the State of Iowa, excluding the replacement amounts on lines 3 through 6 above. Separate the revenues by fund receiving the money.						
	General	Special Revenue	TIF Sp. Revenue	Debt Service	Capital Projects	Proprietary
Other State Grants & Reimbursements		4,000			350,000	

Commercial & Industrial Replacement Claim Estimation
City Name: GRIMES
Fiscal Year July 1, 2021 - June 30, 2022

			Commercial - Reg	Industrial - Reg	Replacement
Special Fund - Total All SSMIDS		1			0
SSMID 1	Taxable	2	0	0	
	Assessed	3	0	0	0
SSMID 2	Taxable	4	0	0	
	Assessed	5	0	0	0
SSMID 3	Taxable	6	0	0	
	Assessed	7	0	0	0
SSMID 4	Taxable	8	0	0	
	Assessed	9	0	0	0
SSMID 5	Taxable	10	0	0	
	Assessed	11	0	0	0
SSMID 6	Taxable	12	0	0	
	Assessed	13	0	0	0
SSMID 7	Taxable	14	0	0	
	Assessed	15	0	0	0
SSMID 8	Taxable	16	0	0	
	Assessed	17	0	0	0

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Local Government Property Valuation System

FUND BALANCE
City Name: GRIMES
Fiscal Year July 1, 2021 - June 30, 2022

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2020										
Beginning Fund Balance July 1	1	7,267,471	2,689,448	1,900,658	1,157,624	10,772,595	0	23,787,796	9,638,534	33,426,330
Actual Revenues Except Beg Balance	2	9,562,409	3,957,422	2,006,199	3,585,128	32,364,012	0	51,475,170	10,299,734	61,774,904
Actual Expenditures Except End Balance	3	8,567,537	2,667,356	2,907,493	3,497,948	27,533,292	0	45,173,626	7,817,579	52,991,205
Ending Fund Balance June 30	4	8,262,343	3,979,514	999,364	1,244,804	15,603,315	0	30,089,340	12,120,689	42,210,029
Re-Estimated FY 2021										
Beginning Fund Balance	5	8,262,343	3,979,514	999,364	1,244,804	15,603,315	0	30,089,340	12,120,689	42,210,029
Re-Est Revenues	6	11,138,606	5,208,104	3,904,556	4,322,976	41,914,500	0	66,488,742	11,323,534	77,812,276
Re-Est Expenditures	7	11,138,606	4,298,829	3,942,936	4,853,604	41,991,000	0	66,224,975	8,281,261	74,506,236
Ending Fund Balance	8	8,262,343	4,888,789	960,984	714,176	15,526,815	0	30,353,107	15,162,962	45,516,069
Budget FY 2022										
Beginning Fund Balance	9	8,262,343	4,888,789	960,984	714,176	15,526,815	0	30,353,107	15,162,962	45,516,069
Revenues	10	12,119,965	4,830,185	5,244,874	5,111,325	37,525,000	0	64,831,349	11,853,544	76,684,893
Expenditures	11	12,184,284	4,839,949	5,545,962	4,878,121	43,003,700	0	70,452,016	9,961,030	80,413,046
Ending Fund Balance	12	8,198,024	4,879,025	659,896	947,380	10,048,115	0	24,732,440	17,055,476	41,787,916

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Local Government Property Valuation System

LOCAL EMC SUPPORT

City Name: GRIMES
Fiscal Year July 1, 2021 - June 30, 2022

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 5 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.		0
Support of a Local Emerg.Mgmt.Comm.	0	0
TOTAL FOR FY 2022	0	0

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Local Government Property Valuation System

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1
City Name: GRIMES
Fiscal Year July 1, 2020 - June 30, 2021

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE- ESTIMATED 2021	ACTUAL 2020
PUBLIC SAFETY										
Police Department/Crime Prevention	1	1,441,050	0						1,441,050	1,368,227
Jail	2								0	0
Emergency Management	3								0	0
Flood Control	4								0	0
Fire Department	5	520,066	207,587						727,653	1,016,950
Ambulance	6	1,201,099	330,558						1,531,657	1,090,657
Building Inspections	7	1,529,105	268,826						1,797,931	1,669,353
Miscellaneous Protective Services	8								0	0
Animal Control	9	21,000							21,000	14,409
Other Public Safety	10								0	0
TOTAL (lines 1 - 10)	11	4,712,320	806,971				0		5,519,291	5,159,596
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12	940,924	1,537,580						2,478,504	1,913,039
Parking - Meter and Off-Street	13								0	0
Street Lighting	14	192,900	5,687						198,587	172,749
Traffic Control and Safety	15		15,000						15,000	7,469
Snow Removal	16	0	240,860						240,860	82,699
Highway Engineering	17								0	0
Street Cleaning	18								0	0
Airport (if not Enterprise)	19								0	0
Garbage (if not Enterprise)	20								0	0
Other Public Works	21								0	0
TOTAL (lines 12 - 21)	22	1,133,824	1,799,127				0		2,932,951	2,175,956
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23								0	0
City Hospital	24								0	0
Payments to Private Hospitals	25								0	0
Health Regulation and Inspection	26								0	0
Water, Air, and Mosquito Control	27	25,000							25,000	16,800
Community Mental Health	28								0	0
Other Health and Social Services	29								0	0
TOTAL (lines 23 - 29)	30	25,000	0				0		25,000	16,800
CULTURE & RECREATION										
Library Services	31	628,832	192,519						821,351	675,569
Museum, Band and Theater	32								0	0
Parks	33	895,690	167,600						1,063,290	643,230
Recreation	34	278,850	72,500						351,350	266,218
Cemetery	35	38,000	1,500						39,500	15,711
Community Center, Zoo, & Marina	36	150,670	3,600						154,270	123,459
Other Culture and Recreation	37								0	0
TOTAL (lines 31 - 37)	38	1,992,042	437,719				0		2,429,761	1,724,187

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Local Government Property Valuation System

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2

City Name: GRIMES
Fiscal Year July 1, 2020 - June 30, 2021

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE- ESTIMATED 2021	ACTUAL 2020
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39								0	0
Economic Development	40	166,650	48,000	2,149,110					2,363,760	204,676
Housing and Urban Renewal	41								0	0
Planning & Zoning	42								0	0
Other Com & Econ Development	43								0	0
TIF Rebates	44								0	1,352,601
TOTAL (lines 39 - 44)	45	166,650	48,000	2,149,110			0		2,363,760	1,557,277
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	277,125	60,700						337,825	241,655
Clerk, Treasurer, & Finance Adm.	47	439,500	158,612						598,112	467,538
Elections	48	30,000							30,000	27,002
Legal Services & City Attorney	49	178,000							178,000	156,540
City Hall & General Buildings	50	369,600	3,700						373,300	261,096
Tort Liability	51	20,000							20,000	17,782
Other General Government	52	167,731							167,731	75,700
TOTAL (lines 46 - 52)	53	1,481,956	223,012	0			0		1,704,968	1,247,313
DEBT SERVICE	54				4,853,604				4,853,604	3,497,948
Gov Capital Projects	55					41,991,000			41,991,000	22,968,497
TIF Capital Projects	56								0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		41,991,000	0		41,991,000	22,968,497
TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	58	9,511,792	3,314,829	2,149,110	4,853,604	41,991,000	0		61,820,335	38,347,574
BUSINESS TYPE ACTIVITIES Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							2,474,561	2,474,561	1,891,575
Sewer Utility	60							1,859,053	1,859,053	1,022,586
Electric Utility	61								0	0
Gas Utility	62								0	0
Airport	63								0	0
Landfill/Garbage	64							691,415	691,415	633,094
Transit	65								0	0
Cable TV, Internet & Telephone	66								0	0
Housing Authority	67								0	0
Storm Water Utility	68							497,965	497,965	285,683
Other Business Type (city hosp., ISF, parking, etc.)	69								0	0
Enterprise DEBT SERVICE	70								0	1,524,169
Enterprise CAPITAL PROJECTS	71								0	0
Enterprise TIF CAPITAL PROJECTS	72								0	0
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73							5,522,994	5,522,994	5,357,107
TOTAL ALL EXPENDITURES (lines 58+73)	74	9,511,792	3,314,829	2,149,110	4,853,604	41,991,000	0	5,522,994	67,343,329	43,704,681
Regular Transfers Out	75	1,626,814	984,000		0	0		2,758,267	5,369,081	7,731,632
Internal TIF Loan Transfers Out	76			1,793,826					1,793,826	1,554,892
Total ALL Transfers Out	77	1,626,814	984,000	1,793,826	0	0	0	2,758,267	7,162,907	9,286,524
Total Expenditures and Other Fin Uses (lines 74+77)	78	11,138,606	4,298,829	3,942,936	4,853,604	41,991,000	0	8,281,261	74,506,236	52,991,205
Ending Fund Balance June 30	79	8,262,343	4,888,789	960,984	714,176	15,526,815	0	15,162,962	45,516,069	42,210,029

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Local Government Property Valuation System

RE-ESTIMATED REVENUES DETAIL
City Name: GRIMES
Fiscal Year July 1, 2020 - June 30, 2021

REVENUES & OTHER FINANCING SOURCES		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2021	ACTUAL 2020
Taxes Levied on Property	1	7,501,896	987,584		2,366,559				10,856,039	10,844,147
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	7,501,896	987,584		2,366,559	0			10,856,039	10,844,147
Delinquent Property Taxes	4								0	0
TIF Revenues	5			3,904,556					3,904,556	2,006,199
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	159,981	21,093		44,591				225,665	256,054
Utility franchise tax (Iowa Code Chapter 364.2)	7								0	0
Parimutuel wager tax	8								0	0
Gaming wager tax	9								0	0
Mobile Home Taxes	10	0							0	0
Hotel/Motel Taxes	11	0	80,000						80,000	57,171
Other Local Option Taxes	12		1,808,000			0			1,808,000	424,404
Subtotal - Other City Taxes (lines 6 thru 12)	13	159,981	1,909,093		44,591	0			2,113,665	737,629
Licenses & Permits	14	568,750						3500	572,250	422,923
Use of Money & Property	15	222,200	2,780		50	0		20,520	245,550	523,611
Intergovernmental:										
Federal Grants & Reimbursements	16	0				0		0	0	1,783,366
Road Use Taxes	17		1,450,720						1,450,720	1,468,294
Other State Grants & Reimbursements	18	300,125	51,242		82,950	0		0	434,317	25,549
Local Grants & Reimbursements	19	139,622							139,622	345,476
Subtotal - Intergovernmental (lines 16 thru 19)	20	439,747	1,501,962	0	82,950	0		0	2,024,659	3,622,685
Charges for Fees & Service:										
Water Utility	21							4,266,874	4,266,874	4,167,165
Sewer Utility	22							2,957,500	2,957,500	2,749,298
Electric Utility	23								0	0
Gas Utility	24								0	0
Parking	25								0	0
Airport	26								0	0
Landfill/Garbage	27							488,300	488,300	510,476
Hospital	28								0	0
Transit	29								0	0
Cable TV, Internet & Telephone	30								0	0
Housing Authority	31								0	0
Storm Water Utility	32							670,500	670,500	684,061
Other Fees & Charges for Service	33	507,700	0						507,700	2,714,594
Subtotal - Charges for Service (lines 21 thru 33)	34	507,700	0		0	0	0	8,383,174	8,890,874	10,825,594
Special Assessments	35				35,000	0			35,000	1,037,806
Miscellaneous	36	246,700	10,056			1,900,000		15,020	2,171,776	3,275,112
Other Financing Sources:										
Regular Operating Transfers In	37	1,491,132	796,629		0	180,000		2,901,320	5,369,081	7,731,632
Internal TIF Loan Transfers In	38	0		0	1,793,826	0			1,793,826	1,554,892
Subtotal ALL Operating Transfers In	39	1,491,132	796,629	0	1,793,826	180,000	0	2,901,320	7,162,907	9,286,524
Proceeds of Debt (Excluding TIF Internal Borrowing)	40				0	39,834,500			39,834,500	19,190,891
Proceeds of Capital Asset Sales	41	500							500	1,783
Subtotal-Other Financing Sources (lines 36 thru 38)	42	1,491,632	796,629	0	1,793,826	40,014,500	0	2,901,320	46,997,907	28,479,198
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	11,138,606	5,208,104	3,904,556	4,322,976	41,914,500	0	11,323,534	77,812,276	61,774,904
Beginning Fund Balance July 1	44	8,262,343	3,979,514	999,364	1,244,804	15,603,315	0	12,120,689	42,210,029	33,426,330
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45	19,400,949	9,187,618	4,903,920	5,567,780	57,517,815	0	23,444,223	120,022,305	95,201,234

2/16/2021

Local Government Property Valuation System

EXPENDITURES SCHEDULE PAGE 1
City Name: GRIMES
Fiscal Year July 1, 2021 - June 30, 2022

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2022	RE-ESTIMATED 2021	ACTUAL 2020
PUBLIC SAFETY											
Police Department/Crime Prevention	1	1,373,500	685						1,374,185	1,441,050	1,368,227
Jail	2								0	0	0
Emergency Management	3								0	0	0
Flood Control	4								0	0	0
Fire Department	5	515,747	201,710						717,457	727,653	1,016,950
Ambulance	6	1,363,921	384,712						1,748,633	1,531,657	1,090,657
Building Inspections	7	1,356,803	290,298						1,647,101	1,797,931	1,669,353
Miscellaneous Protective Services	8								0	0	0
Animal Control	9	1,000							1,000	21,000	14,409
Other Public Safety	10								0	0	0
TOTAL (lines 1 - 10)	11	4,610,971	877,405				0		5,488,376	5,519,291	5,159,596
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12	1,320,896	1,566,045						2,886,941	2,478,504	1,913,039
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14	227,000	22,000						249,000	198,587	172,749
Traffic Control and Safety	15		17,500						17,500	15,000	7,469
Snow Removal	16	5,000	259,283						264,283	240,860	82,699
Highway Engineering	17								0	0	0
Street Cleaning	18								0	0	0
Airport	19								0	0	0
Garbage (if not Enterprise)	20								0	0	0
Other Public Works	21								0	0	0
TOTAL (lines 12 - 21)	22	1,552,896	1,864,828				0		3,417,724	2,932,951	2,175,956
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23								0	0	0
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27	8,000							8,000	25,000	16,800
Community Mental Health	28								0	0	0
Other Health and Social Services	29								0	0	0
TOTAL (lines 23 - 29)	30	8,000	0				0		8,000	25,000	16,800
CULTURE & RECREATION											
Library Services	31	632,873	204,764						837,637	821,351	675,569
Museum, Band and Theater	32								0	0	0
Parks	33	942,980	129,950						1,072,930	1,063,290	643,230
Recreation	34	628,700	69,250						697,950	351,350	266,218
Cemetery	35	39,000	1,060						40,060	39,500	15,711
Community Center, Zoo, & Marina	36	192,750	19,400						212,150	154,270	123,459
Other Culture and Recreation	37								0	0	0
TOTAL (lines 31 - 37)	38	2,436,303	424,424				0		2,860,727	2,429,761	1,724,187

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Local Government Property Valuation System

EXPENDITURES SCHEDULE PAGE 2
City Name: GRIMES
Fiscal Year July 1, 2021 - June 30, 2022

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2022	RE-ESTIMATED 2021	ACTUAL 2020
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39								0	0	0
Economic Development	40	191,650	34,000	3,042,507					3,268,157	2,363,760	204,676
Housing and Urban Renewal	41								0	0	0
Planning & Zoning	42								0	0	0
Other Com & Econ Development	43								0	0	0
TIF Rebates	44								0	0	1,352,601
TOTAL (lines 39 - 44)	45	191,650	34,000	3,042,507			0		3,268,157	2,363,760	1,557,277
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	254,743	59,750						314,493	337,825	241,655
Clerk, Treasurer, & Finance Adm.	47	450,410	156,750						607,160	598,112	467,538
Elections	48	32,000							32,000	30,000	27,002
Legal Services & City Attorney	49	243,000							243,000	178,000	156,540
City Hall & General Buildings	50	555,600	47,560						603,160	373,300	261,096
Tort Liability	51	25,000							25,000	20,000	17,782
Other General Government	52	100,000							100,000	167,731	75,700
TOTAL (lines 46 - 52)	53	1,660,753	264,060	0			0		1,924,813	1,704,968	1,247,313
DEBT SERVICE	54				4,878,121				4,878,121	4,853,604	3,497,948
Gov Capital Projects	55					43,003,700			43,003,700	41,991,000	22,968,497
TIF Capital Projects	56								0	0	0
TOTAL CAPITAL PROJECTS	57	0	0	0		43,003,700	0		43,003,700	41,991,000	22,968,497
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	10,460,573	3,464,717	3,042,507	4,878,121	43,003,700	0		64,849,618	61,820,335	38,347,574
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							2,732,500	2,732,500	2,474,561	1,891,575
Sewer Utility	60							1,572,964	1,572,964	1,859,053	1,022,586
Electric Utility	61							0	0	0	0
Gas Utility	62							0	0	0	0
Airport	63							0	0	0	0
Landfill/Garbage	64							696,500	696,500	691,415	633,094
Transit	65							0	0	0	0
Cable TV, Internet & Telephone	66							0	0	0	0
Housing Authority	67							0	0	0	0
Storm Water Utility	68							650,360	650,360	497,965	285,683
Other Business Type (city hosp., ISF, parking, etc.)	69							0	0	0	0
Enterprise DEBT SERVICE	70							2,154,353	2,154,353	0	1,524,169
Enterprise CAPITAL PROJECTS	71							0	0	0	0
Enterprise TIF CAPITAL PROJECTS	72							0	0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							7,806,677	7,806,677	5,522,994	5,357,107
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	10,460,573	3,464,717	3,042,507	4,878,121	43,003,700	0	7,806,677	72,656,295	67,343,329	43,704,681
Regular Transfers Out	75	1,723,711	1,375,232		0	0		2,154,353	5,253,296	5,369,081	7,731,632
Internal TIF Loan / Repayment Transfers Out	76			2,503,455					2,503,455	1,793,826	1,554,892
Total ALL Transfers Out	77	1,723,711	1,375,232	2,503,455	0	0	0	2,154,353	7,756,751	7,162,907	9,286,524
Total Expenditures & Fund Transfers Out (lines 74+77)	78	12,184,284	4,839,949	5,545,962	4,878,121	43,003,700	0	9,961,030	80,413,046	74,506,236	52,991,205
Ending Fund Balance June 30	79	8,198,024	4,879,025	659,896	947,380	10,048,115	0	17,055,476	41,787,916	45,516,069	42,210,029

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Local Government Property Valuation System

REVENUES DETAIL
City Name: GRIMES
Fiscal Year July 1, 2021 - June 30, 2022

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2022	RE-ESTIMATED 2021	ACTUAL 2020
REVENUES & OTHER FINANCING SOURCES											
Taxes Levied on Property	1	7,767,411	1,046,183		2,454,173	0			11,267,767	10,856,039	10,844,147
Less: Uncollected Property Taxes - Levy Year	2								0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	7,767,411	1,046,183		2,454,173	0			11,267,767	10,856,039	10,844,147
Delinquent Property Taxes	4									0	0
TIF Revenues	5			5,244,874					5,244,874	3,904,556	2,006,199
Other City Taxes:											
Utility Tax Replacement Excise Taxes	6	139,523	18,817		37,473	0			195,813	225,665	256,054
Utility franchise tax (Iowa Code Chapter 364.2)	7								0	0	0
Parimutuel wager tax	8								0	0	0
Gaming wager tax	9								0	0	0
Mobile Home Taxes	10	0							0	0	0
Hotel/Motel Taxes	11	0	51,000						51,000	80,000	57,171
Other Local Option Taxes	12		1,400,000			0			1,400,000	1,808,000	424,404
Subtotal - Other City Taxes (lines 6 thru 12)	13	139,523	1,469,817		37,473	0			1,646,813	2,113,665	737,629
Licenses & Permits	14	601,050						0	601,050	572,250	422,923
Use of Money & Property	15	384,500	2,422		0	0		5,250	392,172	245,550	523,611
Intergovernmental:											
Federal Grants & Reimbursements	16	0				40,000		0	40,000	0	1,783,366
Road Use Taxes	17		1,334,660						1,334,660	1,450,720	1,468,294
Other State Grants & Reimbursements	18	306,759	45,381	0	82,391	350,000		0	784,531	434,317	25,549
Local Grants & Reimbursements	19	136,471							136,471	139,622	345,476
Subtotal - Intergovernmental (lines 16 thru 19)	20	443,230	1,380,041	0	82,391	390,000		0	2,295,662	2,024,659	3,622,685
Charges for Fees & Service:											
Water Utility	21							4,718,533	4,718,533	4,266,874	4,167,165
Sewer Utility	22							3,544,308	3,544,308	2,957,500	2,749,298
Electric Utility	23							0	0	0	0
Gas Utility	24							0	0	0	0
Parking	25							0	0	0	0
Airport	26							0	0	0	0
Landfill/Garbage	27							488,500	488,500	488,300	510,476
Hospital	28							0	0	0	0
Transit	29							0	0	0	0
Cable TV, Internet & Telephone	30							0	0	0	0
Housing Authority	31							0	0	0	0
Storm Water Utility	32							719,600	719,600	670,500	684,061
Other Fees & Charges for Service	33	475,700	0						475,700	507,700	2,714,594
Subtotal - Charges for Service (lines 21 thru 33)	34	475,700	0		0	0	0	9,470,941	9,946,641	8,890,874	10,825,594
Special Assessments	35				5,000	0			5,000	35,000	1,037,806
Miscellaneous	36	371,250	10,413			150,000		21,000	552,663	2,171,776	3,275,112
Other Financing Sources:											
Regular Operating Transfers In	37	1,521,711	921,309		253,923	200,000		2,356,353	5,253,296	5,369,081	7,731,632
Internal TIF Loan Transfers In	38	415,090			2,088,365				2,503,455	1,793,826	1,554,892
Subtotal ALL Operating Transfers In	39	1,936,801	921,309	0	2,342,288	200,000	0	2,356,353	7,756,751	7,162,907	9,286,524
Proceeds of Debt (Excluding TIF Internal Borrowing)	40				190,000	36,785,000			36,975,000	39,834,500	19,190,891
Proceeds of Capital Asset Sales	41	500							500	500	1,783
Subtotal-Other Financing Sources (lines 38 thru 40)	42	1,937,301	921,309	0	2,532,288	36,985,000	0	2,356,353	44,732,251	46,997,907	28,479,198
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	12,119,965	4,830,185	5,244,874	5,111,325	37,525,000	0	11,853,544	76,684,893	77,812,276	61,774,904
Beginning Fund Balance July 1	44	8,262,343	4,888,789	960,984	714,176	15,526,815	0	15,162,962	45,516,069	42,210,029	33,426,330
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	20,382,308	9,718,974	6,205,858	5,825,501	53,051,815	0	27,016,506	122,200,962	120,022,305	95,201,234

ADOPTED BUDGET SUMMARY
City Name: GRIMES
Fiscal Year July 1, 2021 - June 30, 2022

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2022	RE- ESTIMATED 2021	ACTUAL 2020
Revenues & Other Financing Sources											
Taxes Levied on Property	1	7,767,411	1,046,183		2,454,173	0			11,267,767	10,856,039	10,844,147
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	7,767,411	1,046,183		2,454,173	0			11,267,767	10,856,039	10,844,147
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			5,244,874					5,244,874	3,904,556	2,006,199
Other City Taxes	6	139,523	1,469,817		37,473	0			1,646,813	2,113,665	737,629
Licenses & Permits	7	601,050	0					0	601,050	572,250	422,923
Use of Money and Property	8	384,500	2,422	0	0	0	0	5,250	392,172	245,550	523,611
Intergovernmental	9	443,230	1,380,041	0	82,391	390,000		0	2,295,662	2,024,659	3,622,685
Charges for Fees & Service	10	475,700	0		0	0	0	9,470,941	9,946,641	8,890,874	10,825,594
Special Assessments	11	0	0		5,000	0		0	5,000	35,000	1,037,806
Miscellaneous	12	371,250	10,413		0	150,000	0	21,000	552,663	2,171,776	3,275,112
Sub-Total Revenues	13	10,182,664	3,908,876	5,244,874	2,579,037	540,000	0	9,497,191	31,952,642	30,814,369	33,295,706
Other Financing Sources:											
Total Transfers In	14	1,936,801	921,309	0	2,342,288	200,000	0	2,356,353	7,756,751	7,162,907	9,286,524
Proceeds of Debt	15	0	0	0	190,000	36,785,000		0	36,975,000	39,834,500	19,190,891
Proceeds of Capital Asset Sales	16	500	0	0	0	0	0	0	500	500	1,783
Total Revenues and Other Sources	17	12,119,965	4,830,185	5,244,874	5,111,325	37,525,000	0	11,853,544	76,684,893	77,812,276	61,774,904
Expenditures & Other Financing Uses											
Public Safety	18	4,610,971	877,405	0			0		5,488,376	5,519,291	5,159,596
Public Works	19	1,552,896	1,864,828	0			0		3,417,724	2,932,951	2,175,956
Health and Social Services	20	8,000	0	0			0		8,000	25,000	16,800
Culture and Recreation	21	2,436,303	424,424	0			0		2,860,727	2,429,761	1,724,187
Community and Economic Development	22	191,650	34,000	3,042,507			0		3,268,157	2,363,760	1,557,277
General Government	23	1,660,753	264,060	0			0		1,924,813	1,704,968	1,247,313
Debt Service	24	0	0	0	4,878,121		0		4,878,121	4,853,604	3,497,948
Capital Projects	25	0	0	0		43,003,700	0		43,003,700	41,991,000	22,968,497
Total Government Activities Expenditures	26	10,460,573	3,464,717	3,042,507	4,878,121	43,003,700	0		64,849,618	61,820,335	38,347,574
Business Type Proprietary: Enterprise & ISF	27							7,806,677	7,806,677	5,522,994	5,357,107
Total Gov & Bus Type Expenditures	28	10,460,573	3,464,717	3,042,507	4,878,121	43,003,700	0	7,806,677	72,656,295	67,343,329	43,704,681
Total Transfers Out	29	1,723,711	1,375,232	2,503,455	0	0	0	2,154,353	7,756,751	7,162,907	9,286,524
Total ALL Expenditures/Fund Transfers Out	30	12,184,284	4,839,949	5,545,962	4,878,121	43,003,700	0	9,961,030	80,413,046	74,506,236	52,991,205
Excess Revenues & Other Sources Over	31										
	32	-64,319	-9,764	-301,088	233,204	-5,478,700	0	1,892,514	-3,728,153	3,306,040	8,783,699
Beginning Fund Balance July 1	33	8,262,343	4,888,789	960,984	714,176	15,526,815	0	15,162,962	45,516,069	42,210,029	33,426,330
Ending Fund Balance June 30	34	8,198,024	4,879,025	659,896	947,380	10,048,115	0	17,055,476	41,787,916	45,516,069	42,210,029

2/16/2021

Local Government Property Valuation System

LONG TERM DEBT SCHEDULE - LT DEBT1
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
2015 Bond Issue	1	8,500,000	GO	06-0315	380,000	195,075	575,075	500		287,537	288,038
2016 Bond Issue	2	5,545,000	GO	05-0416	650,000	67,582	717,582	500		358,791	359,291
2017 GO Refunding (2009)	3	5,410,000	GO	04-0217	800,000	59,563	859,563	500		429,781	430,282
2018A GO Bond Issue	4	9,855,000	GO	06-0518	250,000	283,032	533,032	600		266,516	267,116
2019A GO Bond Issue	5	4,645,000	GO	06-0319	390,000	101,420	491,420	600		245,710	246,310
2020A GO Bond Issue	6	8,385,000	GO	06-1120	495,000	145,800	640,800	600		320,400	321,000
2020B GO Bond Refunding (2012)	7	3,890,000	GO	08-2420	280,000	79,260	359,260	600		179,630	180,230
2021A GO Bond Issue Prelevy	8	10,030,000	GO	03-0321	315,000	127,366	442,366	600		43,587	399,379
2012 Bond Issue (refunded by 2020B)	9	6,000,000	GO	11-0212	3,790,000	27,601	3,817,601	466	3,818,067		0
SRF Drinking Water Loan D0276R 2013	10	2,147,019	NON-GO	05-0313	101,000	23,835	124,835	3,405		128,240	0
SRF Drinking Water Loan FS77-16-DWSRF-003	11	577,000	NON-GO	09-0216	25,000	7,700	32,700	1,100		33,800	0
SRF Jordan Well 2019 Loan	12	4,200,000	NON-GO	02-0419	184,000	67,270	251,270	9,610		260,880	0
SRF FS-77-18-DWSRF-016 (2) Tower	13	3,800,000	NON-GO	03-0919	160,000	63,770	223,770	9,110		232,880	0
SRF FS-77-18-DWSRF-016 (3) Water Main	14	1,559,000	NON-GO	05-0919	68,000	24,955	92,955	3,565		96,520	0
SRF FS-77-18 DWSRF-016 (4) Water Plant	15	21,990,000	NON-GO	12-0319	605,000	369,279	974,279	52,754		1,027,033	0
SRF Clean Water Loan C0777RT 2016	16	3,435,000	NON-GO	09-0116	156,000	54,000	210,000			210,000	0
2021B GO LOST Bond Prelevy	17	4,280,000	GO	03-0221	190,000	63,923	253,923	600		254,523	0
	18	-					0				0
	19	-					0				0
	20	-					0				0
	21	-					0				0
	22	-					0				0
	23	-					0				0
	24	-					0				0
	25	-					0				0
	26	-					0				0
	27	-					0				0
	28	-					0				0
	29	-					0				0
	30	-					0				0
TOTALS					8,839,000	1,761,431	10,600,431	85,110	3,818,067	4,375,828	2,491,646

LONG TERM DEBT SCHEDULE - GRAND TOTALS
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2022	Interest Due FY 2022	Total Obligation Due FY 2022	Bond Reg./ Paying Agent Fees Due FY 2022	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	7,540,000	1,150,622	8,690,622	5,566	3,818,067	2,386,475	2,491,646
NON GO - TOTAL	1,299,000	610,809	1,909,809	79,544	0	1,989,353	0
GRAND - TOTAL	8,839,000	1,761,431	10,600,431	85,110	3,818,067	4,375,828	2,491,646

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2021 - June 30, 2022

The City of: GRIMES

The City Council will conduct a public hearing on the proposed budget as follows:

Location: (entered upon publish) Meeting Date: (entered upon publish) Meeting Time: (entered upon publish)

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.				
The estimated Total tax levy rate per \$1000 valuation on regular property		11.41284		
The estimated tax levy rate per \$1000 valuation on Agricultural land is		3.00375		
At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.				
Phone Number (515) 986-3036		City Clerk/Finance Officer's NAME (entered upon publish)		
		Budget FY 2022	Re-estimated FY 2021	Actual FY 2020
Revenues & Other Financing Sources				
Taxes Levied on Property	1	11,267,767	10,856,039	10,844,147
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes		3	11,267,767	10,856,039
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	5,244,874	3,904,556	2,006,199
Other City Taxes	6	1,646,813	2,113,665	737,629
Licenses & Permits	7	601,050	572,250	422,923
Use of Money and Property	8	392,172	245,550	523,611
Intergovernmental	9	2,295,662	2,024,659	3,622,685
Charges for Fees & Service	10	9,946,641	8,890,874	10,825,594
Special Assessments	11	5,000	35,000	1,037,806
Miscellaneous	12	552,663	2,171,776	3,275,112
Other Financing Sources	13	36,975,000	39,835,000	19,190,891
Transfers In	14	7,756,751	7,162,907	9,286,524
Total Revenues and Other Sources	15	76,684,893	77,812,276	61,774,904
Expenditures & Other Financing Uses				
Public Safety	16	5,488,376	5,519,291	5,159,596
Public Works	17	3,417,724	2,932,951	2,175,956
Health and Social Services	18	8,000	25,000	16,800
Culture and Recreation	19	2,860,727	2,429,761	1,724,187
Community and Economic Development	20	3,268,157	2,363,760	1,557,277
General Government	21	1,924,813	1,704,968	1,247,313
Debt Service	22	4,878,121	4,853,604	3,497,948
Capital Projects	23	43,003,700	41,991,000	22,968,497
Total Government Activities Expenditures	24	64,849,618	61,820,335	38,347,574
Business Type / Enterprises	25	7,806,677	5,522,994	5,357,107
Total ALL Expenditures	26	72,656,295	67,343,329	43,704,681
Transfers Out	27	7,756,751	7,162,907	9,286,524
Total ALL Expenditures/Transfers Out	28	80,413,046	74,506,236	52,991,205
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-3,728,153	3,306,040	8,783,699
Beginning Fund Balance July 1	30	45,516,069	42,210,029	33,426,330
Ending Fund Balance June 30	31	41,787,916	45,516,069	42,210,029

NOTICE OF PUBLIC HEARING - CITY OF GRIMES - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2021 - June 30, 2022

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/9/2021 **Meeting Time:** 05:30 PM **Meeting Location:** In person: Grimes Comm Center 410 SE Main St, Grimes IA via Electronic meeting Zoom ID Code 938 2953 4703 Passcode 161258

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.grimesiowa.gov

City Telephone Number
 (515) 986-3036

	Current Year Certified Property Tax 2020 - 2021	Budget Year Effective Property Tax 2021 - 2022	Budget Year Proposed Maximum Property Tax 2021 - 2022	Annual % CHG
Regular Taxable Valuation	921,308,765	970,877,749	970,877,749	
Tax Levies:				
Regular General	7,462,601	7,462,601	7,864,110	
Contract for Use of Bridge	0	0		
Opr & Maint Publicly Owned Transit	0	0		
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.	0	0		
Opr & Maint of City-Owned Civic Center	0	0		
Planning a Sanitary Disposal Project	0	0		
Liability, Property & Self-Insurance Costs	187,684	187,684	30,880	
Support of Local Emer. Mgmt. Commission	0	0		
Emergency	0	0		
Police & Fire Retirement	0	0		
FICA & IPERS	0	0		
Other Employee Benefits	1,008,677	1,008,677	1,065,000	
Total Tax Levy	8,658,962	8,658,962	8,959,990	3.47
Tax Rate	9.39855	8.91869	9.22875	

Explanation of significant increases in the budget:

Property valuations increased by 5.38 percent due to growth in the city. The proposed budget increases property tax revenue by 3.47 percent. The total city tax rate proposed for FY22 will be decreasing from the current year (\$11.71284) to \$11.41284.

If applicable, the above notice also available online at:
www.grimesiowa.gov Facebook.com/cityofgrimes

**Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

INUTES TO SET DATE FOR HEARING
ON ISSUANCE OF GENERAL
OBLIGATION LOCAL OPTION SALES
TAX BONDS

419952-81

Grimes, Iowa

February 23, 2021

The Council of the City of Grimes, Iowa, met on February 23, 2021, at _____ o'clock
____.m., at the _____, Grimes, Iowa.

The City Council provided access to the meeting electronically via Zoom, due to federal
and state government recommendations in response to COVID-19 pandemic conditions, which
was accessible at the following:

[Insert Electronic Meeting Information]

Electronic access information was included in the posted agenda of this public meeting.

The Mayor presided and the roll was called showing the following Council Members
present and absent:

Present: _____

Absent: _____.

Council Member _____ introduced the resolution hereinafter next set
out and moved its adoption, seconded by Council Member _____; and after
due consideration thereof by the Council, the Mayor put the question upon the adoption of said
resolution, and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the said resolution duly adopted, as follows:

RESOLUTION NO. 02-0721

Resolution to fix a date of meeting at which it is proposed to take action for the issuance of not to exceed \$4,280,000 General Obligation Local Option Sales Tax Bonds

WHEREAS, pursuant to Chapter 423B of the Code of Iowa, an election duly held in accordance therewith on August 6, 2019, and an ordinance adopted by the Board of Supervisors of both Polk and Dallas Counties, the City of Grimes, Iowa (the "City"), is authorized to receive proceeds of a local option sales and services tax imposed in accordance with Chapter 423B (the "Local Option Tax"); and

WHEREAS, the revenues from the Local Option Tax to be received by the City (the "Local Option Tax Revenues") have not been pledged and are available for the payment of revenue bonds, and the specific purposes for which Fifty percent of the Local Option Tax Revenues may be expended by the City include paying the costs, to that extent, of constructing, furnishing and equipping a municipal library facility (the "Project"); and

WHEREAS, in order to make the Local Option Tax Revenues immediately available to the City, Chapter 423B authorizes the City to issue revenue bonds in anticipation of the collection of such revenues, following a public hearing on the subject; and

WHEREAS, Chapter 423B also authorizes the City to make additional security available for such bonds in the form of a supplemental debt service property tax levy; and

WHEREAS, the City now proposes to issue General Obligation Local Option Sales Tax Bonds (the "Bonds") in a principal amount not to exceed \$4,280,000 for the purpose of paying costs of constructing the Project, and, pursuant to Chapter 423B of the Code of Iowa, the City must institute proceedings to issue the Bonds by causing a notice of such proposal to be published, including notice of the right to petition for an election;

NOW, THEREFORE, It Is Resolved by the Council of the City of Grimes, Iowa, as follows:

Section 1. This Council shall meet on the March 9, 2021, at the Grimes Community Center, 410 SE Main Street and via Zoom, in the City, at 5:30 o'clock p.m., at which time and place proceedings will be instituted and action taken for the issuance of the Bonds.

Section 2. The City Clerk is hereby directed to give notice of the proposed action for the issuance of the Bonds setting forth the amount and purpose thereof, the time when and place where the said meeting will be held, by publication at least once, and not less than 10 nor more than 20 days before the date of said meeting, in a legal newspaper published at least once weekly, and of general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS FOR
THE ISSUANCE OF NOT TO EXCEED \$4,280,000 GENERAL OBLIGATION
LOCAL OPTION SALES TAX BONDS

The City Council of the City of Grimes, Iowa, will meet on the March 9, 2021, at the Grimes Community Center, 410 SE Main Street, in the City, at 5:30 o'clock p.m., for the purpose of instituting proceedings and taking action for the issuance of not to exceed \$4,280,000 General Obligation Local Option Sales Tax Bonds (the "Bonds") for the purpose of paying the cost, to that extent, of constructing, furnishing and equipping a municipal library facility.

The City Council will provide electronic access to the meeting provided via Zoom, due to federal and state government recommendations in response to COVID-19 pandemic conditions, at the following:

Meeting ID: 938 2953 4703
Passcode: 161258

In addition to electronic access, written comments may be filed or made prior to the meeting and will be recorded in the minutes.

The Bonds are proposed to be issued under the authority of Section 423B.9(4) of the Code of Iowa, will be secured by Local Option Sales Tax Revenues and will constitute general obligations of the City. The maximum rate of interest which the Bonds may bear is 8% per annum.

At any time before the date fixed for taking action for the issuance of the Bonds, a petition may be filed with the Clerk of the City asking that the question of issuing the Bonds be submitted to the registered voters of the City.

By order of the Council of Grimes, Iowa, pursuant to Chapter 423B of the Code of Iowa.

Rochelle Williams
City Clerk

Section 3. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Project which is reasonably estimated to cost approximately \$_____, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Projects have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved February 23, 2021.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

• • • •

On motion and vote, the meeting adjourned.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTIES OF DALLAS AND POLK SS:
CITY OF GRIMES

I, the undersigned, City Clerk of the City of Grimes, do hereby certify that attached hereto is a true and correct copy of the proceedings of the Council of the City relating to the fixing of a date for the hearing on the issuance of \$4,280,000 General Obligation Local Option Sales Tax Bonds.

WITNESS MY HAND this _____ day of _____, 2021.

City Clerk Rochelle Williams

COUNTY LOST ORDINANCE CERTIFICATE

STATE OF IOWA

SS:

DALLAS COUNTY

I, the undersigned, County Auditor of Dallas County, in the State of Iowa, do hereby certify that the ordinance imposing the local option sales and services tax for the City of Grimes, Iowa, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was adopted by the County Board of Supervisors on the _____ day of _____, 20____, and was published on the date and in the newspaper specified in the aforesaid affidavit, which newspaper is published in and has a general circulation in the County.

I further certify that the local option sales and services tax provided for in the ordinance is being imposed and collected in the City of Grimes, Iowa as provided by Chapter 423B of the Code of Iowa and the ordinance.

WITNESS MY HAND this _____ day of _____, 2021.

County Auditor

(Attach here a copy of the publisher's affidavit of publication, together with a copy of the ordinance imposing the local option sales and services tax as published.)

COUNTY LOST ORDINANCE CERTIFICATE

STATE OF IOWA

SS:

POLK COUNTY

I, the undersigned, County Auditor of Polk County, in the State of Iowa, do hereby certify that the ordinance imposing the local option sales and services tax for the City of Grimes, Iowa, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was adopted by the County Board of Supervisors on the _____ day of _____, 20____, and was published on the date and in the newspaper specified in the aforesaid affidavit, which newspaper is published in and has a general circulation in the County.

I further certify that the local option sales and services tax provided for in the ordinance is being imposed and collected in the City of Grimes, Iowa as provided by Chapter 423B of the Code of Iowa and the ordinance.

WITNESS MY HAND this _____ day of _____, 2021.

County Auditor

(Attach here a copy of the publisher's affidavit of publication, together with a copy of the ordinance imposing the local option sales and services tax as published.)

ORGANIZATION CERTIFICATE

STATE OF IOWA
COUNTIES OF DALLAS AND POLK SS:
CITY OF GRIMES

I, the undersigned City Clerk, do hereby certify that the aforementioned City is organized and operating under the provisions of Title IX of the Code of Iowa and not under any special charter and that such City is operating under the Mayor-Council form of government and that there is not pending or threatened any question or litigation whatsoever touching the incorporation of the City, the inclusion of any territory within its limits or the incumbency in office of any of the officials hereinafter named.

And I do further certify that the following named parties are officials of the City as indicated:

_____, Mayor
_____, City Administrator
_____, City Clerk
_____, City Finance Director
_____, Council Member/Mayor Pro Tem
_____, Council Member
_____, Council Member
_____, Council Member
_____, Council Member

WITNESS MY HAND this ____ day of _____, 2021

City Clerk Rochelle Williams

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit, but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA
COUNTIES OF DALLAS AND POLK SS:
CITY OF GRIMES

I, the undersigned, City Clerk of the City of Grimes, do hereby certify that pursuant to the resolution of its Council fixing a date of meeting at which it is proposed to take action for the issuance of \$4,280,000 General Obligation Local Option Sales Tax Bonds, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2021.

City Clerk

(Attach here the publisher's original affidavit with clipping of the notice, as published.)

MINUTES TO SET DATE FOR
HEARINGS ON PROPOSALS TO ENTER
INTO LOAN AGREEMENTS

Grimes, Iowa

419952-80

February 23, 2021

The City Council of the City of Grimes, Iowa, met on February 23, 2021, at 5:30 o'clock p.m., at the Grimes Community Center, 410 SE Main Street, Grimes, Iowa in person and via Zoom.

The City Council provided access to the meeting electronically via Zoom, due to federal and state government recommendations in response to COVID-19 pandemic conditions, which was accessible at the following:

Meeting ID: 938 2953 4703
Passcode: 161258

Electronic access information was included in the posted agenda of this public meeting.

The Mayor presided and the roll was called showing the following members of the City Council present and absent:

Present:

Absent: _____.

Council Member _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes:

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as hereinafter set out.

• • • •

At the conclusion of the meeting and upon motion and vote, the City Council adjourned.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

RESOLUTION NO. 02-0821

Resolution setting the date for public hearings and additional action on proposals to enter into General Obligation Loan Agreements and to borrow money thereunder

WHEREAS, the City of Grimes (the "City"), in Dallas and Polk Counties, State of Iowa, pursuant to the provisions of Section 384.24A of the Code of Iowa, proposes to enter into a loan agreement (the "Essential Purpose Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$6,225,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements and extensions; (2) acquiring and installing street lighting, signage and signalization improvements; and (3) undertaking improvements, replacements and upgrades at existing municipal parks, including splash pad installation, ball park lighting installation, equipment acquisitions, landscaping and parking lot construction (collectively, the "Essential Purpose Projects"), and it is necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Essential Purpose Loan Agreement and to give notice thereof as required by such law; and

WHEREAS, the City also proposes to enter into a loan agreement (the "General Purpose Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$600,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the costs, to that extent, of planning, designing and constructing recreation trail improvements and extensions and undertaking facilities repairs and improvements at municipal buildings (collectively, the "General Purpose Projects"), and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the General Purpose Loan Agreement and to give notice thereof as required by such law, including notice of the right to petition for an election on such proposal pursuant to the provisions of Section 384.26 of the Code of Iowa; and

WHEREAS, the City also proposes to enter into a loan agreement (the "Urban Renewal Loan Agreement") (collectively, the Essential Purpose Loan Agreement, the General Purpose Loan Agreement and the Urban Renewal Loan Agreement are sometimes referred to hereinafter as the "Loan Agreements") and to borrow money thereunder in a principal amount not to exceed \$3,205,000, pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of paying the costs, to that extent, of undertaking an authorized project in the Grimes Urban Renewal Area consisting of constructing and equipping a municipal library (the "Urban Renewal Project") (collectively, the Essential Purpose Projects, the General Purpose Projects, and the Urban Renewal Project are sometimes referred to hereinafter as the "Projects"), and in lieu of calling an election thereon, the City desires to institute proceedings to enter into the Urban Renewal Loan Agreement by causing a notice of such proposal to be published, including notice of the right to petition for an election, under the provisions of Sections 384.24.3(q) and 384.26 of the Code of Iowa, and it is now necessary to fix a date of meeting of the City Council at which it is proposed to take action to enter into the Urban Renewal Loan Agreement and to give notice thereof as required by such law;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Grimes, Iowa, as follows:

Section 1. This City Council shall meet on March 9, 2021, at the Grimes Community Center, 410 SE Main Street and via Zoom, Grimes, Iowa, at 5:30 o'clock p.m., at which time and place hearings will be held and proceedings will be instituted and action taken to enter into the Loan Agreements described in the preamble hereof.

Section 2. The City Clerk is hereby directed to give notice of the proposed action on the Essential Purpose Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than four (4) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$6,225,000

(GENERAL OBLIGATION)

The City Council of the City of Grimes, Iowa (the "City"), will meet on March 9, 2021, at the Grimes Community Complex, 410 SE Main Street Grimes, Iowa, at 5:30 o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$6,225,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements and extensions; (2) acquiring and installing street lighting, signage and signalization improvements; and (3) undertaking improvements, replacements and upgrades at existing municipal parks, including splash pad installation, ball park lighting installation, equipment acquisitions, landscaping and parking lot construction.

The City Council will provide electronic access to the meeting provided via Zoom, due to federal and state government recommendations in response to COVID-19 pandemic conditions, at the following:

Meeting ID: 938 2953 4703
Passcode: 161258

In addition to electronic access, written comments may be filed or made prior to the meeting and will be recorded in the minutes.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

At that time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Grimes, Iowa.

Rochelle Williams
City Clerk

Section 3. The City Clerk is hereby directed to give notice of the proposed action on the General Purpose Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$600,000

(GENERAL OBLIGATION)

The City Council of the City of Grimes, Iowa (the "City"), will meet on March 9, 2021, at the 410 SE Main Street, Grime Community Center, Grimes, Iowa, at 5:30 o'clock p.m., in person and via Zoom for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$600,000 for the purpose of paying the costs, to that extent, of paying the costs, to that extent, of planning, designing and constructing recreation trail improvements and extensions and undertaking facilities repairs and improvements at municipal buildings.

The City Council will provide electronic access to the meeting provided via Zoom, due to federal and state government recommendations in response to COVID-19 pandemic conditions, at the following:

Meeting ID: 938 2953 4703
Passcode: 161258

In addition to electronic access, written comments may be filed or made prior to the meeting and will be recorded in the minutes.

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A of the Code of Iowa and will constitute a general obligation of the City.

The maximum rate of interest which may be payable under the Loan Agreement is 7% per annum.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter

By order of the City Council of the City of Grimes, Iowa.

Rochelle Williams
City Clerk

Section 4. The City Clerk is hereby directed to give notice of the proposed action on the Urban Renewal Loan Agreement setting forth the amount and purpose thereof, the time when and place where the said meeting will be held by publication at least once, not less than ten (10) and not more than twenty (20) days before the date of said meeting, in a legal newspaper which has a general circulation in the City. The notice shall be in substantially the following form:

NOTICE OF PROPOSED ACTION TO INSTITUTE PROCEEDINGS TO
ENTER INTO A LOAN AGREEMENT AND TO BORROW MONEY
THEREUNDER IN A PRINCIPAL AMOUNT NOT TO EXCEED \$3,205,000

(GENERAL OBLIGATION)

The City Council of the City of Grimes, Iowa (the "City"), will meet on March 9, 2021, at the 410 SE Main Street, Grimes Community Center, Grimes, Iowa, at 5:30 o'clock p.m., for the purpose of instituting proceedings and taking action on a proposal to enter into a loan agreement (the "Loan Agreement") and to borrow money thereunder in a principal amount not to exceed \$3,205,000 for the purpose of undertaking an authorized project in the Grimes Urban Renewal Area consisting of constructing and equipping a municipal library.

The City Council will provide electronic access to the meeting provided via Zoom, due to federal and state government recommendations in response to COVID-19 pandemic conditions, at the following:

Meeting ID: 938 2953 4703
Passcode: 161258

The Loan Agreement is proposed to be entered into pursuant to authority contained in Section 384.24A and Section 384.24(3)(q) of the Code of Iowa and will constitute a general obligation of the City.

At any time before the date fixed for taking action to enter into the Loan Agreement, a petition may be filed with the City Clerk of the City asking that the question of entering into the Loan Agreement be submitted to the registered voters of the City, pursuant to the provisions of Section 384.26 of the Code of Iowa. If no such petition is filed, at the aforementioned time and place, oral or written objections may be filed or made to the proposal to enter into the Loan Agreement. After receiving objections, the City may determine to enter into the Loan Agreement, in which case, the decision will be final unless appealed to the District Court within fifteen (15) days thereafter.

By order of the City Council of the City of Grimes, Iowa.

Rochelle Williams
City Clerk

Section 5. Pursuant to Section 1.150-2 of the Income Tax Regulations (the "Regulations") of the Internal Revenue Service, the City declares (a) that it intends to undertake the Projects which are reasonably estimated to cost approximately \$10,030,000, (b) that other than (i) expenditures to be paid or reimbursed from sources other than the issuance of bonds, notes or other obligations (the "Bonds"), or (ii) expenditures made not earlier than 60 days prior to the date of this Resolution or a previous intent resolution of the City, or (iii) expenditures amounting to the lesser of \$100,000 or 5% of the proceeds of the Bonds, or (iv) expenditures constituting preliminary expenditures as defined in Section 1.150-2(f)(2) of the Regulations, no expenditures for the Projects have heretofore been made by the City and no expenditures will be made by the City until after the date of this Resolution or a prior intent resolution of the City, and (c) that the City reasonably expects to reimburse the expenditures made for costs of the City out of the proceeds of the Bonds. This declaration is a declaration of official intent adopted pursuant to Section 1.150-2 of the Regulations.

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved February 23, 2021.

Mayor Scott Mikkelsen

Attest:

City Clerk Rochelle Williams

Grimes Resolution No. 02-0921

**RESOLUTION CERTIFYING COMPLETION OF IMPROVEMENTS PURSUANT TO
DEVELOPMENT AGREEMENT**

WHEREAS, the City of Grimes has previously entered into a Development Agreement with Heritage at Grimes, LLC, dated April 26, 2016, and filed May 10, 2016, in Book 15994 Page 361 of the Polk County records, which obligated the developer to construct and complete certain infrastructure improvements;

WHEREAS, the Developer previously conveyed the street lots and sewer expansion property as required under the Development Agreement, and

WHEREAS, the City of Grimes is willing to accept and certify completion of said improvements;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa:

SECTION 1. That the infrastructure improvements contemplated in the above-referenced Development Agreement are certified as complete, and are hereby confirmed as accepted by the City.

SECTION 2. That the City Clerk and City Attorney are hereby authorized and directed to cause this resolution to be properly filed in the office of the Recorder of Polk County, Iowa.

Passed by the City Council of the City of Grimes, Iowa, the 23rd day of February, 2021, and approved this ____ day of February, 2021.

Scott Mikkelsen, Mayor

Attested:

Rochelle Williams, City Clerk



REPLY TO DES MOINES OFFICE

February 11, 2021

Todd M. Neumann and Jodi L. Neumann

RE: 1301 NE 24th Ct., Grimes, IA - Preliminary Title Opinion

Mr. and Mrs. Neumann:

I

As your attorney, we have examined an Abstract of Title commencing with the Root of Title and ending with Pencil Notes No. 459950 prepared by American Abstract & Title Company. Those who prepared the last continuation of this Abstract of Title have certified that it reflects all matters up to January 19, 2021 at 7:00 a.m. and relating to the following property:

Lot 51 in Heritage at Grimes Plat 7, an Official Plat, now included in and forming a part of the City of Grimes, Polk County, Iowa.

As of that date and time, we find from our examination that good and marketable title to the property described above is held by:

Heritage at Grimes, LLC

EXCEPT THAT we also find certain matters which could affect the right of the titleholder to sell the property or your right to keep it. Such matters are listed below and must be satisfactorily resolved before closing:

1. **REAL ESTATE TAXES.** The abstractor reports that all real estate taxes are paid for the property under examination, identified as Parcel No. 311.00305.720.751, for the fiscal year 2019-2020 (payable in 2020-2021) are as follows: first installment-paid; second installment-paid. Each installment is \$16.00.

2. **DEVELOPMENT AGREEMENT.** The abstract reports a Developer's Agreement by and between the City of Grimes, Iowa and Heritage at Grimes, LLC, dated April 26, 2016, filed May 10, 2016 in Book 15994, Page 361 in the Polk County Recorder's Office. The agreement requires Heritage at Grimes, LLC, to complete certain commercial and residential elements. **This examiner requires that a Certificate be obtained from the City stating that all required improvements have been completed and accepted by the City.**

#3254499

DAVIS BROWN KOEHN SHORS & ROBERTS P.C.



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of February 23, 2021

AGENDA HEADING: Resolution 02-1021 Setting Public Hearing to Consider Final Approval to Fund Site-Specific Design, Select the Final Route, and Acquisition Interests in Real Estate for the Grimes Connector Sewer

SYNOPSIS: Since direction was given to Staff to develop plans for the Grimes WRA Connector back in 2020, City Staff have been working with Veenstra & Kimm to evaluate the route and alignment of the sewer. That preliminary alignment has been established, and staff has begun the property acquisition process for the necessary easements.

Since a significant portion of the route is through agricultural land, certain notices and hearings must be sent and held in accordance with State Code. Specifically, these are referenced as 6A and 6B hearings. The statute identifies a number of particulars related to the projects, but is more commonly known for as the notice of ability to utilize eminent domain.

It is important to note that this does necessarily mean that the City will utilize the rights granted by eminent domain, but does reserve the ability to do so. I can offer that at this point in time, a majority of the preliminary conversations that we have had with the property owners have been positive. Relationship building and mending has been a priority of mine, and that priority will continue into the next stages of this process.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

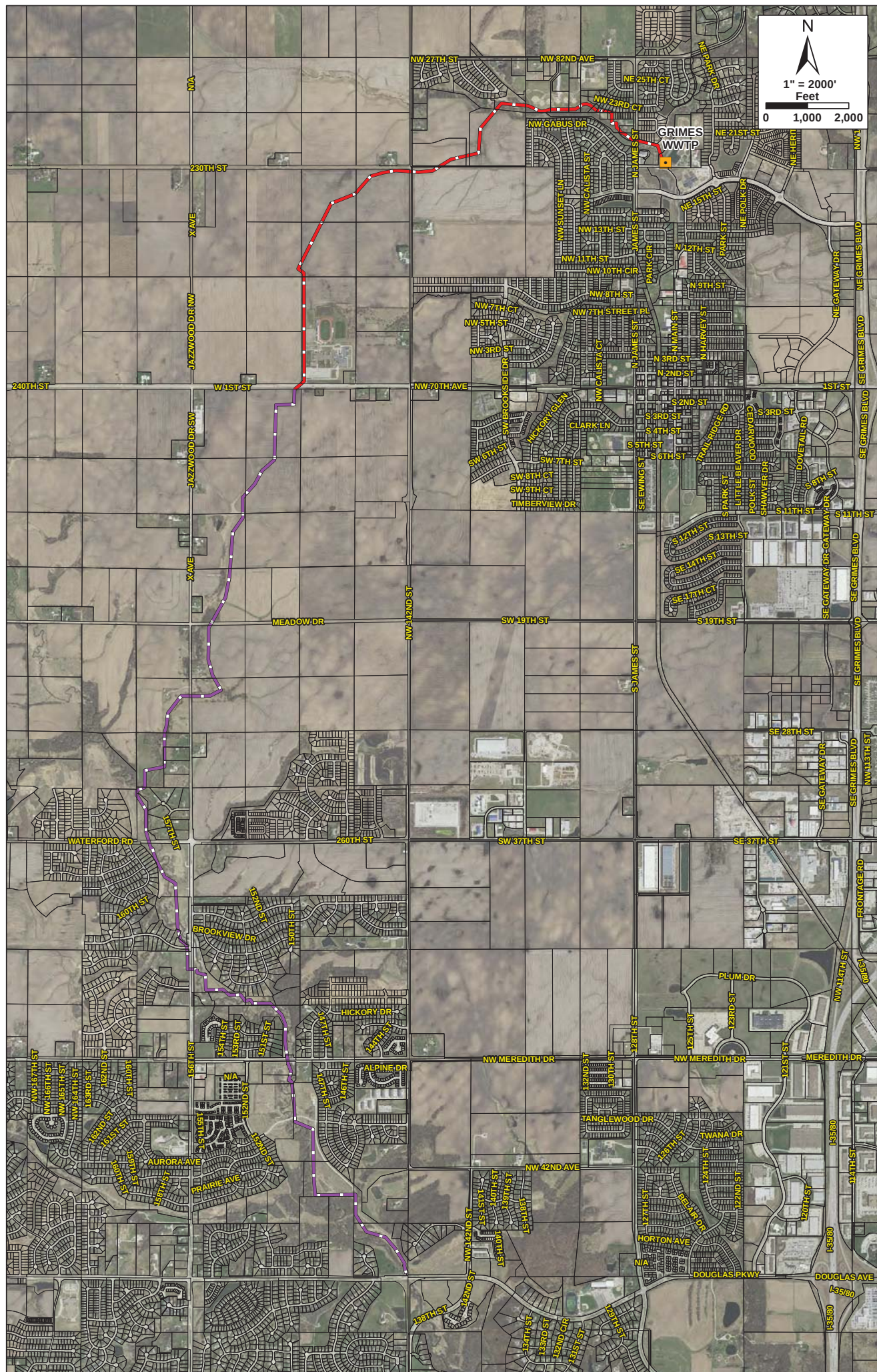
N/A

STAFF/COMMITTEE RECOMMENDATION:



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

Staff would recommend approval of Resolution 02-1021, Setting Public Hearing to Consider Final Approval to Fund Site-Specific Design, Select the Final Route, and Acquisition Interests in Real Estate for the Grimes Connector Sewer



RESOLUTION NO. 02-1021

SETTING PUBLIC HEARING TO CONSIDER FINAL APPROVAL TO FUND SITE-SPECIFIC DESIGN, SELECT THE FINAL ROUTE, AND ACQUISITION INTERESTS IN REAL ESTATE FOR THE GRIMES CONNECTOR SEWER

WHEREAS, pursuant to the Grimes Connector Agreement, the City of Grimes, in the County of Polk, State of Iowa, has found it necessary and proposes to construct a pipeline for purposes of connecting to the regional Wastewater Reclamation Authority (WRA), and to acquire interests in real estate necessary for the construction; and

WHEREAS, it is necessary for the Council to consider giving final approval to fund the site specific design and to make a final selection of the route of said pipeline; and

WHEREAS, the City may acquire all or a portion of the property interests necessary for the project under the power of Eminent Domain, pursuant to the provisions of Section 6B.2A of the Code of Iowa, and it is necessary to fix a date of meeting of the Council, at which it is proposed to take action on the proposed public improvement project and to give notice thereof as required by such law; and

NOW, THEREFORE, Be It Resolved by the Council of Grimes, Iowa, as follows:

Section 1. This Council shall meet on the 23rd day of March, 2021, via Zoom Meeting 999 6186 4255 Passcode 174981 at 5:30 p.m., at which time and place a hearing will be held to consider giving final approval to fund the site specific design and selection of the proposed route for this public improvement and to authorize the completion of this public improvement, including acquisition of all or a portion of the easements and interests in real estate under the power of Eminent Domain pursuant to chapters 6A and 6B of the Code of Iowa.

Section 2. The City Clerk and City Attorney are hereby directed to give notice of the proposed action to consider final approval to fund the site specific design and selection of the proposed route for this public improvement, to authorize the completion of this public improvement, to authorize the acquisition of all or part of the necessary property interests by eminent domain in accordance with the Code of Iowa.

Passed by the City Council of the City of Grimes, Iowa, by of vote of ____ to ____ the ____ day of February, 2021, and approved this ____ day of February, 2021.

Scott Mikkelsen, Mayor

Attested:

Rochelle Williams, City Clerk



*101 NE Hawley, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of February 23, 2021

AGENDA HEADING: Penta Partners LLC Contract with the City of Grimes for Cost Sharing PCC Access Drive Construction in Existing Access Easement on Private Property

SYNOPSIS: The City of Grimes is currently constructing the new water tower in the SE part of the city. The construction work for the new water tower is nearing completion with only site work remaining to be finished in the spring. Part of this remaining work is the construction of a PCC access drive to get to the new water tower off SE 25th Street through an existing 30-foot access easement on the adjacent lot to the west.

In the Fall, a developer, Penta Partners LLC, started construction of site improvements on the adjacent lot to the west. These improvements included construction of a PCC access drive off SE 25th Street in the same location as the City's water tower access drive. Since the City's water tower contractor has not completed the PCC access drive, it was in the best interest of all parties involved to just have the Developer's contractor install the larger PCC access drive. The City would then just have to cost share for the portion of the access drive that would have been installed with the new water tower construction. The City is planning to change order out of the contract the PCC access drive and compensate the Developer this amount.

FISCAL IMPACT:

Since the new water tower construction is covered by a Drinking Water SRF loan, the city will need to change order the access drive amount out of that contract and pay the cost share amount of \$13,500 from another street/pavement related source in the CIP.

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the Contract with Penta Partners LLC and funding the City of Grimes cost share portion of the PCC access drive improvements.

RESOLUTION TO ENTER INTO A PUBLIC IMPROVEMENT CONTRACT

Grimes Resolution No. 02-1321

WHEREAS, the City of Grimes (City) is currently constructing a new water tower; and,

WHEREAS, these water tower site improvements included the construction of a PCC access drive in an existing access easement; and,

WHEREAS, the PCC access drive and existing access easement is located on property owned by Penta Partners LLC and is currently being developed; and,

WHEREAS, Penta Partners LLC has offered to enter into a Public Improvement Contract with Grimes that will result in the construction of the PCC access drive on their property, and the details of this agreement are included in the attached Public Improvement Contract; and;

WHEREAS, this Public Improvement Contract is deemed to be for a proper public purpose and in the best interests of the City;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Grimes, Iowa, that the Mayor is authorized to execute the attached Public Improvement Contract with Penta Partners LLC to construct a new PCC access drive.

Passed by the City Council of the City of Grimes, Iowa, by of vote of ___to___ on the 23rd day of February, 2021, and approved by the Mayor on the 23rd day of February, 2021.

Scott Mikkelsen, Mayor

Attested:

Rochelle Williams, City Clerk

PUBLIC IMPROVEMENT CONTRACT

The City of Grimes (City) and Penta Partners LLC (Developer) enter into an agreement with regard to construction of a PCC pavement access drive on Developer's property. The access drive construction will include 7" PCC pavement, and states as follows:

1. Nature of Project – Developer is currently constructing site improvements on the adjacent property to the City's new water tower site. The City has an existing 30-foot access easement on Developer's property to provide ingress/egress to the new water tower. The City's water tower construction project included the construction of a PCC pavement access drive within this existing easement. The timing of the Developer's site improvements corresponded with the construction of the City's access drive, so the City's portion of the access drive will be included with the Developer's construction.

2. Consideration – In consideration for constructing a PCC pavement access drive on the existing 30-foot access easement, the City has agreed to pay an amount of \$13,500.00 to Developer for the City portion of the construction expenses. The amount of the payment was determined from the reduction of the construction expenses from the City's water tower construction contract for the PCC pavement access drive. The payment will be due at the time of acceptance of the City portion of the PCC access drive by the City.

3. Construction Observation and Approval – During the time of construction, Developer will notify the City of the construction project schedule. This notification will be done to permit the City to inspect the construction process to make sure that the project complies with the requirements of City construction standards. At the conclusion of the city portion of the PCC access drive, the City will determine whether the improvements should be accepted by the City. Upon final acceptance of the improvements by the City, the City will pay the contract consideration in this case, as stated above.

4. Indemnity – Developer will indemnify the City for any liability that may occur as the result of any injuries that happen to Developer's contracted employees or third parties as a result of or arising out of the construction of the City portion of the PCC access drive.

5. Liability Insurance – Developer will require their contractor to provide proof of liability insurance and workers' compensation coverage and provide the City with a Certificate of Insurance covering the proposed improvements with insurance liability limits that comply with Iowa Statewide Urban Design and Specifications (SUDAS) Standards for similar projects. In addition, the contractor will add Developer and the City as additional insureds to their liability insurance policy declaration sheet to protect Developer and the City from any liability from the construction of the project covered under this contract. These insurance documents will be provided to the City as part of this contract.

The written agreement in this case contains all the contract terms for the City's contribution for the construction of a PCC pavement access drive. The parties have read and understand these terms, have had an opportunity to discuss these terms with legal counsel, if necessary, and the signors below have authority to execute this agreement on behalf of their respective parties.

This contract was entered into on the _____ day of _____, 2021.

CITY OF GRIMES, IOWA

PENTA PARTNERS LLC

By: _____
Scott Mikkelsen, Mayor

By: _____
Travis M. Sisson, Manager

ATTEST:

Rochelle Williams, City Clerk

7300 Westown Parkway, Suite 310
Street Address

West Des Moines, IA 50266
City, State, Zip

515.453.8502
Telephone

RESOLUTION NO. 02-1421

WHEREAS the City of Grimes, Iowa, has established a Water Rates Ordinance (Chapter 92, Grimes Code of Ordinances) pursuant to which the City of Grimes operates and provides for water service within the limits of the City of Grimes.

WHEREAS, the following property owner has not paid charges for utility services provided by the City to the property. Such utility service charges have been sent to said property owner, as described in Exhibit "A" attached hereto, reference Bond #202101 and when not paid by March 1, 2021, are delinquent and shall be charged as a lien against the property.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Grimes, Iowa:

That the City Clerk is hereby directed to certify said charges to the Polk County Treasurer and have such charges assessed against the real estate and premises serviced, which charges are to be collected and returned in the same manner as other taxes.

PASSED AND APPROVED THIS 23rd day of February 2021.

Mayor Scott Mikkelsen

ATTEST:

Rochelle Williams, City Clerk

Type 10
BOND # 202101[illegible]

February 18, 2021

Polk County Treasurer
Attention: Rebecca Lawrence
111 Court Avenue
Des Moines, IA 50309-2298

Re: Unpaid Utility Fees – 624 SE 14th Street

Dear Rebecca:

Enclosed, please find a certified copy of Resolution 02-1421, certifying charges to the County Treasurer for collection, against the property listed in Exhibit A attached to the resolution.

Please accept this letter and enclosures as notice to certify said charges and have the charges assessed as a lien against the real estate and premises services.

Thank you for your help in this matter. Please contact me if you have any questions.

Sincerely,

Rochelle Williams
City Clerk

Encl.

CERTIFICATION

I, Rochelle Williams, City Clerk of the City of Grimes, Iowa, do hereby certify that the foregoing to which this certificate is attached is a true and correct copy of:

Resolution No. 02-1421, Authorizing Grimes City Clerk to Certify to the Polk County Treasurer For Collection Certain Unpaid Utility Fees.

In witness whereof, I have hereunto set my hand and affixed the City Seal this 23rd day of February 2021.

Rochelle Williams, City Clerk
Grimes, Iowa

(seal)

EXHIBIT A

City of Grimes

CERTIFICATION FOR LIEN

Property Address: 624 SE 14th Street

District Parcel 311-00341-301-443

Legal: Lot 25 Meadowlark South Plat 4

Owner of Property: Eric and Giselle Hanson

Services Provided:

Water Utility Bill	768.51
Recording Fee	5.00

\$773.51

Total Amount Certified for Collection	\$773.51
---------------------------------------	----------

I, Rochelle Williams, City Clerk of City of Grimes, do hereby certify the above claim
As true and correct this 1st day of March, 2021

(SEAL)

Rochelle Williams, City Clerk

I hereby certify that on the _____ day of _____, 2021, there was received
and filed with Polk County Treasurer's Office, the above Certification for Lien.

Polk County Treasurer's Office

(SEAL)

By: _____

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: KennyBrook South Detention Basin Improvements

Contractor: Nilles Associates, Inc.

Address: 1250 SW State Street, Suite A, Ankeny, IA 50023

Finance Budget Code: 319-865-6407

Finance Project #

Vendor Project or Invoice #: 20160.01

PO #

Original Contract Date: October 13, 2020

Vendor # 3129

Date of Council Meeting: February 23, 2021

PAYMENT REQUEST # 1

PAYMENT PERIOD: From: October 13, 2020 Through: December 31, 2020

Contract Summary

Original Contract Amount: \$ 58,500.00

Net change by Change Orders: \$ -

Contract Amount to Date: (line 1 ± 2) \$ 58,500.00

Total completed and stored to date: \$ 40,875.00

Retainage: 0 % of Completed Work: \$ -

Total Earned less Retainage: \$ 40,875.00

Less previous applications for payment: \$ -

SUBTOTAL \$ 40,875.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 40,875.00

Balance to finish, including retainage: \$ 17,625.00

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Nilles Associates, Inc.

Firm Name

Signature

February 15, 2021

Date

Engineer / Consultant Approval:

Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

Date

City of Grimes Council Approval:

Signature

Date

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov

Phone: (515) 986-4050

Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1		
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Previous Applications for Payment

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TOTAL \$ -

Record of Change Orders

No.	Date	Amount
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TOTAL \$ -

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	10-13-20
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

1250 SW State Street, Suite A
Ankeny, IA 50023-2555
(515) 965-0123 – (515) 965-3322 fax
nillesinc.com

NILLES ASSOCIATES

Engineering – Landscape Architecture – Land Surveying

INVOICE

City of Grimes, Iowa
Attn.: Alex Pfatzgraff
410 SE Main Street, Suite 102
Grimes, IA 50111

Invoice Date: 1/10/2021
Billing Period: 07/01/20-12/31/20

Invoice No: 20160.01
Project No: 20160

Project: Kennybrook South Wetland Project

				Current
Hourly Services:	Hours	Rate	Amount	
Engineer VI	49.5	\$130.00	\$6,435.00	
Engineer V	43.0	\$115.00	\$4,945.00	
Engineer II	182.0	\$85.00	\$15,470.00	
Landscape Architect V	7.0	\$125.00	\$875.00	
Landscape Architect II	105.5	\$95.00	\$10,022.50	
Land Surveyor VI	2.0	\$125.00	\$250.00	
Land Surveyor V	18.5	\$115.00	\$2,127.50	
Technician IV	10.0	\$75.00	<u>\$750.00</u>	
	Subtotal:		\$40,875.00	<u>\$40,875.00</u>

Total Due this Invoice: \$40,875.00

NILLES ASSOCIATES, INC.



Thank you for your business.

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: North Pointe Storm Sewer Extension
Contractor: MSA Professional Services, Inc.
Address: 1555 SE Delaware Avenue, Suite F Ankeny, IA 50021
Finance Budget Code: 740-865-6407 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: April 28, 2020 **Vendor #** 3134

Date of Council Meeting: February 23, 2021 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: November 29, 2020 Through: January 23, 2021

Contract Summary

Original Contract Amount:	\$	11,650.00	
Net change by Change Orders:	\$	5,100.00	
Contract Amount to Date: (line 1 ± 2)	\$		16,750.00
Total completed and stored to date:	\$	15,699.40	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		15,699.40
Less previous applications for payment:	\$		15,250.60
SUBTOTAL	\$		448.80

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 448.80

Balance to finish, including retainage: \$ 1,050.60

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

MSA Professional Services, Inc.

Firm Name

Signature

Date

February 1, 2021

City of Grimes Staff Approval:

Signature

Date

2-17-21

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: Mahrens@GrimesIowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

Date Printed: 2/2/2021

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 9, 2020	\$ 8,737.50
2	July 14, 2020	\$ 1,514.50
3	August 11, 2020	\$ 815.50
4	September 22, 2020	\$ 1,347.50
5	October 13, 2020	\$ 1,479.00
6	December 22, 2020	\$ 1,356.60
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Previous Applications for Payment

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TOTAL \$ 15,250.60

Record of Change Orders

No.	Date	Amount
1	August 11, 2020	\$ 5,100.00
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TOTAL \$ 5,100.00

Contract Time Remaining

Contract Period: Working Days
Original Contract Date: April 28, 2020
Original Contract Time: _____
Added by Change Order: _____
Contract Time to Date: -
Time Used to Date: _____
Contract Time Remaining: -

**Remit to:**

MSA Professional Services, Inc.
1230 South Boulevard
Baraboo, WI 53913

INVOICE

PAYMENT DUE UPON RECEIPT OF INVOICE.
INTEREST AT THE RATE OF 1.5% PER MONTH
ON UNPAID BALANCE WILL BE ADDED TO
YOUR NEXT STATEMENT.

For questions, contact: (800) 362-4505

Matthew Ahrens
City of Grimes
410 SE Main Street #102
101 NE Harvey Street
Grimes, IA 50111

February 2, 2021

Invoice No: R09410005.0 - 7

Project Manager 00-50-203
Client Liaison Nichole Sungren
Nichole Sungren

AMOUNT DUE THIS INVOICE: \$911.10

Project R09410005.0 Grimes IA Storm & Sanitary Sewer Extensions 2020
Professional Services from November 29, 2020 to January 23, 2021

Description	Contract Amount	Percent Complete	Amount Earned	Previous Invoices	This Invoice
Sanitary Sewer Extension - North Sports	8,600.00	100.00	8,600.00	8,600.00	0.00
Storm Sewer Extension - North Pointe	11,650.00	100.00	11,650.00	11,650.00	0.00
Sanitary Construction Services	6,700.00	76.00	5,092.00	4,629.70	462.30
Storm Construction Services	5,100.00	79.40	4,049.40	3,600.60	448.80
Total Fee	32,050.00		29,391.40	28,480.30	911.10
Total Fee					911.10
AMOUNT DUE THIS INVOICE:					\$911.10

For ACH notification, remit to:

ach@msa-ps.com

Account Number: 101065930 Routing Number: 075901590

Bank Information: Baraboo State Bank, 101 3rd Ave., PO Box 50., Baraboo, WI 53913, (608) 356-7703

MSA ENABLES PEOPLE TO POSITIVELY IMPACT THE LIVES OF OTHERS.

We are proud to be a 100% employee-owned firm.

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: North Sports Complex Sanitary Sewer Extension
Contractor: MSA Professional Services, Inc.
Address: 1555 SE Delaware Avenue, Suite F Ankeny, IA 50021
Finance Budget Code: 315-815-6407 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: April 28, 2020 **Vendor #** 3134

Date of Council Meeting: February 23, 2021 **PAYMENT REQUEST #** 7
PAYMENT PERIOD: From: November 29, 2020 Through: January 23, 2021

Contract Summary

Original Contract Amount:	\$	8,600.00	
Net change by Change Orders:	\$	6,700.00	
Contract Amount to Date: (line 1 ± 2)	\$		15,300.00
Total completed and stored to date:	\$	13,692.00	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		13,692.00
Less previous applications for payment:	\$		13,229.70
SUBTOTAL	\$		462.30
OTHER CHARGES (Attach an itemized list)	\$		-
CURRENT PAYMENT DUE	\$		462.30
Balance to finish, including retainage:	\$		1,608.00

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

MSA Professional Services, Inc.

Firm Name

Signature

February 1, 2021

Signature

Date

City of Grimes Staff Approval:

Signature

2-17-21

Signature

Date

Submit to:

Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail:

Mahrens@GrimesIowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

Date Printed: 2/3/2021

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	June 9, 2020	\$ 4,730.00
2	July 14, 2020	\$ 2,666.00
3	August 11, 2020	\$ 774.00
4	September 22, 2020	\$ 1,569.00
5	October 13, 2020	\$ 1,742.00
6	December 22, 2020	\$ 1,748.70
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 13,229.70

Record of Change Orders

No.	Date	Amount
1	August 11, 2020	\$ 6,700.00
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TOTAL \$ 6,700.00

Contract Time Remaining

Contract Period: Working Days
 Original Contract Date: April 28, 2020
 Original Contract Time: _____
 Added by Change Order: _____
 Contract Time to Date: -
 Time Used to Date: _____
 Contract Time Remaining: -

**Remit to:**

MSA Professional Services, Inc.
1230 South Boulevard
Baraboo, WI 53913

INVOICE

PAYMENT DUE UPON RECEIPT OF INVOICE
INTEREST AT THE RATE OF 1.5% PER MONTH
ON UNPAID BALANCE WILL BE ADDED TO
YOUR NEXT STATEMENT.

For questions, contact: (800) 362-4505

Matthew Ahrens
City of Grimes
410 SE Main Street #102
101 NE Harvey Street
Grimes, IA 50111

February 2, 2021

Invoice No: R09410005.0 - 7

Project Manager 00-50-203
Client Liaison Nichole Sungren
Nichole Sungren

AMOUNT DUE THIS INVOICE: \$911.10

Project R09410005.0 Grimes IA Storm & Sanitary Sewer Extensions 2020
Professional Services from November 29, 2020 to January 23, 2021

Description	Contract Amount	Percent Complete	Amount Earned	Previous Invoices	This Invoice
Sanitary Sewer Extension - North Sports	8,600.00	100.00	8,600.00	8,600.00	0.00
Storm Sewer Extension - North Pointe	11,650.00	100.00	11,650.00	11,650.00	0.00
Sanitary Construction Services	6,700.00	76.00	5,092.00	4,629.70	462.30
Storm Construction Services	5,100.00	79.40	4,049.40	3,600.60	448.80
Total Fee	32,050.00		29,391.40	28,480.30	911.10
Total Fee					911.10
AMOUNT DUE THIS INVOICE:					\$911.10

For ACH notification, remit to:

ach@msa-ps.com

Account Number: 101065930 Routing Number: 075901590

Bank Information: Baraboo State Bank, 101 3rd Ave., PO Box 50., Baraboo, WI 53913, (608) 356-7703

MSA ENABLES PEOPLE TO POSITIVELY IMPACT THE LIVES OF OTHERS.

We are proud to be a 100% employee-owned firm.

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Reverse Osmosis Water Treatment Plant - Phase 1
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 324-810-6407 **Finance Project #**
Vendor Project or Invoice #: 132571 **PO #**
Original Contract Date: August 13, 2019 **Vendor #** 2830

Date of Council Meeting: February 23, 2021 **PAYMENT REQUEST #** 15
PAYMENT PERIOD: From: December 27, 2020 Through: January 30, 2021

Contract Summary

Original Contract Amount:	\$	1,183,985.00	
Net change by Change Orders:	\$	63,500.00	
Contract Amount to Date: (line 1 ± 2)	\$		1,247,485.00
Total completed and stored to date:	\$	932,114.19	
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:	\$		932,114.19
Less previous applications for payment:	\$		875,764.20
SUBTOTAL	\$		56,349.99

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 56,349.99

Balance to finish, including retainage: \$ 315,370.81

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering Company

Firm Name

Signature

2/23/2021

Date

City of Grimes Staff Approval:

Signature

2-17-21

Date

City of Grimes Council Approval:

Signature

Date

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 24, 2019	\$ 39,284.00
2	October 22, 2019	\$ 18,073.50
3	January 14, 2020	\$ 87,335.85
4	February 11, 2020	\$ 46,089.20
5	March 24, 2020	\$ 67,693.38
6	April 28, 2020	\$ 45,078.45
7	May 26, 2020	\$ 59,753.25
8	June 23, 2020	\$ 61,876.53
9	July 14, 2020	\$ 57,086.05
10	August 25, 2020	\$ 49,286.35
11	September 22, 2020	\$ 78,042.73
12	October 13, 2020	\$ 54,561.40
13	November 24, 2020	\$ 58,119.25
14	January 12, 2021	\$ 153,484.26
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Previous Applications for Payment

No.	Date	Amount
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TOTAL \$ 875,764.20

Record of Change Orders

No.	Date	Amount
1	September 8, 2020	\$ 28,500.00
2	November 11, 2020	\$ 35,000.00
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TOTAL \$ 63,500.00

Contract Time Remaining

Contract Period:	Working Days
Original Contract Date:	August 13, 2019
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-



1360 NW 121st Street
Clive, IA 50325

Rochelle Williams
City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

January 31, 2021
Project No: 0000190904-000
Invoice No: 132571
Due Date: March 2, 2021

Project 0000190904-000 Grimes Reverse Osmosis Water Treatment Plant - Phase 1
Professional Services from December 27, 2020 to January 30, 2021

Phase H. Value Engineering/Design Thoroughness Review

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Value Engineering/Design Thoroughness Re	49,105.00	100.00	49,105.00	49,105.00	0.00
Total Fee	49,105.00		49,105.00	49,105.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase I. Advertising, Bidding, Contract Award

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Advertising, Bidding, Contract Award	24,490.00	100.00	24,490.00	24,490.00	0.00
Total Fee	24,490.00		24,490.00	24,490.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase J. Paper Copies of Final Project Documents

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Paper Copies of Final Project Documents	7,100.00	100.00	7,100.00	7,100.00	0.00
Total Fee	7,100.00		7,100.00	7,100.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase K. Construction Administration

Project	0000190904-000	Grimes Reverse Osmosis WTP - Phase 1	Invoice	132571
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Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Construction Administration	557,700.00	73.20	408,236.40	382,582.20	25,654.20
Total Fee	557,700.00		408,236.40	382,582.20	25,654.20
Total Fee					25,654.20
Total this Phase					\$25,654.20

Phase	L.	Construction Staking			
			Current	Prior	To-Date
Total Billings			0.00	18,885.58	18,885.58
Contract Limit (not-to-exceed)					20,570.00
Contract Limit Remaining					1,684.42
Total this Phase					0.00

Phase	M.	Resident Project Representative			
			Hours	Rate	Amount
On Site Representative I			124.50	105.00	13,072.50
On-Site Representative II			76.00	145.00	11,020.00
Totals			200.50		24,092.50
Total Labor					24,092.50
Reimbursable Expenses					
R - Per Diem					13.71
Total Reimbursables					13.71

Truck Mileage					
Runzheimer Mileage					237.08
			Current	Prior	To-Date
Total Billings			24,343.29	332,823.92	357,167.21
Contract Limit (not-to-exceed)					478,500.00
Contract Limit Remaining					121,332.79
Total this Phase					\$24,343.29

Phase	Q.	Record Drawings			
Total this Phase					0.00

Phase	T.	SRF Loan Administration			
			Hours	Rate	Amount
Project Coordinator			7.25	90.00	652.50
Totals			7.25		652.50
Total Labor					652.50
			Current	Prior	To-Date
Total Billings			652.50	9,977.50	10,630.00
Contract Limit (not-to-exceed)					20,280.00
Contract Limit Remaining					9,650.00

Project	0000190904-000	Grimes Reverse Osmosis WTP - Phase 1	Invoice	132571
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Total this Phase \$652.50

Phase V. Electrical Room Re-Design

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Electrical Room Re-Design	28,500.00	100.00	28,500.00	22,800.00	5,700.00
Total Fee	28,500.00		28,500.00	22,800.00	5,700.00
Total Fee					5,700.00
Total this Phase					\$5,700.00

Phase W. Electrical Component Re-Design

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Electrical Component Re-Design	35,000.00	80.00	28,000.00	28,000.00	0.00
Total Fee	35,000.00		28,000.00	28,000.00	0.00
Total Fee					0.00
Total this Phase					0.00
Total Due this Invoice					\$56,349.99

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: New 1.5 MG Elevated Storage Tower - Construction Phase
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, Iowa 50325
Finance Budget Code: 323-810-6407 **Finance Project #**
Vendor Project or Invoice #: 132572 **PO #**
Original Contract Date: September 10, 2019 **Vendor #** 2830

Date of Council Meeting: February 23, 2021 **PAYMENT REQUEST #** 14
PAYMENT PERIOD: From: December 27, 2020 Through: January 30, 2021

Contract Summary

Original Contract Amount:	\$	218,080.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	218,080.00	
Total completed and stored to date:	\$	198,330.10	
Retainage: 5 % of Completed Work:			
Total Earned less Retainage:	\$	198,330.10	
Less previous applications for payment:	\$	191,956.10	
SUBTOTAL	\$		6,374.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 6,374.00

Balance to finish, including retainage: \$ 19,749.90

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering Company

Firm Name

2/23/2021

Date

City of Grimes Staff Approval:

Signature

Date

City of Grimes Council Approval:

Signature

Date

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	October 22, 2019	\$ 9,697.00
2	January 14, 2020	\$ 50,943.10
3	February 11, 2020	\$ 11,164.00
4	March 24, 2020	\$ 3,948.50
5	April 28, 2020	\$ 10,193.00
6	May 26, 2020	\$ 14,840.00
7	June 23, 2020	\$ 23,807.00
8	July 14, 2020	\$ 19,005.00
9	August 25, 2020	\$ 11,215.00
10	September 22, 2020	\$ 15,214.00
11	October 13, 2020	\$ 6,698.00
12	November 24, 2020	\$ 7,030.50
13	January 12, 2021	\$ 8,201.00
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Previous Applications for Payment

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TOTAL \$ 191,956.10

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TOTAL \$ -

Contract Time Remaining

Contract Period:	<u>Working Days</u>
Original Contract Date:	<u>September 10, 2019</u>
Original Contract Time:	<u></u>
Added by Change Order:	<u></u>
Contract Time to Date:	<u>-</u>
Time Used to Date:	<u></u>
Contract Time Remaining:	<u>-</u>



1360 NW 121st Street
Clive, IA 50325

Rochelle Williams
City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

January 31, 2021
Project No: 0000191105-000
Invoice No: 132572
Due Date: March 2, 2021

Project 0000191105-000 New 1.5 MG Elevated Storage Tower - Construction Phase
Professional Services from December 27, 2020 to January 30, 2021

Phase K. Construction Administration

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Construction Administrations	80,400.00	99.50	79,998.00	79,194.00	804.00
Total Fee	80,400.00		79,998.00	79,194.00	804.00
Total Fee					804.00
Total this Phase					\$804.00

Phase M. Resident Project Representative

	Hours	Rate	Amount
On-Site Representative II	35.00	145.00	5,075.00
Totals	35.00		5,075.00
Total Labor			5,075.00
	Current	Prior	To-Date
Total Billings	5,075.00	106,942.20	112,017.20
Contract Limit (not-to-exceed)			120,000.00
Contract Limit Remaining			7,982.80
Total this Phase			\$5,075.00

Phase Q. Record Drawings

	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Contract Limit (not-to-exceed)			4,480.00
Contract Limit Remaining			4,480.00
Total this Phase			0.00

Phase T. SRF Loan Application & Administrative Services

Project	0000191105-000	Grimes - New 1.5 MG Elevated Storage	Invoice	132572
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	Hours	Rate	Amount	
Project Coordinator	5.50	90.00	495.00	
Totals	5.50		495.00	
Total Labor				495.00
	Current	Prior	To-Date	
Total Billings	495.00	5,400.00	5,895.00	
Contract Limit (not-to-exceed)			8,400.00	
Contract Limit Remaining			2,505.00	
		Total this Phase		\$495.00
		Total Due this Invoice		\$6,374.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



##

Project Title: Water System Study
Contractor: McClure Engineering Company
Address: 1360 NW 121st Street, Clive, IA 50325
Finance Budget Code: 342-810-6407 **Finance Project #**
Vendor Project or Invoice #: 201168-000 **PO #**
Original Contract Date: August 11, 2020 **Vendor #** 2830

Date of Council Meeting: 2/23/2021 **PAYMENT REQUEST #** 5
PAYMENT PERIOD: From: December 27, 2020 Through: January 30, 2021

Contract Summary

Original Contract Amount:	\$	109,500.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	109,500.00	
Total completed and stored to date:	\$	64,627.34	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	64,627.34	
Less previous applications for payment:	\$	58,632.34	
SUBTOTAL	\$		5,995.00

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 5,995.00

Balance to finish, including retainage: \$ 44,872.66

Contract Time Remaining (If applicable) -

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval:

McClure Engineering Company

Firm Name

Heather Dallen

2/23/2021

Signature

Date

City of Grimes Staff Approval:

Matt Ahrens

Signature

2-17-21

Date

City of Grimes Council Approval:

Signature

Date

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	September 22, 2020	\$ 5,055.00
2	October 13, 2020	\$ 6,325.00
3	November 24, 2020	\$ 21,445.00
4	January 12, 2021	\$ 25,807.34
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Previous Applications for Payment

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TOTAL \$ 58,632.34

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TOTAL \$ -

Contract Time Remaining

Contract Period: CLICK TO CHOOSE
 Original Contract Date: August 11, 2020
 Original Contract Time:
 Added by Change Order:
 Contract Time to Date: -
 Time Used to Date:
 Contract Time Remaining: -



1360 NW 121st Street
Clive, IA 50325

City of Grimes, IA
101 Northeast Harvey Street
Grimes, IA 50111

January 31, 2021
Project No: 0000201168-000
Invoice No: 132527
Due Date: March 2, 2021

Project 0000201168-000 City of Grimes Water System Study
Professional Services from December 27, 2020 to January 30, 2021

Phase 1 Fee Billing

Billing Phase	Fee	Percent Complete	Earned	Previous Billing	Current Billing
Data Collection and Critical Review	7,600.00	95.00	7,220.00	6,080.00	1,140.00
Develop Population, Demographic and Land	5,300.00	75.00	3,975.00	3,710.00	265.00
Develop Water Demand Projections	2,700.00	75.00	2,025.00	2,025.00	0.00
Develop Water System Model and GIS Sys.	24,200.00	85.00	20,570.00	20,570.00	0.00
Water Quality Analysis	4,400.00	10.00	440.00	440.00	0.00
Hydrant Flushing Analysis	12,200.00	10.00	1,220.00	1,220.00	0.00
Evaluation of Water System for Existing	5,200.00	80.00	4,160.00	2,600.00	1,560.00
Develop Capital Improvements Plan	5,600.00	10.00	560.00	560.00	0.00
Report Preparation and Submittal	13,700.00	30.00	4,110.00	2,055.00	2,055.00
Project Management	6,500.00	65.00	4,225.00	3,250.00	975.00
Total Fee	87,400.00		48,505.00	42,510.00	5,995.00
Total Fee					5,995.00
Total this Phase					\$5,995.00
Total Due this Invoice					\$5,995.00

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Sponsored Project Application
Contractor: HR Green, Inc.
Address: PO Box 8213 Des Moines, IA 50301-8213
Finance Budget Code: 740-865-6407 **Finance Project #**
Vendor Project or Invoice #: 141335 **PO #**
Original Contract Date: January 12, 2021 **Vendor #** 2628

Date of Council Meeting: 2-23-21 **PAYMENT REQUEST #** 1
PAYMENT PERIOD: From: January 12, 2021 Through: January 31, 2021

Contract Summary

Original Contract Amount:	\$	20,000.00	
Net change by Change Orders:	\$	-	
Contract Amount to Date: (line 1 ± 2)	\$	20,000.00	
Total completed and stored to date:	\$	8,707.90	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$	8,707.90	
Less previous applications for payment:	\$	-	
SUBTOTAL			\$ 8,707.90

OTHER CHARGES (Attach an itemized list) \$ -

CURRENT PAYMENT DUE \$ 8,707.90

Balance to finish, including retainage: \$ 11,292.10

Contract Time Remaining (If applicable) - Working Days

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

N/A

Signature

Date

Engineer / Consultant Approval:

HR Green, Inc.

Firm Name

Digitally signed by Sandy Pumphrey, PE
Date: 2021.02.16 14:14:34-06'00'

Signature

Date

City of Grimes Staff Approval:

Signature

Date

City of Grimes Council Approval:

Signature

Date

Submit to: Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail: mahrens@grimesiowa.gov Phone: (515) 986-4050 Fax: (515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

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Previous Applications for Payment

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Record of Change Orders

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TOTAL \$ -

Contract Time Remaining

Contract Period: Working Days
 Original Contract Date: 1-12-21
 Original Contract Time: _____
 Added by Change Order: _____
 Contract Time to Date: -
 Time Used to Date: _____
 Contract Time Remaining: -



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
1-800-728-7805

Matt Ahrens
City of Grimes, IA
410 SE Main Street #102
Grimes, IA 50111

February 11, 2021
Project No: 201645
Invoice No: 141335
Invoice Total: \$8,707.90

Project 201645 Grimes, IA - Sponsored Project Application 2021

Professional Services Through January 31, 2021

Fee

Total Fee	20,000.00		
Percent Complete	43.5395	Total Earned	8,707.90
		Previous Fee Billing	0.00
		Current Fee Billing	8,707.90
		Total Fee	8,707.90

Billing Limits

	Current	Prior	To-Date
Total Billings	8,707.90	0.00	8,707.90
Limit			20,000.00
Remaining			11,292.10

Total this Invoice \$8,707.90

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT



Project Title: Concept Planning - WRA Sanitary Sewer Connection
Engineer: Civil Design Advantage
Address: 3405 SE Crossroads Drive, Suite G, Grimes, IA 50111
Finance Budget Code: 328-815-6490 **Finance Project #**
Vendor Project or Invoice #: **PO #**
Original Contract Date: January 28, 2020 **Vendor #** 1243

Date of Council Meeting: February 23, 2021 **PAYMENT REQUEST #** 11
PAYMENT PERIOD: From: January 4, 2021 Through: January 31, 2021

Contract Summary

Original Contract Amount:	\$	44,660.00	
Net change by Change Orders:	\$	20,000.00	
Contract Amount to Date: (line 1 ± 2)	\$		64,660.00
Total completed and stored to date:	\$	58,920.43	
Retainage: 0 % of Completed Work:	\$	-	
Total Earned less Retainage:	\$		58,920.43
Less previous applications for payment:	\$		58,122.68
SUBTOTAL			\$ 797.75

OTHER CHARGES (Attach an itemized list)

CURRENT PAYMENT DUE \$ 797.75

Balance to finish, including retainage: \$ 5,739.57

Contract Time Remaining (If applicable) - WORKING DAYS

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all the amounts have been paid by the Contractor for work for which previous Certificate(s) for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Construction Contractor Approval:

Firm Name

Signature

Date

Engineer / Consultant Approval: Civil Design Advantage

Firm Name

Signature

Date

City of Grimes Staff Approval:

Signature

Date

Submit to:

Matt Ahrens, P.E. - City Engineer - Engineering Department

E-mail:

Mahrens@GrimesIowa.gov

Phone:

(515) 986-4050

Fax:

(515) 986-4480

APPLICATION FOR PARTIAL PAYMENT OF CONTRACT

Previous Applications for Payment

No.	Date	Amount
1	March 10, 2020	\$ 4,791.60
2	March 24, 2020	\$ 15,669.00
3	April 28, 2020	\$ 5,864.62
4	May 26, 2020	\$ 12,283.11
5	June 23, 2020	\$ 1,326.60
6	September 22, 2020	\$ 8,200.00
7	October 13, 2020	\$ 6,366.25
8	November 10, 2020	\$ 2,220.25
9	December 22, 2020	\$ 371.25
10	January 26, 2021	\$ 1,030.00
11		
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Previous Applications for Payment

No.	Date	Amount
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37		
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39		
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TOTAL \$ 58,122.68

Record of Change Orders

No.	Date	Amount
1	October 27, 2020	\$ 20,000.00
2		
3		
4		
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7		
8		
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20		
21		
22		
23		
24		
25		

TOTAL \$ 20,000.00

Contract Time Remaining

Contract Period:	WORKING DAYS
Original Contract Date:	January 28, 2020
Original Contract Time:	
Added by Change Order:	
Contract Time to Date:	-
Time Used to Date:	
Contract Time Remaining:	-

Invoice

Civil Design Advantage LLC
3405 SE Crossroads Drive Suite G
Grimes, Iowa 50111
(515) 369-4400

City of Grimes
Alex Pfaltzgraff
410 SE Main Street, Suite 102
Grimes, IA 50111

February 05, 2021
Project No: 2001.043
Invoice No: 32369

Project 2001.043 C. Grimes -WRA Sanitary Sewer Connection
Professional Services from January 04, 2021 through January 31, 2021

Task	106	Base Mapping	Total this Task	0.00
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Task	107	Gravity Sewer Service Area Analysis	Total this Task	0.00
------	-----	-------------------------------------	-----------------	------

Task	201	Concept Planning	Total this Task	0.00
------	-----	------------------	-----------------	------

Task	214	Force Main Alignment Alternatives	Total this Task	0.00
------	-----	-----------------------------------	-----------------	------

Task	215	Typical Section	Total this Task	0.00
------	-----	-----------------	-----------------	------

Task	305	Acquisition Plat Preparation
Professional Personnel		

	Hours	Rate	Amount	
Principal/Senior Land Surveyor	2.00	185.00	370.00	
Technician 4	3.00	86.00	258.00	
Technician 5	1.75	97.00	169.75	
Total Labor				797.75
			Total this Task	\$797.75

Task	501	Design Meetings	Total this Task	0.00
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Task	998	Permits & Fees	Total this Task	0.00
------	-----	----------------	-----------------	------

Task	999	Reimbursable Expenses	Total this Task	0.00
------	-----	-----------------------	-----------------	------

Billing Limits	Current	Prior	To-Date	
Total Billings	797.75	62,559.90	63,357.65	
Limit			64,660.00	
Remaining			1,302.35	
		Total this Invoice		<u>\$797.75</u>

Project Manager Gary Reed

INVOICE

ALLENDER BUTZKE ENGINEERS INC.

TO: City of Grimes
101 NE Harvey Street
Grimes, IA 50111

PROJECT NO: 195247

INVOICE NO: 195247BW15

PLEASE INCLUDE INVOICE NUMBER
ON REMITTANCE ADVICE

RE: Special Inspections (Biweekly 1/19/21 - 1/31/21)
Grimes RO WTP
NW 18th St & N James St, Grimes, Iowa

INVOICE DATE: 2/15/2021

324-810-6499 # 1113

Description of Services	Amount	Unit Price	Total
Technician III	1.5 hrs	\$63.00 /Hour	\$94.50
Technician III Overtime Rate	1.5 hrs	\$94.50 /Hour	\$141.75
Transportation Charges	30.0 miles	\$0.78 /Mile	\$23.40
Engineering Review & Report Preparation	0.5 hrs	\$148.00 /Hour	\$74.00
Compressive Strength of Cylinder ASTM C39 (set of 3)	4.0 tests	\$19.50 /Test	\$78.00
Disposable cylinder molds	4.0 ea	\$2.80 /Ea.	\$11.20
Concrete Reports: 1/26/21			
		Total Due	\$422.85

REMIT TO: ALLENDER BUTZKE ENGINEERS, INC.
3660 109th Street
Urbandale, Iowa 50322
Phone No. 515-252-1885

Total invoice amount due upon receipt of invoice. Accounts not paid within 30 days after invoice date are subject to a 1 1/2% per month late charge.

PLEASE INCLUDE INVOICE NUMBER ON REMITTANCE ADVICE

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive the check back from your financial institution.

1250 SW State Street, Suite A
Ankeny, IA 50023-2555
(515) 965-0123 – (515) 965-3322 fax
nillesinc.com

NILLES ASSOCIATES

Engineering – Landscape Architecture – Land Surveying

INVOICE

City of Grimes, Iowa
Attn.: Alex Pfaltzgraff
410 SE Main Street, Suite 102
Grimes, IA 50111

Invoice Date: 1/10/2021
Billing Period: 10/01/20-12/31/20

Invoice No: 20001.04
Project No: 20001

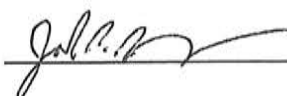
Project: Fourth Quarter
MS4 Permit Management and Owner's SWPPP Inspection Services

				Current
Lump Sum Services:	Sites	Rate	Amount	
Quartly MS4 Inspections	61.0	\$125.00	\$7,625.00	
Pre-Construction Meetings*	4.0	\$125.00	\$500.00	
Annual MS4 Report - Qtr. 4	1.0	\$8,000.00	<u>\$8,000.00</u>	
	Subtotal:		\$16,125.00	<u>\$16,125.00</u>

Total Due this Invoice: \$16,125.00

*Note: American Mechanical, Prairie Business Park and Mister Car Wash were invoiced separately.

NILLES ASSOCIATES, INC.



Thank you for your business.

P.O. No. _____

28873 ✓

CITY OF GRIMES

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier NILLES ASSOCIATES
Name
1250 SW STATE ST., STE A, ANKENY, IA 50023
Address
(515) 965-0123
Phone Number/Fax Number

ITEMS	QTY	UNIT PRICE	TOTAL
<u>QUARTERLY MS4 INSPECTIONS</u>			<u>\$16,125.00</u>
<u>OCT 1 - DEC 31, 2020</u>			

PURCHASE JUSTIFICATION: _____

DEPARTMENT: DEVELOPMENT SERVICES

LINE ITEM: 740-865-6499

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: Alex P. Halling, RBY DATE: FEB 15, 2021
PURCHASE ORDER APPROVAL AND ASSIGNMENT

Jake Anderson msk 2-16-21
City Administrator Date

2-23-21
Council Approval date: (if over \$5,000)

☐ Purchaser's Copy ☐ Vendor's Copy ☐ File Copy

1250 SW State Street, Suite A
Ankeny, IA 50023-2555
(515) 965-0123 – (515) 965-3322 fax
nillesinc.com

NILLES ASSOCIATES

Engineering – Landscape Architecture – Land Surveying

INVOICE

City of Grimes, Iowa
Attn.: Alex Pfaltzgraff
410 SE Main Street, Suite 102
Grimes, IA 50111

Invoice Date: 1/10/2021
Billing Period: 12/01/20-12/31/20

Invoice No: 20262.01
Project No: 20262

Project: 1861 SE Princeton Drive

				Current
Lump Sum Services: SWMP & SWPPP review.	Sites	Rate	Amount	
	1.0	\$1,000.00	<u>\$1,000.00</u>	
		Subtotal:	\$1,000.00	<u>\$1,000.00</u>
Total Due this Invoice:				\$1,000.00

NILLES ASSOCIATES, INC.



Thank you for your business.

1250 SW State Street, Suite A
Ankeny, IA 50023-2555
(515) 965-0123 – (515) 965-3322 fax
nillesinc.com

NILLES ASSOCIATES

Engineering – Landscape Architecture – Land Surveying

INVOICE

City of Grimes, Iowa
Attn.: Alex Pfaltzgraff
410 SE Main Street, Suite 102
Grimes, IA 50111

Invoice Date: 1/10/2021
Billing Period: 10/01/20-12/31/20

Invoice No: 20243.01
Project No: 20243

Project: 4235 SE Beisser Drive

				Current
Lump Sum Services:	Sites	Rate	Amount	
SWMP & SWPPP review.	1.0	\$1,000.00	<u>\$1,000.00</u>	
		Subtotal:	\$1,000.00	<u>\$1,000.00</u>
Total Due this Invoice:				\$1,000.00

NILLES ASSOCIATES, INC.



Thank you for your business.

1250 SW State Street, Suite A
Ankeny, IA 50023-2555
(515) 965-0123 – (515) 965-3322 fax
nillesinc.com

NILLES ASSOCIATES

Engineering – Landscape Architecture – Land Surveying

INVOICE

City of Grimes, Iowa
Attn.: Alex Pfaltzgraff
410 SE Main Street, Suite 102
Grimes, IA 50111

Invoice Date: 1/10/2021
Billing Period: 10/01/20-12/31/20

Invoice No: 20233.01
Project No: 20233

Project: Willow Hills Subdivision

				Current
Lump Sum Services:	Sites	Rate	Amount	
SWMP & SWPPP review.	1.0	\$1,000.00	<u>\$1,000.00</u>	
	Subtotal:		\$1,000.00	<u>\$1,000.00</u>
Total Due this Invoice:				\$1,000.00

NILLES ASSOCIATES, INC.



Thank you for your business.

P.O. No. _____

28874 ✓

CITY OF GRIMES

101 N. Harvey, Grimes, IA 50111 phone: 515-986-3036 fax: 515-986-3846

PURCHASE REQUEST/PURCHASE ORDER

Source/Supplier NILES ASSOCIATES
Name
1250 SW STATE ST, STE A, ANKENY 50023
Address
(515) 965-0123
Phone Number/Fax Number

ITEMS	QTY	UNIT PRICE	TOTAL
STORMWATER - 1861 SE PRINCETON DR			\$ 3,000.00
- 4235 SE BEISSER DR			
- WILLOW HILLS SUB			

PURCHASE JUSTIFICATION: _____

DEPARTMENT: DEVELOPMENT SERVICES

LINE ITEM: 001-170-6420

BEGINNING BUDGET BALANCE: _____

ENDING BUDGET BALANCE: _____

PURCHASE REQUESTED BY: Ally P. [Signature] DATE: FEB 15, 2021
PURCHASE ORDER APPROVAL AND ASSIGNMENT

John Anderson [Signature] 2-16-21
City Administrator Date

2-23-21
Council Approval date: (if over \$5,000)

☐ Purchaser's Copy ☐ Vendor's Copy ☐ File Copy



699 Walnut Street, Suite 2000
Des Moines, IA 50309
Telephone: 515-288-6041
Federal ID. No 42-0643980

February 18, 2021

City of Grimes, Iowa
Grimes City Hall
P. O. Box 457
Grimes, IA 50111

RE: City Of Grimes - General

Enclosed please find our Invoice 271807 for professional services rendered through January 31, 2021.

Should you have any questions concerning the attached invoice, please do not hesitate to contact us. Your prompt payment would be greatly appreciated.

Sincerely,

Thomas Henderson



699 Walnut Street, Suite 2000
Des Moines, IA 50309
Telephone: 515-288-6041
Federal ID. No 42-0643980

February 18, 2021

City of Grimes, Iowa
Grimes City Hall
P. O. Box 457
Grimes, IA 50111

Invoice: 271807
Client: 176170
Matter: 0101
Billing Attorney: TIH

INVOICE SUMMARY

For Professional Services Rendered through January 31, 2021

RE: City Of Grimes - General

Total Professional Services	\$ 8,707.50
Total Costs	<u>\$.00</u>
TOTAL CURRENT INVOICE	\$ 8,707.50



THOMAS HENDERSON
699 WALNUT STREET, SUITE 2000
DES MOINES, IOWA 50309

whitfieldlaw.com

515-288-6041 P 515-246-1474 F

515-246-5559 D
henderson@whitfieldlaw.com

February 18, 2021

Rochelle Williams
City Clerk
101 N. Harvey Street
Grimes, IA 50111

Re: City of Grimes Legal Services (176170-102)

ACTION	AMOUNT
Attendance at council meetings on January 12, 2021 and January 26, 2021	\$400.00
TOTAL	\$400.00



699 Walnut Street, Suite 2000
Des Moines, IA 50309
Telephone: 515-288-6041
Federal ID. No 42-0643980

February 18, 2021

City of Grimes, Iowa
Grimes City Hall
101 N. Harvey St
Grimes, IA 50111

RE: Norfolk Southern Railway Company-Condensation

Enclosed please find our Invoice 271809 for professional services rendered through January 31, 2021.

Should you have any questions concerning the attached invoice, please do not hesitate to contact us. Your prompt payment would be greatly appreciated.

Sincerely,

Thomas Henderson



699 Walnut Street, Suite 2000
Des Moines, IA 50309
Telephone: 515-288-6041
Federal ID. No 42-0643980

February 18, 2021

City of Grimes, Iowa
Grimes City Hall
101 N. Harvey St
Grimes, IA 50111

Invoice: 271809
Client: 176170
Matter: 0878
Billing Attorney: TIH

INVOICE SUMMARY

For Professional Services Rendered through January 31, 2021

RE: Norfolk Southern Railway Company-Condensation

Total Professional Services	\$ 6,007.50
Total Costs	<u>\$.00</u>
TOTAL CURRENT INVOICE	\$ 6,007.50



699 Walnut Street, Suite 2000
Des Moines, IA 50309
Telephone: 515-288-6041
Federal ID. No 42-0643980

February 18, 2021

City of Grimes, Iowa
101 N. Harvey St.
Grimes, IA 50111

RE: WRA Sewer Project-Sewer Project

Enclosed please find our Invoice 271810 for professional services rendered through January 31, 2021.

Should you have any questions concerning the attached invoice, please do not hesitate to contact us. Your prompt payment would be greatly appreciated.

Sincerely,

Thomas Henderson



699 Walnut Street, Suite 2000
Des Moines, IA 50309
Telephone: 515-288-6041
Federal ID. No 42-0643980

February 18, 2021

City of Grimes, Iowa
101 N. Harvey St.
Grimes, IA 50111

Invoice: 271810
Client: 176170
Matter: 0882
Billing Attorney: TIH

INVOICE SUMMARY

For Professional Services Rendered through January 31, 2021

RE: WRA Sewer Project-Sewer Project

Total Professional Services	\$ 3,645.00
Total Costs	<u>\$.00</u>
TOTAL CURRENT INVOICE	\$ 3,645.00

TREASURER'S REPORT

CALENDAR 1/2021, FISCAL 7/2021

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
001	GENERAL	9,866,859.53	214,607.50	727,553.07	.00	9,355,803.96
002	LIBRARY FUND	37,628.38	9,112.79	39,017.01	.00	7,724.16
005	FIRE/RESCUE AUXILIARY	13,972.97	.75	43.75	.00	13,929.97
110	ROAD USE TAX	2,494,636.03	132,147.69	142,592.52	.00	2,484,191.20
112	EMPLOYEE BENEFITS	923,688.14	6,854.91	120,675.97	.00	809,867.08
119	EMERGENCY FUND	2,447.84	.00	.00	.00	2,447.84
121	LOCAL OPTION SALES TAX	1,187,739.19	116,163.58	.00	.00	1,303,902.77
125	TAX INCREMENT FINANCING	1,901,281.22	30,260.55	.00	.00	1,931,541.77
160	HOTEL/MOTEL/ECON DEV	208,699.95	.00	.00	.00	208,699.95
161	ECO DEVELOPMENT REVOLVING	149,090.46	1,069.70	.00	.00	150,160.16
167	RESTRICTED GIFTS	129,064.24	8,249.24	2,482.98	.00	118,332.02
170	FEMA - FIRE DEPT	34,239.98	.00	.00	.00	34,239.98
200	DEBT SERVICE	2,103,096.15	20,716.02	.00	.00	2,123,812.17
301	CAPITAL PROJECT FUND	6,587.32	.00	.00	.00	6,587.32
302	CP - ROAD DEVELOPMENT	3,020.07	.00	.00	.00	3,020.07
303	CP - WALLACE	.00	.00	.00	.00	.00
304	STM WATER MASTER PLAN	150,318.53	.00	.00	.00	150,318.53
305	CP - MAIN STREET	.00	.00	.00	.00	.00
306	CP - PRAIRIE/LITTLE BEAVE	105,957.80	.00	.00	.00	105,957.80
307	CP - STORM WATER	150,000.00	.00	.00	.00	150,000.00
308	CP-SW COUNTY LINE ROAD	1,511,480.49	.00	82,220.16	.00	1,429,260.33
309	CP - PARKS	2,450,273.43	.00	.00	.00	2,450,273.43
310	CP - FIRE	500,000.00	.00	.00	.00	500,000.00
311	CP - DOWNTOWN	.00	.00	.00	.00	.00
312	CP - S JAMES/SE 37TH ST	308,057.56	.00	.00	.00	308,057.56
313	CP - GRIMES COMMUNITY COM	88,428.58	.00	.00	.00	88,428.58
314	CP-NE GATEWAY/HOPE COMM	93,245.88	.00	219,531.37	.00	312,777.25
315	CP N COMPLEX SANI CONNECT	878,508.40	.00	1,900.00	.00	876,608.40
316	CP - WATER CAP IMPROVEMNT	135,394.61	.00	.00	.00	135,394.61
317	CP - COMP PLAN	11,721.80	.00	.00	.00	11,721.80
318	CP - CITY HALL	.00	.00	.00	.00	.00
319	KENNYBROOK PK WQI IMPRV	466,520.10	.00	.00	.00	466,520.10
320	CP-New Jordan Well 2019	7,312.55	.00	2,917.50	.00	4,395.05
321	CP- ASR 2019	21,117.70	.00	.00	.00	21,117.70
322	CP-16" Water Main	35,926.14	.00	.00	.00	35,926.14
323	CP-Water Tower 2019	15,837.65	192,760.10	185,729.60	.00	8,807.15
324	CP-Water Plant Exp 2019	20,038.80	1,342,215.06	1,326,119.56	.00	3,943.30
325	SE 37TH HWY 141 PROJECT	455,654.79	.00	.00	.00	455,654.79
326	2019 OVERLAY PROJECT	37,477.90	.00	.00	.00	37,477.90
327	SE 19TH & SW CO OVERLAY	185,778.03	.00	.00	.00	185,778.03
328	WRA SANI SEWER CONNECTION	83,030.25	88,474.75	8,274.50	.00	2,830.00
329	NW TERRITORY LIFT STATION	1,316,156.70	.00	60,060.60	.00	1,256,096.10
330	GIS MAPPING	613.75	.00	12,204.50	.00	12,818.25
331	19TH ST SEWER EXTENSION	.00	.00	.00	.00	.00
332	ROAD USE EQUIPMENT	250,000.00	.00	.00	.00	250,000.00
333	WRA PARALLEL SEWER	.00	.00	.00	.00	.00
334	HWY44 & COUNTY LN RD 2020	841,561.10	.00	4,537.00	.00	837,024.10
335	ANN SANI SEWER I&I REHAB	.00	.00	.00	.00	.00
336	SE 11th ST RR/James 2019	187,764.58	.00	720.00	.00	187,044.58
337	CP-N MAIN & BEAVERBK SIG	.00	.00	.00	.00	.00
338	FY20 Drain prj 2nd/beaver	669,283.89	.00	4,692.50	.00	664,591.39
339	HWY 141 & HWY 44 SIGNAL	168,376.89	.00	.00	.00	168,376.89
340	ANNUAL SIGNAL IMPROVEMENT	244,000.00	.00	.00	.00	244,000.00

TREASURER'S REPORT
CALENDAR 1/2021, FISCAL 7/2021

FUND#	TITLE	LAST MONTH CASH BALANCE	REVENUES	EXPENSES	BALANCE	THIS MONTH CASH BALANCE
341	HWY 44 STUDY	66,587.50	.00	1,690.00	.00	64,897.50
342	WATER SYSTEM STUDY	67,175.00	.00	25,807.34	.00	41,367.66
343	JAMES ST CORRIDOR STUDY	105,153.00	.00	22,776.32	.00	82,376.68
344	PAVEMENT COND ANALYSIS	117,190.90	.00	1,888.00	.00	115,302.90
345	ANNUAL WATER MAIN REPLACE	.00	.00	.00	.00	.00
346	HW TRAIL EXTENSION	.00	.00	.00	.00	.00
347	N SPORTS COMPLEX PARKING	.00	.00	.00	.00	.00
348	SPLASH PAD	.00	.00	.00	.00	.00
349	SE 6TH & S JAMES INTERSEC	74,113.88	.00	555.98	.00	73,557.90
350	GRIMES LIBRARY BLDG FUND	850,094.00	.00	.00	.00	850,094.00
351	37TH ST IMPROVEMENTS	.00	.00	.00	.00	.00
352	TRL RDG/BEAV/JACOB WTR MN	.00	.00	.00	.00	.00
353	SANI SEWER STUDY	.00	.00	.00	.00	.00
354	ANNUAL PCC PATCHING	.00	.00	.00	.00	.00
355	TRAFFIC SIGNAL EQUIPMENT	.00	.00	.00	.00	.00
356	ANNUAL PAVEMENT PRESERVE	.00	.00	.00	.00	.00
600	WATER	6,691,377.61	295,175.43	279,829.22	.00	6,706,723.82
601	WATER DEPOSITS	147,208.02	4,282.96	1,339.98	.00	150,151.00
602	WATER SINKING	192,401.74	.00	.00	.00	192,401.74
603	WATER REC BOND	183,629.96	.00	.00	.00	183,629.96
610	SEWER	5,284,643.34	201,912.08	101,634.97	4,610.00	5,389,530.45
611	SEWER SINKING	132,714.74	.00	.00	.00	132,714.74
670	LANDFILL/GARBAGE	237,298.55	43,673.10	49,630.79	.00	231,340.86
740	STORM WATER	2,285,334.37	61,767.67	7,823.61	1,325.00	2,338,713.43
Report Total		46,190,490.10	2,752,945.40	3,434,248.80	5,935.00	45,515,121.70

BALANCE SHEET

CALENDAR 1/2021, FISCAL 7/2021

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
001-000-1110	CASH - GENERAL	511,867.10-	4,695,301.10
002-000-1110	CASH - LIBRARY	29,904.22-	7,724.16
110-000-1110	CASH - ROAD USE	10,444.83-	2,484,191.20
112-000-1110	CASH - EMPLOYEE BENEFITS	113,821.06-	809,867.08
119-000-1110	CASH - EMERGENCY		2,447.84
121-000-1110	CASH - LOCAL OPTION SALES TAX	116,163.58	1,303,902.77
125-000-1110	CASH - TIF	30,260.55	1,931,541.77
160-000-1110	CASH - HOTEL/MOTEL/ECON DEV		208,699.95
161-000-1110	CASH - ECO DEVELOP REVOLVING L	1,069.70	150,160.16
167-000-1110	CASH - LIBRARY RESTRICTED GIFT	10,732.22-	116,499.19
167-000-1111	CASH - PARKS RESTRICTED GIFTS		1,832.83
170-000-1110	CASH - FEMA/FIRE DEPT		34,239.98
200-000-1110	CASH - DEBT SERVICE	20,715.96	2,120,412.95
301-000-1110	CASH - CAPITAL PROJECTS		6,587.32
302-000-1110	CASH - CP - ROAD DEVELOPMENT		3,020.07
304-000-1110	CASH-STM WATER MASTER PLAN		150,318.53
306-000-1110	CASH - CP - PRAIRIE/LITTLE BEA		105,957.80
307-000-1110	CASH - CP - STORM WATER		150,000.00
308-000-1110	CASH-CP SW COUNTY LINE ROAD	82,220.16-	1,429,260.33
309-000-1110	CASH - CP - PARKS		2,450,273.43
310-000-1110	CASH - CP-FIRE		500,000.00
312-000-1110	CASH - CP - S JAMES/SE 37TH ST		308,057.56
313-000-1110	CASH - CP - GRIMES COMM COMPLE		88,428.58
314-000-1110	CASH-NE GATEWAY/HOPE COMM	219,531.37-	312,777.25-
315-000-1110	CASH -N COMPLEX SANI CONNECT	1,900.00-	876,608.40
316-000-1110	CASH - WATER CAP IMPROVEMENT		135,394.61-
317-000-1110	CASH - COMP PLAN		11,721.80
319-000-1110	CASH-KENNYBROOK PK WQI IMP		466,520.10
320-000-1110	CASH-NEW JORDAN WELL 2019	2,917.50-	4,395.05
321-000-1110	CASH-ASR 2019		21,117.70
322-000-1110	CASH-16" WATER MAIN		35,926.14
323-000-1110	CASH-WATER TOWER 2019	7,030.50	8,807.15-
324-000-1110	CASH- WATER PLANT EXP 2019	16,095.50	3,943.30-
325-000-1110	CASH-SE 37TH /HWY 141 PROJ		455,654.79
326-000-1110	CASH-2019 OVERLAY PROJECT		37,477.90
327-000-1110	CASH-SW 19TH & SW CO OVERLAY		185,778.03
328-000-1110	CASH-WRA SANI SEWER CONNECT	80,200.25	2,830.00-
329-000-1110	NW TERRITORY LIFT STATION CASH	60,060.60-	1,256,096.10
330-000-1110	GIS MAPPING- CASH	12,204.50-	12,818.25-
332-000-1110	CASH-ROAD USE EQUIPMENT		250,000.00
334-000-1110	CASH-HWY 44 & CO LINE RD 2020	4,537.00-	837,024.10
336-000-1110	CASH-SE 11TH RR/JAMES 2019	720.00-	187,044.58
338-000-1110	FY20 Drain Prj 2nd/Beaver CASH	4,692.50-	664,591.39
339-000-1110	HWY 141 & HWY 44 SIGNAL CASH		168,376.89
340-000-1110	ANNUAL SIGNAL IMPROVEMENT CASH		244,000.00
341-000-1110	HWY 44 STUDY CASH	1,690.00-	64,897.50
342-000-1110	WATER SYSTEM STUDY CASH	25,807.34-	41,367.66
343-000-1110	JAMES ST CORRIDOR STUDY CASH	22,776.32-	82,376.68
344-000-1110	CASH PAVEMENT COND ANALYSIS	1,888.00-	115,302.90
349-000-1110	SE 6TH & JAMES INTERSEC CASH	555.98-	73,557.90
350-000-1110	GRIMES LIB BLDG CASH		850,094.00

BALANCE SHEET
CALENDAR 1/2021, FISCAL 7/2021

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
600-000-1110	CASH - WATER	13,875.00	4,046,039.86
601-000-1110	CASH - WATER DEPOSITS	2,942.98	147,728.78
602-000-1110	CASH - WATER SINKING		192,401.74
603-000-1110	CASH - WATER REC BOND		183,629.96
610-000-1110	CASH - SEWER	104,596.11	2,197,760.28
611-000-1110	CASH - SEWER SINKING		132,714.74
670-000-1110	CASH - SOLID WASTE	5,957.69-	231,340.86
740-000-1110	CASH - STORM WATER	53,372.48	2,292,511.62
		-----	-----
	CASH TOTAL	677,905.78-	34,936,211.49
005-000-1112	CASH - FD AUXILLARY	43.00-	13,929.97
		-----	-----
	CASH - FD AUXILLARY TOTAL	43.00-	13,929.97
001-000-1130	RESERVES - PARK CAP IMPROVE		234,812.58
600-000-1130	RESERVES - WATER TAPPING		605,712.67
610-000-1130	RESERVES - SEWER TAPPING		91,535.73
		-----	-----
	RESERVES TOTAL	.00	932,060.98
001-000-1131	RESERVES - FIRE CAP IMPROVE		78,304.09
600-000-1131	RESERVES - WATER		35,000.00
		-----	-----
	RESERVES TOTAL	.00	113,304.09
001-000-1132	RESERVES - RESCUE CAP IMPROVE		16,218.47
		-----	-----
	RESERVES TOTAL	.00	16,218.47
001-000-1133	RESERVES - PARK & REC GOAL		6,365.17
		-----	-----
	RESERVES TOTAL	.00	6,365.17
001-000-1150	CASH - IPAIT	.99	58,432.26
200-000-1150	CASH - IPAIT	.06	3,399.22
		-----	-----
	CASH - IPAIT TOTAL	1.05	61,831.48
600-000-1160	SAVINGS - WATER TAPPING	157.79	988,330.92
740-000-1160	SAVINGS - STORM WATER	6.58	46,201.81
		-----	-----
	SAVINGS TOTAL	164.37	1,034,532.73

BALANCE SHEET
CALENDAR 1/2021, FISCAL 7/2021

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BALANCE	YTD BALANCE
610-000-1161	SAVINGS - SEWER TAPPING	291.00	1,031,487.74
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	SAVINGS - RACCOON TOTAL	291.00	1,031,487.74
600-000-1162	SAVINGS - VISION	1,313.42	1,031,640.37
		-----	-----
	SAVINGS - VISION TOTAL	1,313.42	1,031,640.37
601-000-1170	WATER DEPOSIT CD 25712		2,422.22
		-----	-----
	CD'S - CITY STATE TOTAL	.00	2,422.22
001-000-1171	CEMETERY CD 1 304927	494.40	31,309.91
001-000-1172	CEMETERY CD 3 222910	316.14	20,020.73
001-000-1173	CEMETERY CD 12014736		20,574.37
		-----	-----
	CD'S BANKERS TRUST TOTAL	810.54	71,905.01
001-000-1174	CD# 12510837 - GENERAL		2,097,232.64
		-----	-----
	CD# 12510837 - GENERAL TOTAL	.00	2,097,232.64
001-000-1175	CD# 12396252 - GENERAL		2,097,232.64
		-----	-----
	CD# 12396252 - GENERAL TOTAL	.00	2,097,232.64
610-000-1178	CHARTER SEW TAP CD		2,068,746.70
		-----	-----
	CHARTER SEW TAP CD TOTAL	.00	2,068,746.70
		=====	=====
	TOTAL CASH	675,368.40-	45,515,121.70
		=====	=====

BUDGET REPORT

CALENDAR 1/2021, FISCAL 7/2021

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	1,441,050.00	115,491.33	801,860.23	55.64	639,189.77
	FIRE TOTAL	727,653.00	85,980.87	391,652.38	53.82	336,000.62
	AMBULANCE TOTAL	1,531,657.00	180,958.66	895,918.72	58.49	635,738.28
	BUILDING INSPECTIONS TOTAL	1,797,931.00	126,287.83	882,115.98	49.06	915,815.02
	ANIMAL CONTROL TOTAL	21,000.00	.00	2,167.19	10.32	18,832.81
	PUBLIC SAFETY TOTAL	5,519,291.00	508,718.69	2,973,714.50	53.88	2,545,576.50
	ROADS, BRIDGES, SIDEWALKS TOTA	2,478,504.00	190,179.98	953,365.63	38.47	1,525,138.37
	STREET LIGHTING TOTAL	198,587.00	34,906.99	122,958.88	61.92	75,628.12
	TRAFFIC CONTROL & SAFETY TOTA	15,000.00	838.27	8,244.39	54.96	6,755.61
	SNOW REMOVAL TOTAL	240,860.00	8,895.80	76,989.62	31.96	163,870.38
	PUBLIC WORKS TOTAL	2,932,951.00	234,821.04	1,161,558.52	39.60	1,771,392.48
	WATER,AIR,MOSQUITO CONTRO TOTA	25,000.00	.00	18,200.00	72.80	6,800.00
	HEALTH & SOCIAL SERVICES TOTA	25,000.00	.00	18,200.00	72.80	6,800.00
	LIBRARY TOTAL	821,351.00	50,286.87	392,375.29	47.77	428,975.71
	PARKS TOTAL	1,023,290.00	47,407.80	358,311.09	35.02	664,978.91
	NORTH COMPLEX TOTAL	20,000.00	.00	7,929.35	39.65	12,070.65
	SOUTH COMPLEX TOTAL	20,000.00	15.98	8,637.20	43.19	11,362.80
	RECREATION TOTAL	300,900.00	18,709.54	108,413.21	36.03	192,486.79
	REC - YOUTH PROGRAMS TOTAL	23,700.00	.00	597.80	2.52	23,102.20
	REC - YOUTH SPORTS TOTAL	22,750.00	2,560.00	6,128.64	26.94	16,621.36
	REC - ADULT PROGRAMS TOTAL	2,000.00	.00	675.00	33.75	1,325.00
	REC - ADULT SPORTS TOTAL	2,000.00	200.00	200.00	10.00	1,800.00
	CEMETERY TOTAL	39,500.00	36.15	251.06	.64	39,248.94
	GCC-GRIMES COMM COMPLEX TOTAL	154,270.00	33,590.22	68,175.69	44.19	86,094.31
	CULTURE & RECREATION TOTAL	2,429,761.00	152,806.56	951,694.33	39.17	1,478,066.67
	ECONOMIC DEVELOPMENT TOTAL	2,363,760.00	17,072.67	1,140,526.01	48.25	1,223,233.99
	COMMUNITY & ECONOMIC DEV TOTA	2,363,760.00	17,072.67	1,140,526.01	48.25	1,223,233.99
	MAYOR/COUNCIL/CITY MGR TOTAL	337,825.00	17,523.69	149,049.62	44.12	188,775.38
	CLERK/TREASURER/ADM TOTAL	598,112.00	40,132.62	319,384.75	53.40	278,727.25
	ELECTIONS TOTAL	30,000.00	.00	20,000.00	66.67	10,000.00
	LEGAL SERVICES/ATTORNEY TOTAL	178,000.00	13,524.84	121,397.29	68.20	56,602.71
	CITY HALL/GENERAL BLDGS TOTAL	373,300.00	28,841.82	185,467.74	49.68	187,832.26
	TORT LIABILITY TOTAL	20,000.00	18,848.39	18,848.39	94.24	1,151.61
	OTHER GENERAL GOVERNMENT TOTA	167,731.00	74.98	21,047.46	12.55	146,683.54
	GENERAL GOVERNMENT TOTAL	1,704,968.00	118,946.34	835,195.25	48.99	869,772.75

BUDGET REPORT

CALENDAR 1/2021, FISCAL 7/2021

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	PTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	ROADS, BRIDGES, SIDEWALKS TOTA	491,520.00	.00	56,060.00	11.41	435,460.00
	2007 BOND TOTAL	727,382.00	.00	43,640.63	6.00	683,741.37
	2012 BOND TOTAL	393,535.00	.00	4,123,067.31	1,047.70	3,729,532.31-
	2015 BOND TOTAL	858,413.00	.00	41,656.25	4.85	816,756.75
	2017A BOND TOTAL	543,632.00	.00	146,815.63	27.01	396,816.37
	2017 REFINANCING BOND TOTAL	576,775.00	.00	103,337.50	17.92	473,437.50
	2020 GO BOND TOTAL	1,262,347.00	.00	72,669.99	5.76	1,189,677.01
	DEBT SERVICE TOTAL	4,853,604.00	.00	4,587,247.31	94.51	266,356.69
	FIRE TOTAL	200,000.00	.00	.00	.00	200,000.00
	AMBULANCE TOTAL	300,000.00	.00	.00	.00	300,000.00
	ROADS, BRIDGES, SIDEWALKS TOTA	5,264,500.00	346,123.33	5,248,426.72	99.69	16,073.28
	STREET LIGHTING TOTAL	250,000.00	.00	6,000.00	2.40	244,000.00
	LIBRARY TOTAL	500,000.00	.00	.00	.00	500,000.00
	PARKS TOTAL	1,000,000.00	.00	112,640.99	11.26	887,359.01
	GCC-GRIMES COMM COMPLEX TOTAL	76,500.00	.00	.00	.00	76,500.00
	CITY HALL/GENERAL BLDGS TOTAL	.00	.00	18,114.01	.00	18,114.01-
	WATER TOTAL	15,500,000.00	1,540,574.00	9,651,789.82	62.27	5,848,210.18
	SEWER/SEWAGE DISPOSAL TOTAL	18,350,000.00	70,235.10	471,354.92	2.57	17,878,645.08
	STORM WATER TOTAL	550,000.00	4,692.50	65,904.48	11.98	484,095.52
	CAPITAL PROJECTS TOTAL	41,991,000.00	1,961,624.93	15,574,230.94	37.09	26,416,769.06
	WATER TOTAL	3,876,497.00	281,169.20	1,418,229.84	36.59	2,458,267.16
	SEWER/SEWAGE DISPOSAL TOTAL	2,891,133.00	101,634.97	1,288,578.03	44.57	1,602,554.97
	LANDFILL/GARBAGE TOTAL	691,415.00	49,630.79	321,079.07	46.44	370,335.93
	STORM WATER TOTAL	497,965.00	7,823.61	125,768.94	25.26	372,196.06
	ENTERPRISE FUNDS TOTAL	7,957,010.00	440,258.57	3,153,655.88	39.63	4,803,354.12
	TRANSFERS IN/OUT TOTAL	7,162,907.00	.00	293,566.00	4.10	6,869,341.00
	TRANSFER OUT TOTAL	7,162,907.00	.00	293,566.00	4.10	6,869,341.00
	TOTAL EXPENSES	76,940,252.00	3,434,248.80	30,689,588.74	39.89	46,250,663.26

REVENUE REPORT

CALENDAR 1/2021, FISCAL 7/2021

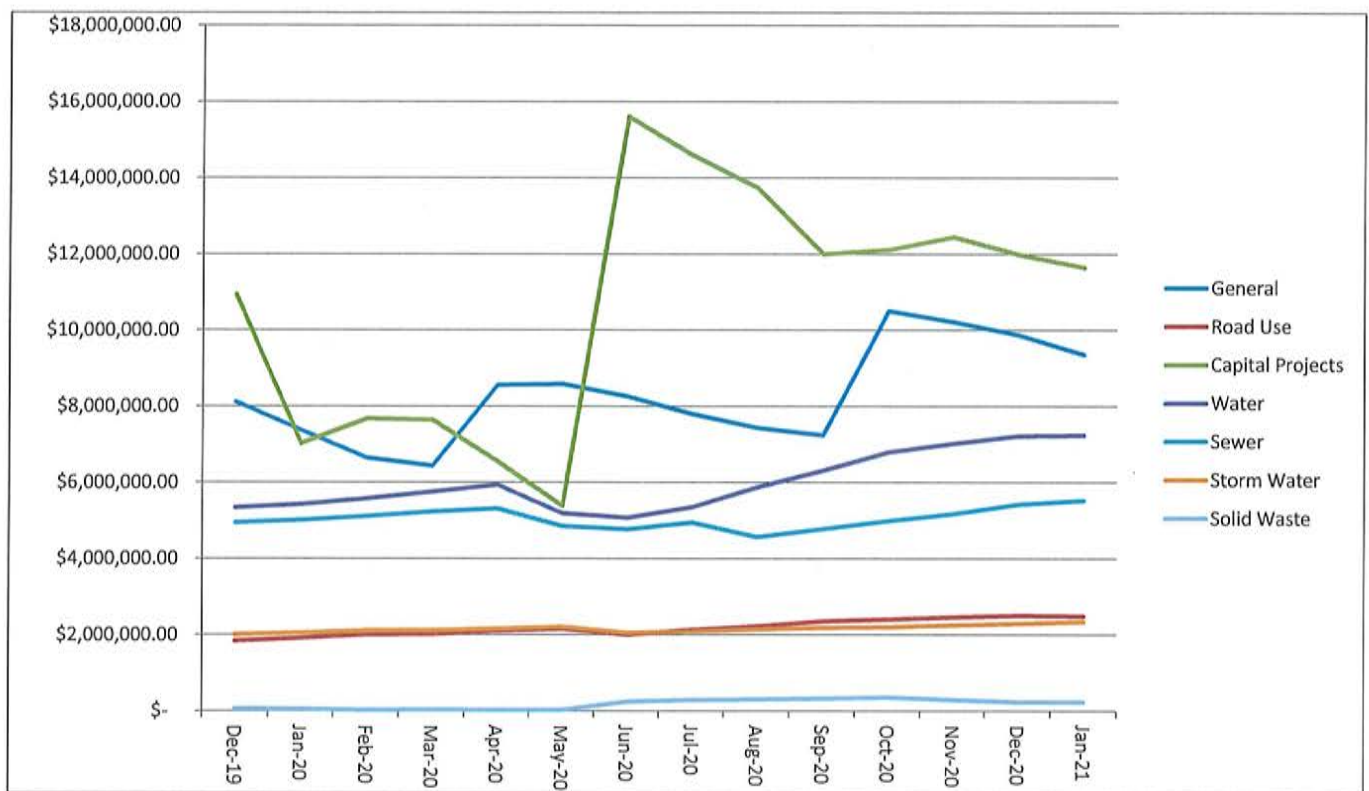
PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	10,487,774.00	214,607.50	5,746,403.48	54.79	4,741,370.52
	LIBRARY FUND TOTAL	628,832.00	9,112.79	325,476.26	51.76	303,355.74
	FIRE/RESCUE AUXILIARY TOTAL	22,000.00	.75	370.75	1.69	21,629.25
	ROAD USE TAX TOTAL	1,450,720.00	132,147.69	988,428.94	68.13	462,291.06
	EMPLOYEE BENEFITS TOTAL	1,824,548.00	6,854.91	568,763.31	31.17	1,255,784.69
	EMERGENCY FUND TOTAL	.00	.00	2,447.84	.00	2,447.84-
	LOCAL OPTION SALES TAX TOTAL	1,808,000.00	116,163.58	878,117.48	48.57	929,882.52
	TAX INCREMENT FINANCING TOTAL	3,904,556.00	30,260.55	1,989,773.06	50.96	1,914,782.94
	HOTEL/MOTEL/ECON DEV TOTAL	100,000.00	.00	36,497.44	36.50	63,502.56
	ECO DEVELOPMENT REVOLVING TOTA	12,836.00	1,069.70	7,487.90	58.34	5,348.10
	RESTRICTED GIFTS TOTAL	12,000.00	8,249.24-	4,728.06	39.40	7,271.94
	DEBT SERVICE TOTAL	4,322,976.00	20,716.02	5,466,254.77	126.45	1,143,278.77-
	CP - ROAD DEVELOPMENT TOTAL	.00	.00	4,000.00	.00	4,000.00-
	STM WATER MASTER PLAN TOTAL	150,000.00	.00	.00	.00	150,000.00
	CP - STORM WATER TOTAL	400,000.00	.00	.00	.00	400,000.00
	CP-SW COUNTY LINE ROAD TOTAL	2,000,000.00	.00	.00	.00	2,000,000.00
	CP - PARKS TOTAL	1,000,000.00	.00	17,295.80	1.73	982,704.20
	CP - FIRE TOTAL	500,000.00	.00	.00	.00	500,000.00
	CP - S JAMES/SE 37TH ST TOTAL	.00	.00	25,000.00	.00	25,000.00-
	CP-NE GATEWAY/HOPE COMM TOTAL	1,900,000.00	.00	1,574,234.98	82.85	325,765.02
	CP N COMPLEX SANI CONNECT TOTA	.00	.00	17,500.00	.00	17,500.00-
	CP-New Jordan Well 2019 TOTAL	.00	.00	350,683.89	.00	350,683.89-
	CP-16" Water Main TOTAL	.00	.00	132,485.02	.00	132,485.02-
	CP-Water Tower 2019 TOTAL	1,000,000.00	192,760.10	1,406,528.55	140.65	406,528.55-
	CP-Water Plant Exp 2019 TOTAL	14,400,000.00	1,342,215.06	7,790,295.72	54.10	6,609,704.28
	WRA SANI SEWER CONNECTION TOTA	17,000,000.00	88,474.75	298,054.72	1.75	16,701,945.28

REVENUE REPORT
CALENDAR 1/2021, FISCAL 7/2021

PCT OF FISCAL YTD 58.3%

ACCOUNT NUMBER	ACCOUNT TITLE	FISCAL ESTIMATE	PTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	NW TERRITORY LIFT STATION TOTA	1,350,000.00	.00	.00	.00	1,350,000.00
	CIS MAPPING TOTAL	280,000.00	.00	.00	.00	280,000.00
	ROAD USE EQUIPMENT TOTAL	463,000.00	.00	.00	.00	463,000.00
	HWY 141 & HWY 44 SIGNAL TOTAL	421,500.00	.00	.00	.00	421,500.00
	ANNUAL SIGNAL IMPROVEMENT TOTA	250,000.00	.00	.00	.00	250,000.00
	HWY 44 STUDY TOTAL	200,000.00	.00	.00	.00	200,000.00
	WATER SYSTEM STUDY TOTAL	100,000.00	.00	.00	.00	100,000.00
	GRIMES LIBRARY BLDG FUND TOTA	500,000.00	.00	100.00	.02	499,900.00
	WATER TOTAL	4,266,874.00	295,175.43	3,554,915.36	83.31	711,958.64
	WATER DEPOSITS TOTAL	10,040.00	4,282.96	31,201.48	310.77	21,161.48-
	WATER SINKING TOTAL	1,569,169.00	.00	.00	.00	1,569,169.00
	SEWER TOTAL	2,977,500.00	201,912.08	2,044,484.18	68.66	933,015.82
	SEWER SINKING TOTAL	1,089,098.00	.00	.00	.00	1,089,098.00
	LANDFILL/GARBAGE TOTAL	736,353.00	43,673.10	308,295.37	41.87	428,057.63
	STORM WATER TOTAL	674,500.00	61,767.67	424,856.30	62.99	249,643.70
	TOTAL REVENUE BY FUND	=====	=====	=====	=====	=====
		77,812,276.00	2,752,945.40	33,994,680.66	43.69	43,817,595.34
		=====	=====	=====	=====	=====



Amazon Charges	<u>Amount</u>	<u>Description</u>
Water/Sewer	\$329.99	Eaton 9130 Tower for booster station
	\$164.99	APC 1500 VA battery backup
	\$162.67	Printer & ink
Public Works	\$79.00	Coffee maker
Library	\$933.43	Library Materials
	\$41.87	Library Batteries & paper towels
	\$38.71	Library Programming supplies
	\$1,058.76	Library programming supplies
	\$2,809.42	

City of Grimes Claims 2 23 2021

PREMIER OFFICE EQUIPMENT	COPIER CONTRACT	133.1
CENTRAL PUMP AND MOTOR	ACTUATORS FOR LIME SLUDGE PUMP	4,370.80
PRINCIPAL LIFE INSURANCE	EMPLOYEE INSURANCE	845.19
BALLARD EQUIPMENT, INC	STORMWATER EQUIPMENT	244.97
ACCU JET	VAC 2 LIFT ST & JET 2 MAINS	1,081.96
AIA CORPORATION	DUTY UNIFORM-SCHIPPER	326.43
ALLENDER BUTZKE ENGINEERS	RO WATER TREATMENT PLANT	422.85
JOHNSON CONTROLS SECURITY	SECURITY MONITORING	719.98
SHERWIN WILLIAMS CO.	PAINT FOR GCC GYM	532.15
BAKER & TAYLOR	LIBRARY MATERIALS	1,035.24
BANKERS TRUST COMPANY	Bank fees	50.18
BLACK HILLS ENERGY	GAS	1,481.74
COMMERCIAL APPRAISERS OF	WRA TRUNK SEWER EXT PROJECT	2,500.00
BMI	GCC RADIO LICENSING ANNUAL CHG	368
BOMGAARS	MAINTENANCE	169.14
BSN SPORTS	PARKS EQUIPMENT	745.9
CAPITAL CITY EQUIP. CO.	FILTERS & OIL	102.56
CENTRAL IOWA PEST	PEST CONTROL-GCC	325
CITY OF JOHNSTON	FD 2ND QTR JOINT PURCHASES FY20/21	15,837.92
CIVIL DESIGN ADVANTAGE	WRA SANITARY SEWER CONNECTION	797.75
CLIVE POWER EQUIPMENT	PUBLIC WORKS BELT GRINDER W PED	3,414.36
COLLECTION SERVICES CENTER	CHILD SUPPORT	1,123.23
CROWN TROPHY	PLAQUE FOR STACEY FULTON	32
DELL MARKETING L.P.	LAPTOP/GCC PROGRAM DIRECTOR	1,511.24
DELTA DENTAL OF IOWA	EMPLOYEE INSURANCE	149.97
RD MCKINNEY PLUMB/EXC	REPAIR MAIN BREAK 500 NE JACOB	1,925.00
FAREWAY STORES, INC.	PUBLIC WORKS SUPPLIES	27.79
FOX ENGINEERING ASSOCIATE	NEW JORDAN WELL	3,718.00
FIRE RECOVERY EMS	JANUARY FEE	52.7
GRAINGER	REPAIR WASH PRESS	232.72
GREATER DM PARTNERSHIP	YEAR 3 OF 5 YR COMMITMENT	5,000.00
HACH COMPANY	CHEMICALS	830.95
HAWKEYE TRUCK EQUIPMENT	SNOW DEFLECTORS/PICK UP PLOWS	1,170.00
HY-VEE	CUPCAKES FOR STACEY'S RETIRE	48
HAWKINS INC.	CHEMICALS	756
HILLYARD	LINERS & PAPER TOWELS	288
STATE HYGIENIC LABORATORY	STATE TESTS	31
IOWA DEPT.OF TRANSPORTION	BRINE FOR SNOW REMOVAL	600
JETCO, INC.	REPAIR L.S. RADIO	560.8
TENNAL KENTON	bASKETBALL CLINIC 2021	782
KECK ENERGY	Fuel Management Syst - PW/FUEL	17,916.46
KLINE ELECTRIC INC	ADDING OUTLETS @ STATION 37	366.13
LEAF	COPIER SYSTEM	77.97
LAWSON PRODUCTS	MASONRY ANCHORS	325
LOGOED APPAREL & PROMOTIO	GCC STAFF APPAREL	452.88
MAIL SERVICES	MONTHLY STATEMENTS	2,847.73
MEDIACOM	INTERNET	394.5
METRO WASTE AUTHORITY	JANUARY CITY GARBAGE	33,866.39
LYNCH MADI	BASKETBALL OFFICIAL	30
MIDAMERICAN ENERGY	ELECTRIC	21,298.32
MUNICIPAL EMERGENCY SERV.	3 PAIR FIRE FIGHTER BOOTS	1,129.50
O'REILLY AUTO PARTS	EQUIP MAINTENANCE	20.98
OFFICE DEPOT CITY HALL	GCC OFFICE CHAIR/OFFICE SUPPLIES	447.84
PITNEY BOWES, INC.	POSTAGE MACHINE LEASE	238.41
PLYMOUTH ROCKET, INC	LIBRARY SOFTWARE RENEWAL	400
BIEGGER TODD	BASKETBALL OFFICIAL	240
ARNOLD MOTOR SUPPLY	PARK WATER TRUCK MAINT	44.25
POLK CO RECORDER	NW TERRITORY EASEMENTS	177
POLK COUNTY TREASURER	JANUARY LAW ENFORCEMENT	114,323.00
SECRETARY OF STATE NOTARY	NOTARY RENEWAL-HUGHES/WILLIAMS	60
SHRED-IT USA	CH SHREDDING	51.52

SPRAYER SPECIALTIES	MAINT FOR BRINE TANK	1,679.80
P.R.I.M.E. BENEFIT SYSTEM	FLEX BENEFITS	2,015.40
SYNCB/AMAZON	LIBRARY/PW/UTILITY SUPPLIES	2,809.42
BIEGGER TIM	BASKETBALL OFFICIAL	240
THORPE WATER DEVELOPMENT	2 SHUT OFF-SE GLENSTONE DR	100
TOMPKINS INDUSTRIES INC.	HOSE ASSEMBLY	141.97
UNIQUE MANAGEMENT SERVICE	LIBRARY COLLECTION SERVICES	26.85
UNPLUGGED WIRELESS	RADIOS/LIGHTS 2 NEW PW TRUCKS	4,991.98
US WATER	Monthly bill	72,062.05
CINTAS CORPORATION - #762	FLOOR MATS	107.08
VERIZON WIRELESS, BELLEVU	CELL PHONES & HOT SPOTS	429.84
VAN WALL EQUIPMENT	MAINT ON P-405	448.89
WD DOOR	PUBLIC WORKS BLDG DOOR	1,595.00
WELLMARK BLUE CROSS	EMPLOYEE INSURANCE	49,370.32
WHITFIELD & EDDY	SERVICES THRU JANUARY 31, 2021	18,760.00
MERCYONE OCCUPATIONAL HEA	FF PHYSICAL - RATH	425
FANCHER JUSTIN	REFUND CLOSED GYM	20
FINDAWAY WORLD LLC	LIBRARY MATERIALS	663.61
CENTURY LINK	PHONE	1,722.29
GATEHOUSE MEDIA IOWA HOLD	PUBLICATIONS	786.59
ENVISIONWARE	LIBRARY ECOMMERCE SOFTWARE	352.8
INFOMAX OFFICE SYSTEMS, I	LASERFICH SCANNER/DEV SERV	812.58
EFTPS	FED/FICA TAX	41,228.97
CSG FORTE PAYMENTS, INC	CC FEES	3,436.61
EJS SUPPLY	SNOW BLADE EDGES	2,726.70
MARTIN OIL WHOLESALE	HYD OIL	863.04
HR GREEN	SRF SPONSORED PROJECT APPLICATION	8,707.90
MENARDS GRIMES	PW SHELVING & TOTES/SUPPLIES	1,879.23
MCCLURE ENGINEERING	RO WATER TREAT PLANT	68,718.99
BULK TRANSPORT CO EAST	QUICK LIME DELIVERY	1,942.50
COPY SYSTEMS INC	MONTHLY COPIER FEE	39
WATKINS, ERIK	REFUND-CLOSED GYM	20
HARESTAD, JOSHUA	BASKETBALL OFFICIAL	85
VOYA	DEFER COMP PRE	1,756.00
AIG	DEFER COMP PRE	432.5
HORACE MANN	DEFER COMP ROTH	175
MASSMUTUAL	DEFER COMP PRE	445
IOWA DEPT OF ADMIN SERV	ANNUAL FEE FOR RIC,JAN-DEC 21	50
IOWA DEPT OF HUMAN SERVIC	MARCH GEMT PAYMENT	5,634.80
NILLES ASSOCIATES	KENNYBRK BASIN/MS4/SWPPP	60,000.00
MSA PROFESSIONAL SERVICES	N SPT COM SANITARY SEWER	911.1
HAMIL, TIFFANY	REFUND CAGE TIME	15
MONNER, BRIAN	BASKETBALL REFUND	55
RYAN, JESSE	HOME BASE IA SPRING 2021	500
DILL, CADEN	BASKETBALL OFFICIAL	55
LANE, JANNAE	REFUND CLOSED GYM	20
SEIDL, ALISON	REFUND CAGE TIME	15
BRUNSOLD, MIKE	BASKETBALL OFFICIAL	135
RELIABLE MAINTENANCE CO	JANUARY CLEANING-GCC	1,550.00
HOWARD, JONATHAN	BASKETBALL OFFICIAL	40
JENSEN, DYLAN	BASKETBALL OFFICIAL	20
JOHNSON, BERNIECE A	REFUND AMBULANCE CHARGE	655.77
ANIMAL PLASTICS	2 ACRYLIC SHIELDS	130
UNITED TRUCK & BODY	REPAIRS S-110	500
BACKFLOW SOLUTIONS, INC	BSI ONLINE SUBSCRIPTION FEE	495
VISTAPRINT NETHERLANDS BV	BUSINESS CARDS	71.99
AIRGAS USA LLC	PUBLIC WORKS PLASMA CUTTER	1,913.36
WILLIAMSON, NEELA	BASKETBALL OFFICIAL	120
WILLIAMSON, RYAN	BASKETBALL OFFICIAL	120
DEPOSIT REFUNDS	REFUND DATE 02/10/2021	810.1
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	113,871.06
	CLAIMS TOTAL	728,758.59

GENERAL FUND	305,534.27
LIBRARY FUND FUND	16,702.88
ROAD USE TAX FUND	44,451.96
EMPLOYEE BENEFITS FUND	41,519.27
RESTRICTED GIFTS FUND	1,058.76
CP N COMPLEX SANI CONNECT FUND	462.3
KENNYBROOK PK WQI IMPRV FUND	40,875.00
CP-New Jordan Well 2019 FUND	3,718.00
CP-Water Tower 2019 FUND	6,374.00
CP-Water Plant Exp 2019 FUND	56,772.84
WRA SANI SEWER CONNECTION FUND	6,942.75
SE 11th ST RR/James 2019 FUND	6,007.50
WATER SYSTEM STUDY FUND	5,995.00
WATER FUND	69,967.09
WATER DEPOSITS FUND	810.1
SEWER FUND	60,260.66
LANDFILL/GARBAGE FUND	33,917.91
STORM WATER FUND	27,388.30
	<u>728,758.59</u>

Monthly Revenue January 2021

GENERAL FUND	214,607.50
LIBRARY FUND	9,112.79
FIRE ASSOCIATION FUND	0.75
ROAD USE TAX FUND	132,147.69
EMPLOYEE BENEFITS FUND	6,854.91
LOCAL OPTION SALES TAX FUND	116,163.58
TAX INCREMENT FINANCING FUND	30,260.55
SPECIAL REVENUES FUND	-7,179.54
DEBT SERVICE FUND	20,716.02
CAPITAL PROJECTS FUND	162,344.91
WATER FUND	299,458.39
SEWER FUND	20,912.08
STORM WATER FUND	6,176.67
LANDFILL/GARBAGE FUND	4,367.1
	<u>2,752,945.40</u>



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of February 23, 2020

AGENDA HEADING:

Public Hearing – Ordinance 747 - Rezoning of Property at SE 19th and James St

SYNOPSIS:

The applicant, Jeff Stanbrough, has submitted the necessary petition and consent documents to initiate the Rezoning Process, for property generally located north of SE 19th St and east of South James. The 22 Acre property is currently Zoned A-1, and is identified as Urban Village upon the Future Land Use Plan.

Within the Comprehensive Plan, the term Urban Village is utilized only in reference to one of the goals. This particular goal was to create a pedestrian corridor along the abandoned Norfolk Southern Railway, and orient development towards it. Since the Council has not prioritized the acquisition of the railway, and the Comprehensive Plan is silent with respect to the land use type, staff has had to analyze other components of the plan in order to determine the most appropriate direction for the rezoning.

After consulting with the applicant, and completing an analysis of the site constraints and surroundings, it was determined that the highest and best use of the site would be a mixed-use development, containing medium density residential units, and commercial opportunities near the intersection. The proposed Zoning Classification in this case will be PUD.

As such, the applicant has provided a conceptual master plan for the 22-acre site. The northern approximate 3.7 acres is reserved for future SE 11th Street road right of way and storm water management. The middle approximate 10.4 acres demonstrates a 109-unit townhome development (7.7 units per acre). The southern approximate 6.5 acres currently demonstrates a 26,000 square foot church/religious facility. Within the 6.5 acre mixed use area, the applicant has also provided a possible development concept that demonstrates a more typical suburban style of commercial development, with an additional 32 residential units.

While the layout is provided only as a conceptual rendering of the site, staff has ensured that the basic minimum standards are being met (landscaping, dimensions, parking, access, etc). It appears that the site will conform to those minimum standards.



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

At the Planning and Zoning Commission, there was discussion regarding the style of the residential units, particularly surrounding the applicants desire to provide units with single car garages and one bedrooms. This is a product type that has not yet been introduced into Grimes, but has been tested with success in the Waukee market. Staff has visited the development in Waukee, and found it to be high quality. The applicant has proposed that no more than 50% of the units be permitted to have the single car, single bedroom set up. They have also agreed to address our concerns over additional visitor parking, if the single car, single bedroom concept is applied. Staff concerns lies in the fact that most single bedroom units, may still have two working adults, which thus complicates the stacking in the driveway. Past experience would lead staff to believe that will create a demand for additional visitor parking.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Set Public Hearing

BOARD/COMMISSION ACTION(S):

Recommendation of Approval, Planning and Zoning Commission, 02/02/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff is recommending approval of the first consideration of Ordinance 747

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: February 2, 2021
RE: SE 19th and S James (NE Corner) – Rezoning

GENERAL INFORMATION:

Applicant:

Jeff Stanbrough

Requested Action

Rezoning

Location

Northeast corner of SE 19th Street and South James Street

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Urban Village	A-1
North	Church	Civic	A-1
South	Vacant	General Commercial	A-1
East	Single-Family	Low Density Residential	R-4
West	Vacant	General Commercial	A-1

BACKGROUND:

The applicant is requesting approval of a rezoning from A-1 to Planned Unit Development (PUD) which will allow for the construction of townhomes and mixed-use. The development is located at the northeast corner of SE 19th Street and South James Street and is approximately 20.69 acres in total. The property is currently located within the Transportation Mixed Use Development Corridor District Overlay. However, the overlay standards will not apply to this property. The Development Agreement has outlined architecture standards that are consistent with the overlay standards so the development will be compatible to future development in the area.

The PUD will provide flexibility for permitted uses on the south 6.5 acres of the property. Two concept plans have been provided to demonstrate the desired flexibility of uses on the south portion of the site.

ANALYSIS:

Townhomes: Areas designated as Townhome Residential are intended for attached townhome development on postage stamp lots. Units along South James Street will be street oriented and provide driveway access from the internal private streets.

Townhome Development Standards:

Density: 8 dwelling units per acre

Setbacks:

Front – 30'

Rear – 20'

Side – 10'

Building Separation – 20'

Maximum Building Height: 35 Feet – 2 Stories

Minimum Dwelling Size: 1,200 square feet on main floor

Minimum Garage Size: 2 Car Attached

Building Materials: Minimum 20% brick/stone/masonry. Minimum 50%

brick/stone/masonry for units oriented towards S. James St

Open Space: Minimum 20%

Mixed-Use: The area designated as Mixed-Use is intended to provide flexibility for future use. The mixed-use area will allow uses permitted in the C-2 zoning district with the exception of a few uses. Religious uses have been added to the list of permitted uses for this area. Vertical mixed-use development will also be permitted to allow multi-family units above commercial development.

Density: Maximum 32 units

Open Space: Minimum 20%

Setbacks:

Front – 30'

Rear – 25'

Side (External) – 10'

Side (Internal) – 0'

Building Separation – 5'

Landscaping: A minimum of 30 feet of buffering will be provided between the townhomes and commercial uses. Buffering will also be provided on the north side of the project to shield the back of the townhomes from the future 11th Street right-of-way. Landscaping and “street tree” will be provided along the edges of the development along South James and SE 19th Street.

ROW Dedication: Right-of-way dedication will be required as part of the PUD.

South James Street – 10'

SE 19th Street – 27'

Future SE 11th Street Extension – 60'

City Improvement Easement along South James – 5'

Parkland Dedication: Approximately 1.98 acres of parkland dedication is required. A fee in lieu of providing parkland onsite will be an acceptable option for the City of build parks in the area.

STAFF RECOMMENDATION:

Staff would recommend approval of the SE 19th and S James (NE Corner) rezoning subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin

Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~January 8, 2021~~

~~January 20, 2021~~

January 29, 2021

Civil Design Advantage

Attn: Keith Weggen

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: SE 19th St and S James (NE Corner) - Rezone

Dear Project Contact:

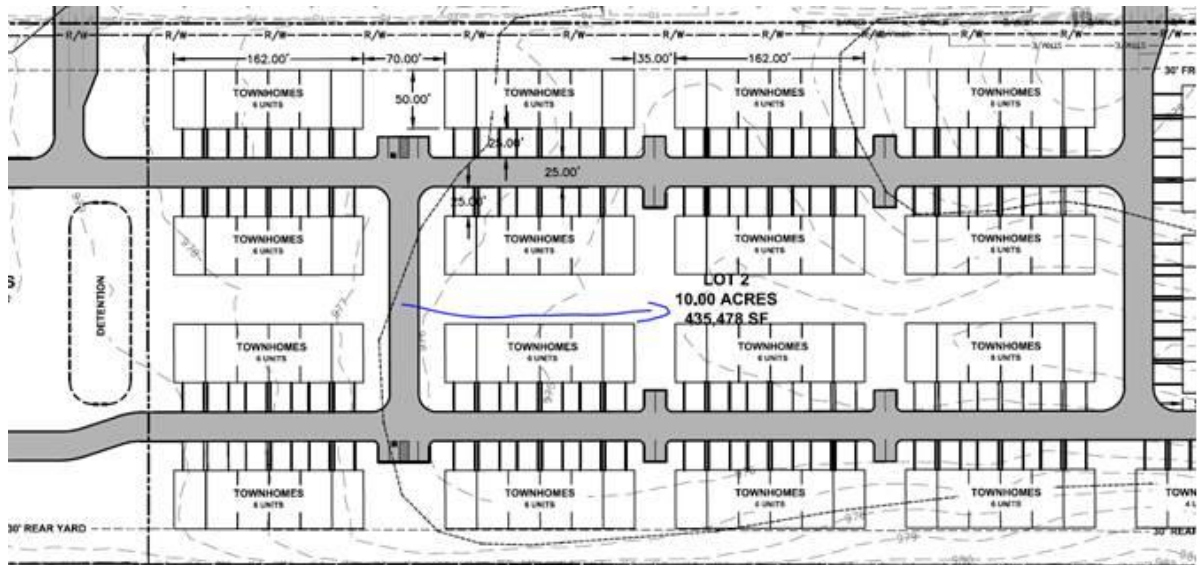
The Development Services Department is in receipt of a proposed Rezoning for the northeast corner of SE 19th St and S James St. Based on the review of the provided submittal materials, staff have the following comments:

Rezone Map

- ~~1. Update the map to reflect consenting percentage.~~

Concept Plan:

- ~~1. The PUD can allow a church as a permitted use so a special use permit and BOA approval is not required.~~
- ~~2. What is the need for the PUD? Provide justification. Provide an alternate concept for the site should the church not develop.~~
- ~~3. Is the townhome portion proposed to be phased?~~
- ~~4. Should this connection move north for better distribution? Or is this layout phase related? (see drawing below)~~



5. ~~Note that the access on SE 19th St is a Future RI/RO. Please label as future right in/right out.~~
6. ~~Show 8' trail along SE 19th Street.~~
7. ~~Provide future trail connection to the east to the railroad ROW. Please only show to the property line.~~
8. ~~Provide sidewalks on at least one side of private streets.~~
9. ~~Provide internal sidewalk connections between the church, townhomes, and SE 19th St.~~
10. ~~Are the townhomes intended to have their own lots?~~
11. ~~What is the proposed square footage of the church? We will need to verify that appropriate parking is provided. A minimum of 1 space per 3 seats in the auditorium is required.~~
12. ~~Please label the total number of townhomes units.~~
13. Provide an example of the townhome architecture. There should be some variation in elevation between the clusters of units (different siding, stone, colors, variation on location of materials). There should be at least three variations. Please provide example for the rear loaded units. **The rear loaded units should have more variation and detail similar to elevation with the garage. Flipping the elevation features and**

materials from the private street facing elevation to the James Street elevation and vice versa would be acceptable.

- ~~14. Parkland dedication is required. Section 159.07 of the Code of Ordinances provides how the acreage is calculated. Parkland is estimated at 1.05 acres. The City does not have plans for any parks in the area. We would request that a fee in lieu be utilized. If the church does not develop and additional townhomes are desired on site, additional parkland dedication will be required. To plan for the potential addition of units, Staff is planning to establish a maximum number of units for the entire site (14 acres) to accommodate potential future units. Parkland dedication will be required for the maximum number of units allowed on site.~~
- ~~15. Having additional visitor parking on northern most east-west road would be nice for the 13 northern most units.~~
- ~~16. How will the townhome units deal with garbage? Individually or dumpster?~~
- ~~17. Provide narrative for townhome details, ie: square footage, garages, 2 story or 1 story, etc.~~
- ~~18. Townhomes along S James will need to be street oriented. Staff would prefer a shared sidewalk in front of the townhomes parallel to the ROW with a few connections out to the trail. Consider providing connection to the internal sidewalk as well. This would also apply to the units on the east side. The sidewalk connections only have to extend to the property line.~~
- ~~19. Consider orienting the east townhomes toward the east and connecting the “front” doors to a trail within the development or to a future trail in the railroad ROW.~~
- ~~20. A landscape buffer along the east side will be required, as well as “street” trees along James and SE 19th St.~~
- ~~21. How will the proposed road to the north manage the flow from the floodplain?~~
- ~~22. Extend the driveways to 25’ on the sides of the roads with a sidewalk. This will ensure the sidewalk remains open if people park in the driveways.~~
- ~~23. The detention pond along SE 19th St will likely need to be a wet pond.~~
24. On Concept #2, staff does like that traffic will have to travel through the townhomes from James, especially given that the south entrance off of 19th Street will become RI/RO only in the future. Staff would prefer to see the commercial area extended north to the entrance off of James Street.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: ~~January 15, 2021~~
 ~~January 27, 2021~~
 February 5, 2021
 (1 PDF of Rezoning Map and Concept Plan)

PLANNING & ZONING: February 2, 2021 at 5:30 at the Grimes City Hall

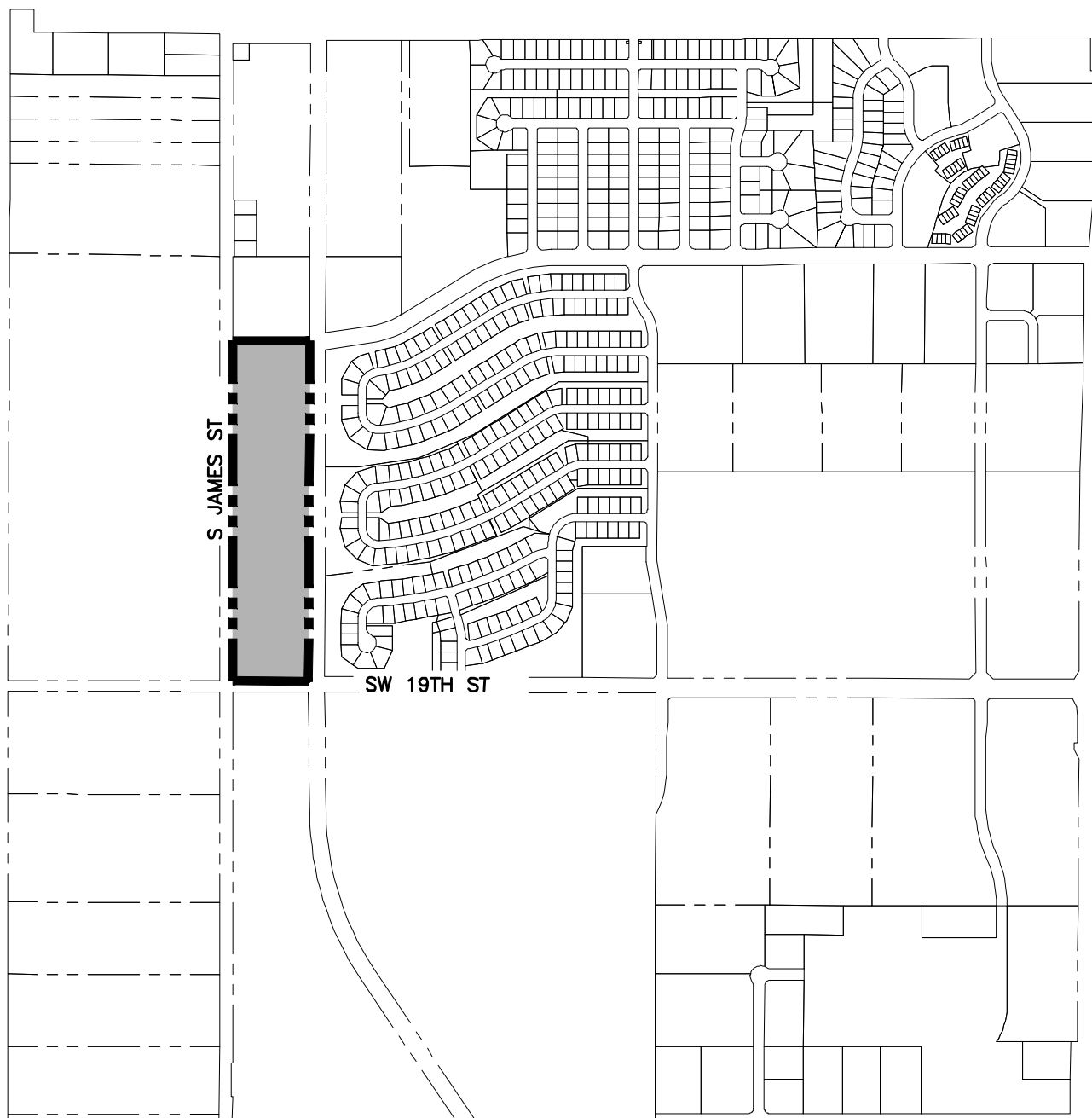
COUNCIL MEETING: February 23, 2021 at 5:30 at the Grimes City Hall

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

Sincerely,

Evann Martin
Assistant Planner

VICINITY MAP NOT TO SCALE



GRIMES, IOWA

OWNER

THE PHYLLIS R. WISE REVOCABLE TRUST,
MARK A. PEITZMAN, TRUSTEE
30049 240TH ST
DALLAS CENTER, IA 50063-8160

APPLICANT

STANBROUGH REALTY COMPANY, LLC
10888 HICKMAN ROAD, STE 3B
CLIVE, IA 50325
CONTACT: JEFFREY D STANBROUGH
PH. (515) 202-6649

ENGINEER/SURVEYOR

CIVIL DESIGN ADVANTAGE
3405 SE CROSSROADS DR., SUITE G
GRIMES, IOWA 50111
CONTACT: KEITH WEGGEN
PH. (515) 369-4400

ZONING

EXISTING ZONING: A-1 AGRICULTURE DISTRICT

PROPOSED ZONING: PUD

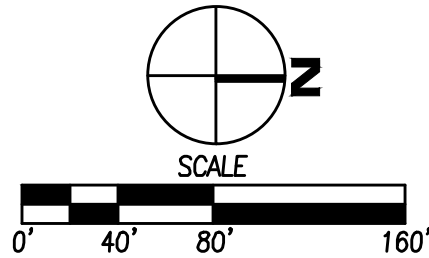
REZONING BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-NINE (79) NORTH, OF RANGE TWENTY-FIVE (25), WEST OF THE 5TH P.M., POLK COUNTY, IOWA LYING WEST OF THE CHICAGO, MILWAUKEE, AND ST. PAUL RAILROAD RIGHT-OF-WAY, EXCEPT THE NORTH SIX (6) ACRES THEREOF, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

SITE BOUNDARY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-NINE (79) NORTH, OF RANGE TWENTY-FIVE (25), WEST OF THE 5TH P.M., POLK COUNTY, IOWA LYING WEST OF THE CHICAGO, MILWAUKEE, AND ST. PAUL RAILROAD RIGHT-OF-WAY, EXCEPT THE NORTH SIX (6) ACRES THEREOF, AND EXCEPT THE WEST 40.00 FEET THEREOF, AND EXCEPT THE SOUTH 33.00 FEET THEREOF, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.

PETITION FOR CHANGE IN ZONING CLASSIFICATION						
	Name of Property Owner	Mailing Address	Total Area of Property (SF)	Area within 250' of Rezoning (SF)	% of Total SF within 250' of Rezoning	Consenting % Non-consenting %
1	EBH INC (Capital Agri Prop Serv)	801 Warrenville Rd. Ste 150 Lisle, IL 60532	3,337,131	475,197	44.60%	
2	ST Peter Lutheran Church	1001 S James St. Grimes, IA 50111	240,887	117,448	11.02%	44.60%
3	Townhomes at Meadowlark South	6900 Westown Pkwy West Des Moines, IA 50266	197,327	16,433	1.54%	
4	Meadowlark South Homeowners Association	6900 Westown Pkwy West Des Moines, IA 50266	381,586	95,193	8.93%	
5	John D Isenhardt	307 SE 12th St. Grimes, IA 50111	9,467	2,781	0.26%	
6	William R Robinson	303 SE 12th St. Grimes, IA 50111	8,431	4,681	0.44%	
7	Matthew D Danford	302 SE 13th St. Grimes, IA 50111	8,097	4,406	0.41%	
8	Shaun M Krcil	306 SE 13th St. Grimes, IA 50111	9,459	3,544	0.33%	
9	Lori A Schoenauer-Hewlett	310 SE 13th St. Grimes, IA 50111	10,162	21	0.00%	
10	Meadowlark South Homeowners Association	6900 Westown Pkwy. West Des Moines, IA 50266	113,685	81,141	7.61%	
11	Max E Willhite	309 SE 14th St. Grimes, IA 50111	9,127	887	0.08%	
12	Chelsea M Diehl	305 SE 14th St. Grimes, IA 50111	8,410	4,487	0.42%	
13	Adam D Feller	303 SE 14th St. Grimes, IA 50111	7,097	3,864	0.36%	
14	Gary G Schroeder	300 SE 14th St. Grimes, IA 50111	6,760	3,587	0.34%	
15	Fred C Krefting	304 SE 14th St. Grimes, IA 50111	9,385	4,827	0.45%	
16	Justin D Woehl	308 SE 14th St. Grimes, IA 50111	8,225	669	0.06%	
17	Meadowlark South Homeowners Association	6900 Westown Pkwy. West Des Moines, IA 50266	224,141	76,123	7.14%	
18	Laura Secory	321 SE 17th Ct. Grimes, IA 50111	8,124	2,523	0.24%	
19	James A Julius	317 SE 17th Ct. Grimes, IA 50111	7,507	4,090	0.38%	
20	Tamara D Hawkins	313 SE 17th Ct. Grimes, IA 50111	6,630	3,380	0.32%	
21	John S Smith	309 SE 17th Ct. Grimes, IA 50111	6,552	3,300	0.31%	
22	Kenneth W Johnson	305 SE 17th Ct. Grimes, IA 50111	11,382	4,794	0.45%	
23	EBH INC (Capital Agri Prop Serv)	801 Warrenville Rd. Ste 150 Lisle, IL 60532	4,687,056	19,519	1.83%	1.83%
24	EBH INC (Capital Agri Prop Serv)	801 Warrenville Rd. Ste 150 Lisle, IL 60532	1,840,654	100,385	9.42%	9.42%
25	Diane M Britson	111 Snake Dance Dr. Harker Heights, TX 76548	806,731	32,287	3.03%	
			11,964,013	1,065,567	100.00%	55.85%



OWNER: THE PHYLLIS R. WISE REVOCABLE TRUST,
MARK A. PEITZMAN, TRUSTEE.
ADDRESS: 30049 240TH ST. DALLAS CENTER, IA 50063
EXISTING ZONING: A-1
PROPOSED ZONING: PUD

FILE: J:\CADD\2011\44 DWS\20110404-REZONE-PUD.DWG
FILE DATE: 1/11/21
PLOT DATE: 1/15/2021 10:49 AM
PLOT BY: NICOLE REA
TECH: ENG

COMMENT:
ENG

DATE

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

01/15/2021
12/22/2020

SUBMITTAL #2:
SUBMITTAL #1:

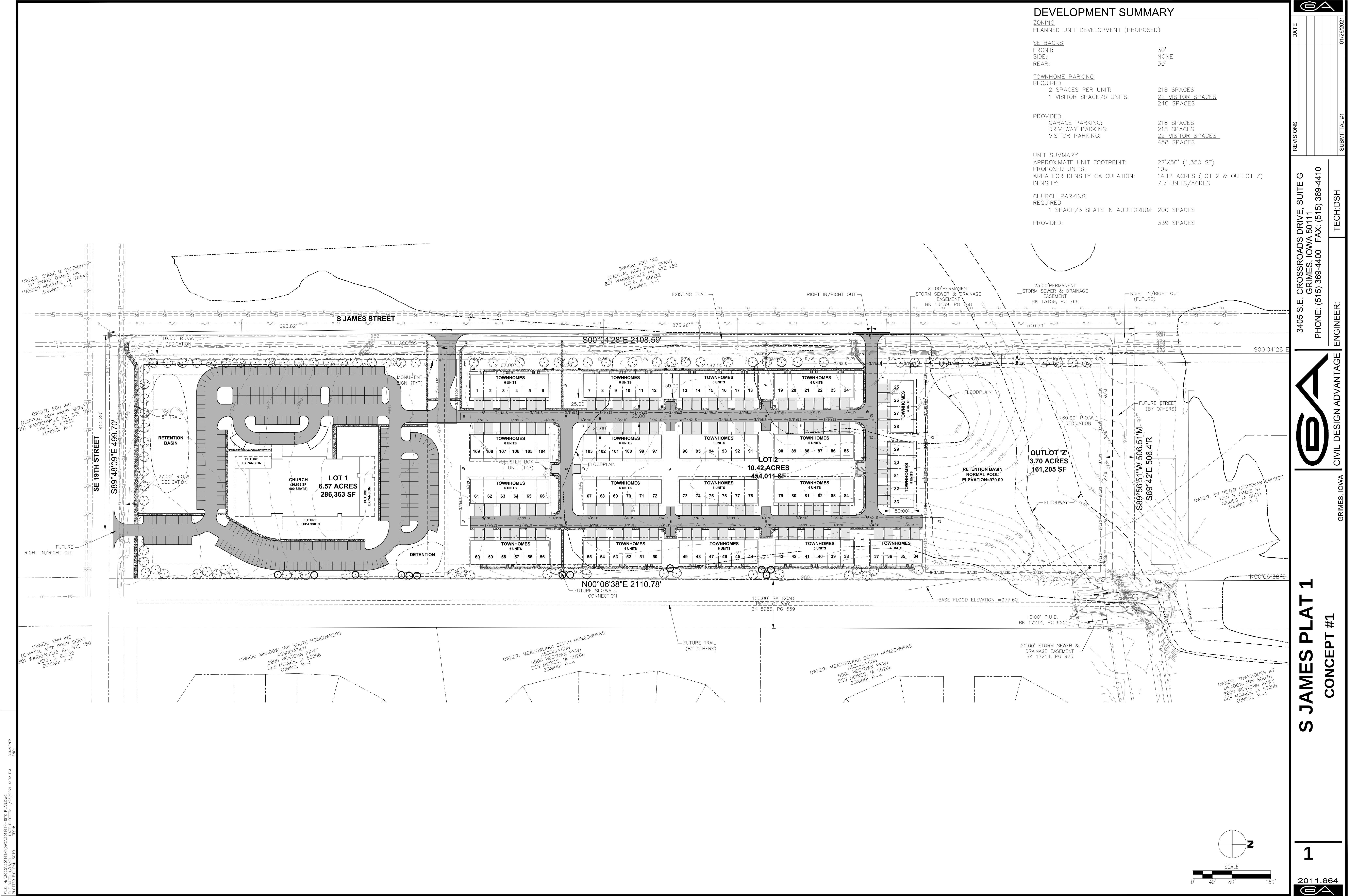
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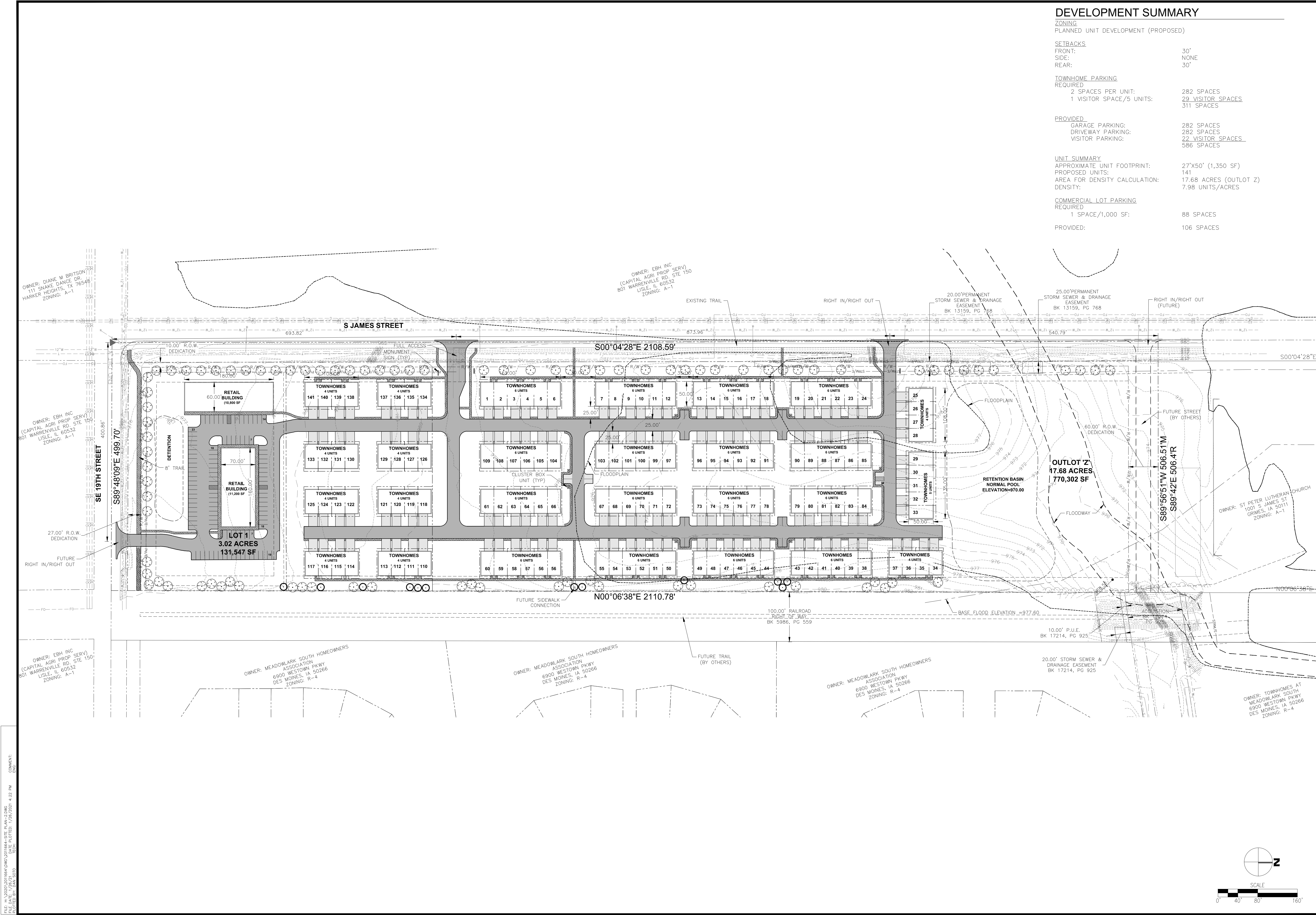
ENGINEER:

GRIMES, IOWA

SE 19TH STREET & S JAMES STREET
REZONING MAP

1
1
2011.664





DEVELOPMENT SUMMARY

ZONING	
PLANNED UNIT DEVELOPMENT (PROPOSED)	
SETBACKS	
FRONT:	30'
SIDE:	NONE
REAR:	30'
TOWNHOME PARKING	
REQUIRED	
2 SPACES PER UNIT:	282 SPACES
1 VISITOR SPACE/5 UNITS:	29 VISITOR SPACES
	311 SPACES
PROVIDED	
GARAGE PARKING:	282 SPACES
DRIVEWAY PARKING:	282 SPACES
VISITOR PARKING:	22 VISITOR SPACES
	586 SPACES
UNIT SUMMARY	
APPROXIMATE UNIT FOOTPRINT:	27'X50' (1,350 SF)
PROPOSED UNITS:	141
AREA FOR DENSITY CALCULATION:	17.68 ACRES (OUTLOT Z)
DENSITY:	7.98 UNITS/ACRES
COMMERCIAL LOT PARKING	
REQUIRED	
1 SPACE/1,000 SF:	88 SPACES
PROVIDED:	106 SPACES

DATE

REVISIONS

3405 S.E. CROSSROADS DRIVE, SUITE G
PHONE: (515) 369-4400 FAX: (515) 369-4410

01/26/2021

TECH:DSH

ENGINEER:

GRIMES, IOWA

S JAMES PLAT 1
CONCEPT #2

1

2011.664

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Design LLC
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BROOKSIDE TOWNHOMES
311 SW BROOKSIDE DR.
GRIMES, IA

DESCRIPTION	DATE
PRELIMINARY SET	09/14/2019
APPROVAL SET	11/02/2019
FINAL SET	04/03/2020

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PLAN NO. 1904

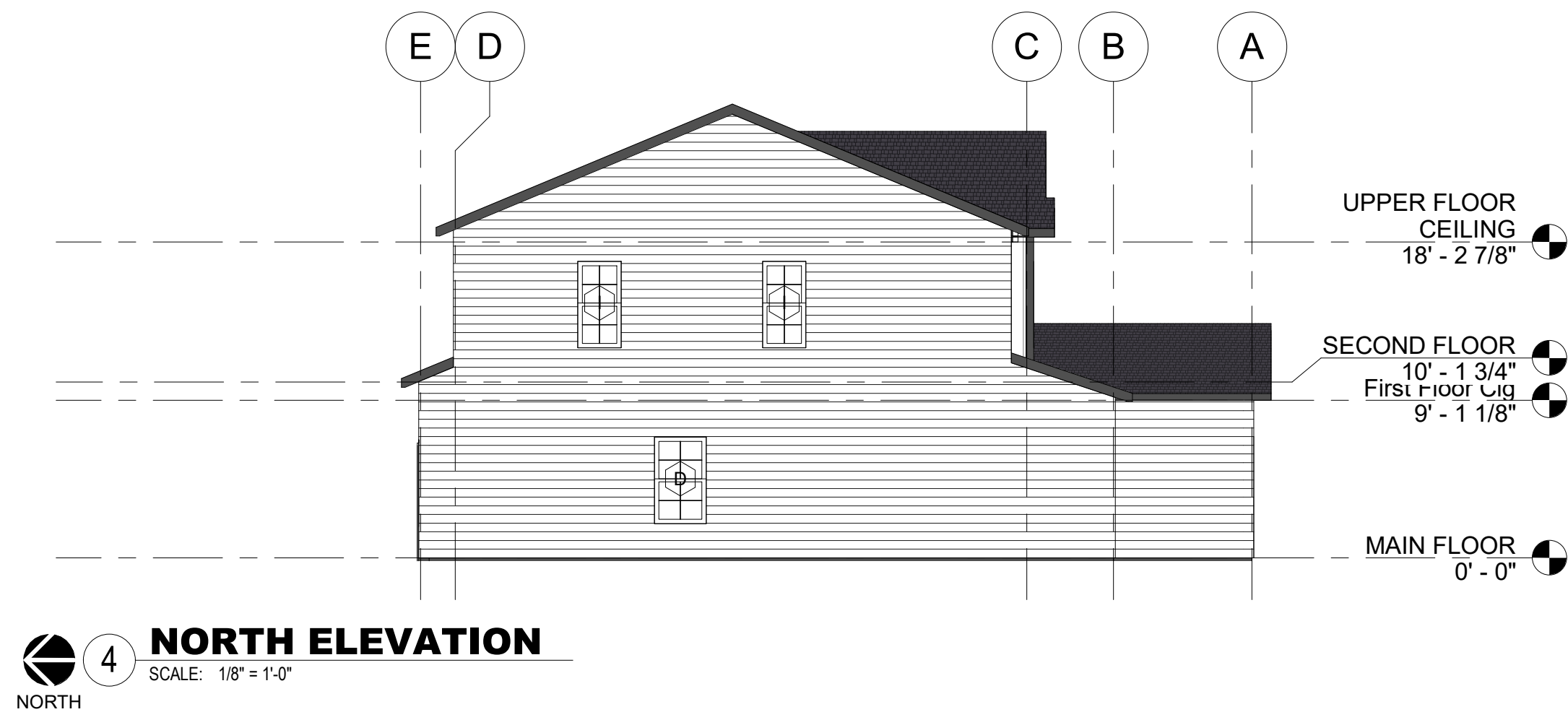
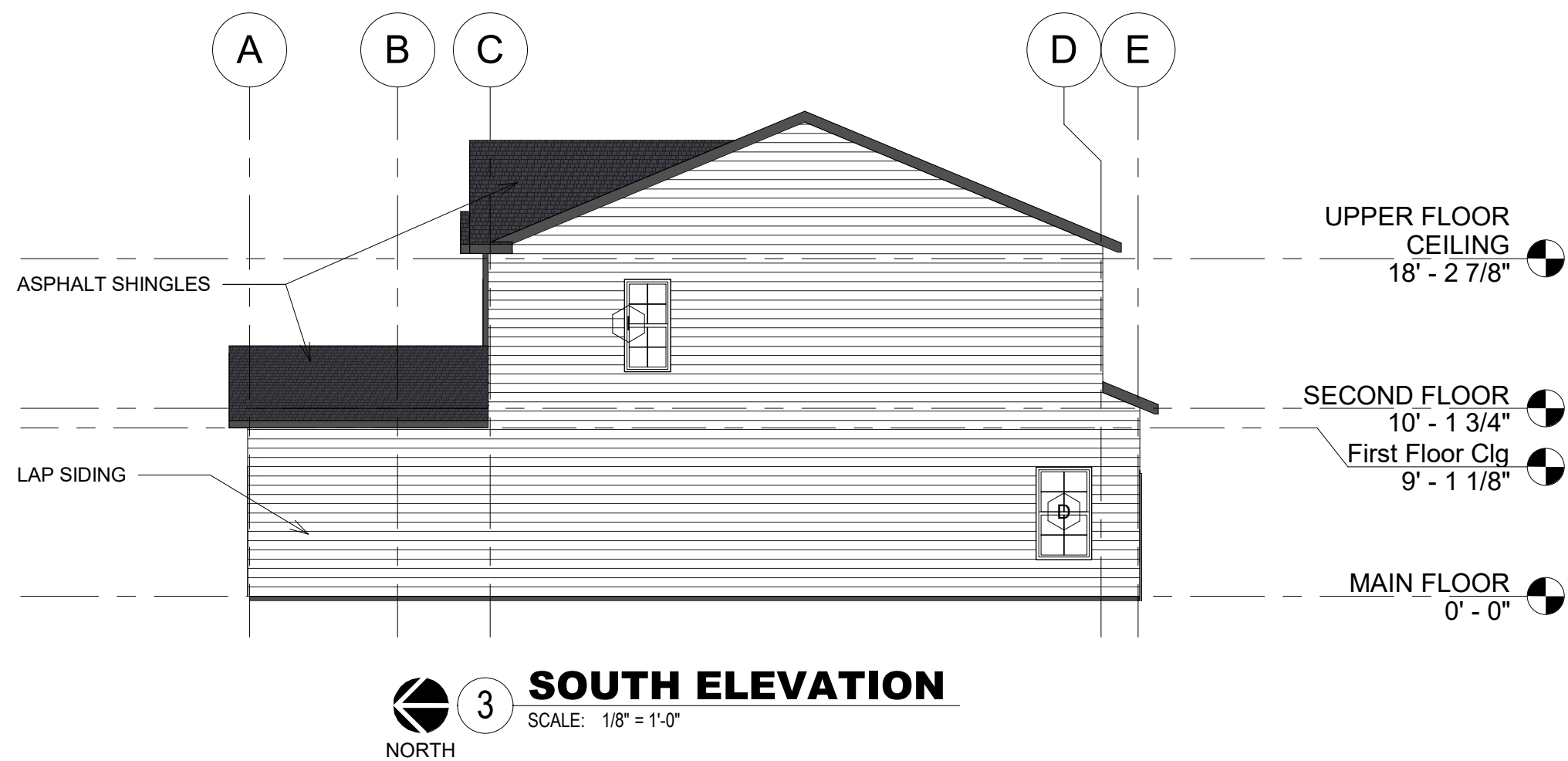
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**EXTERIOR
ELEVATIONS**

Sheet No.

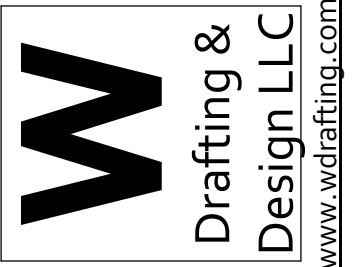
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ISSUED FOR APPROVAL

GENERAL CONTRACTOR TO VERIFY
EXTERIOR ELEVATIONS AND
MATERIAL QUANTITIES COMPLY W/
ANY AND ALL LOCAL COVENANTS.
GENERAL CONTRACTOR TO VERIFY
ALL FINISH MATERIAL SELECTIONS
W/ OWNER.



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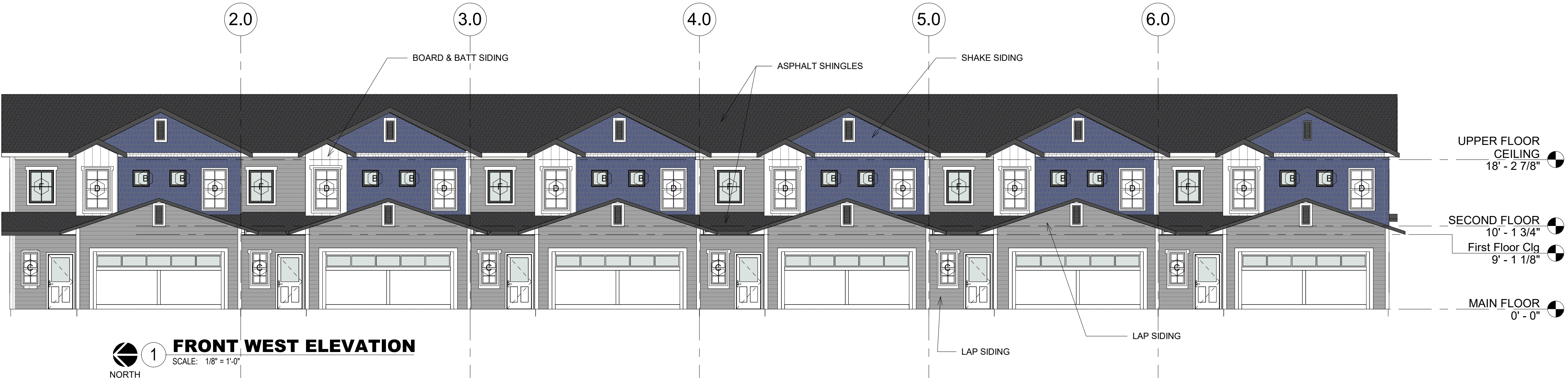


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PLAN NO.	1904
Sheet Title	EXTERIOR ELEVATIONS
Sheet No.	A2.1

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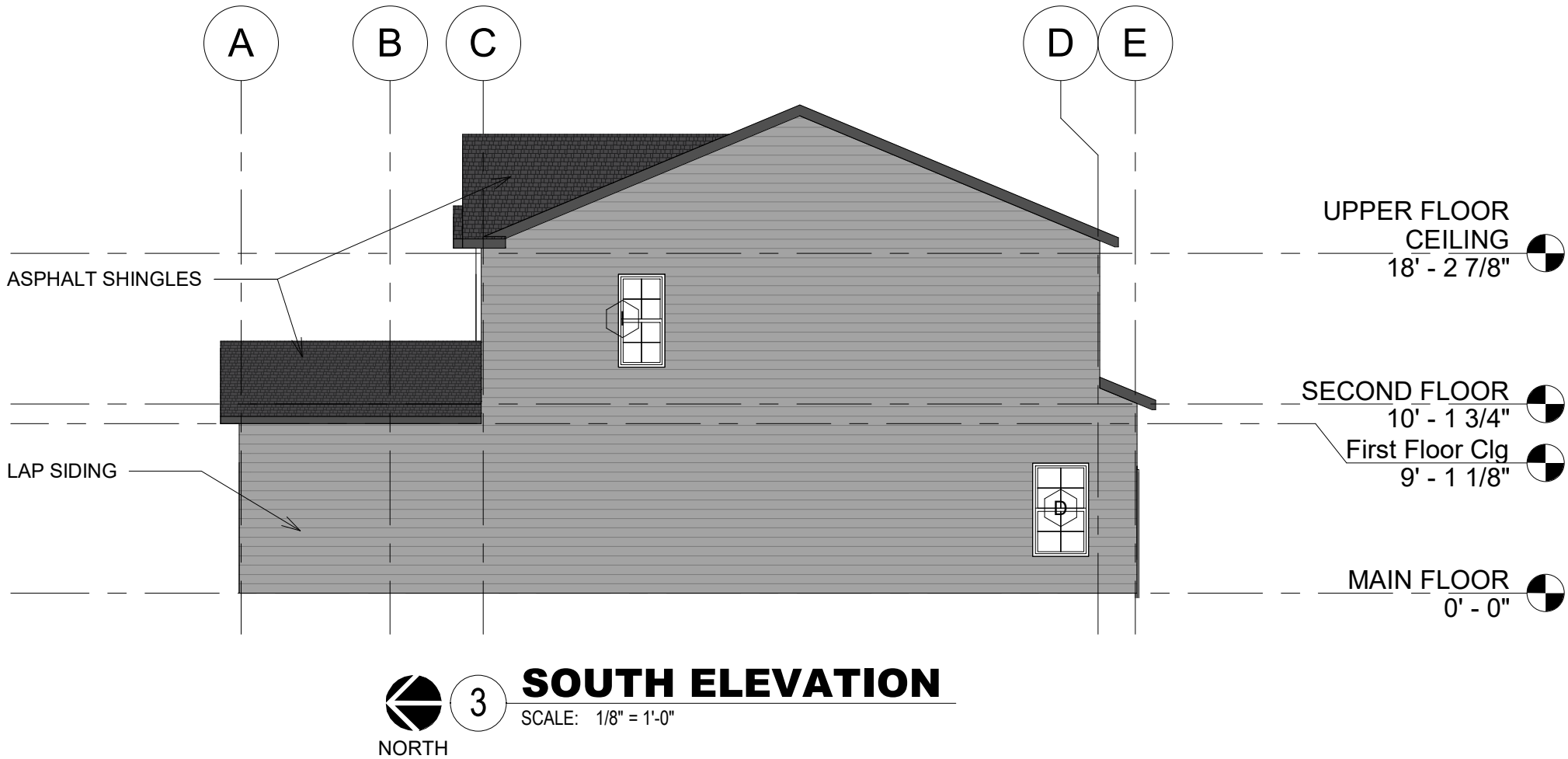
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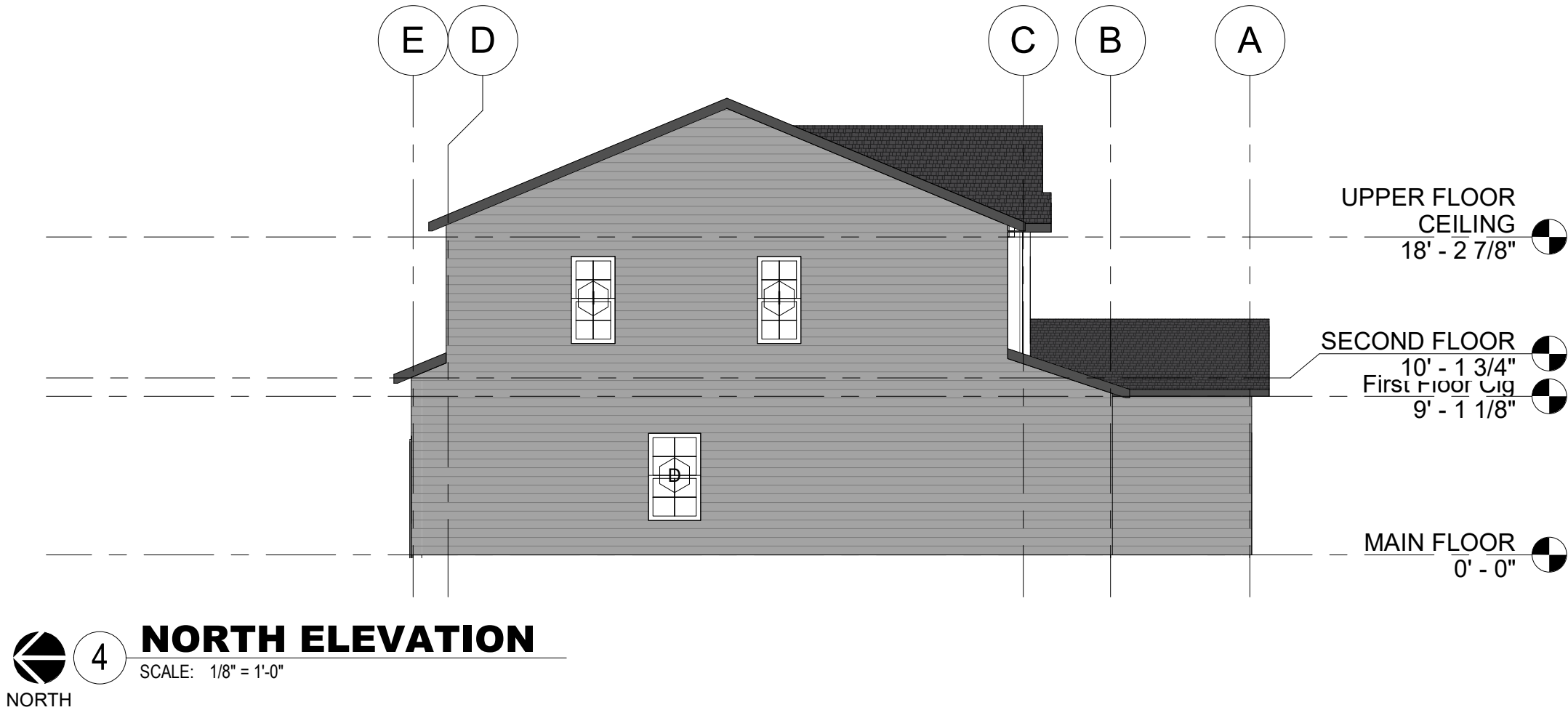
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SCALE: 1/8" = 1'-0"
NORTH



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"
NORTH



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
NORTH



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
NORTH

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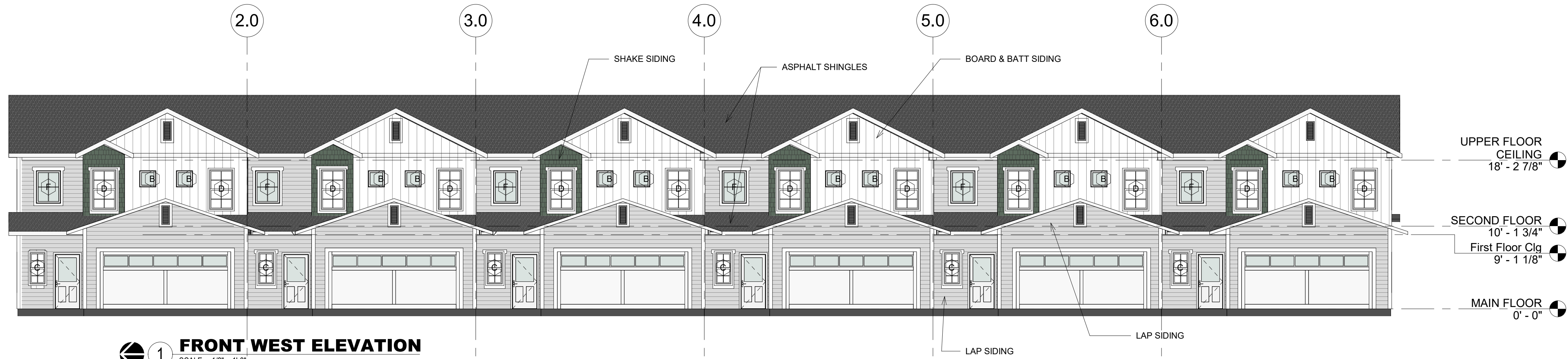
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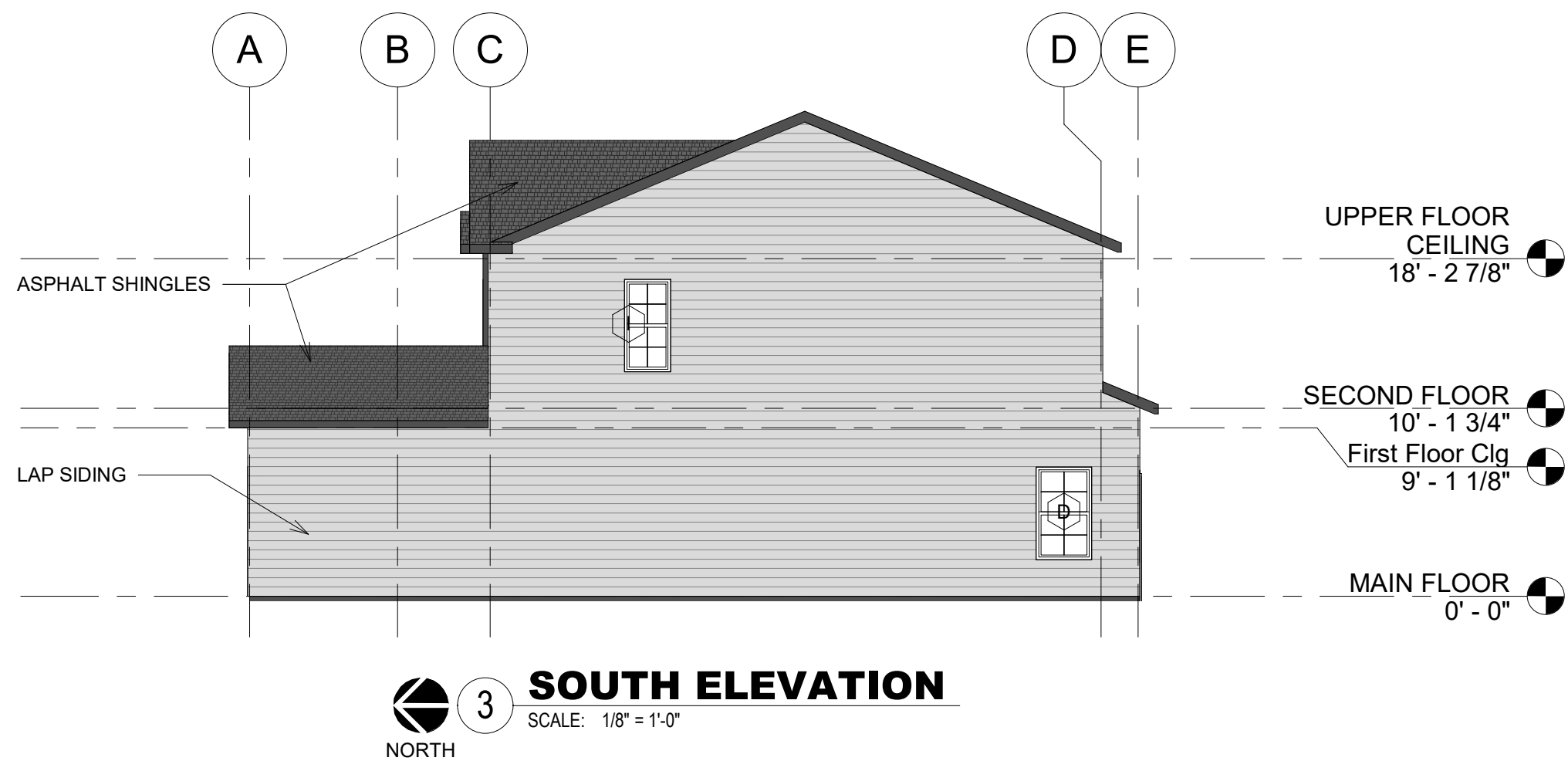
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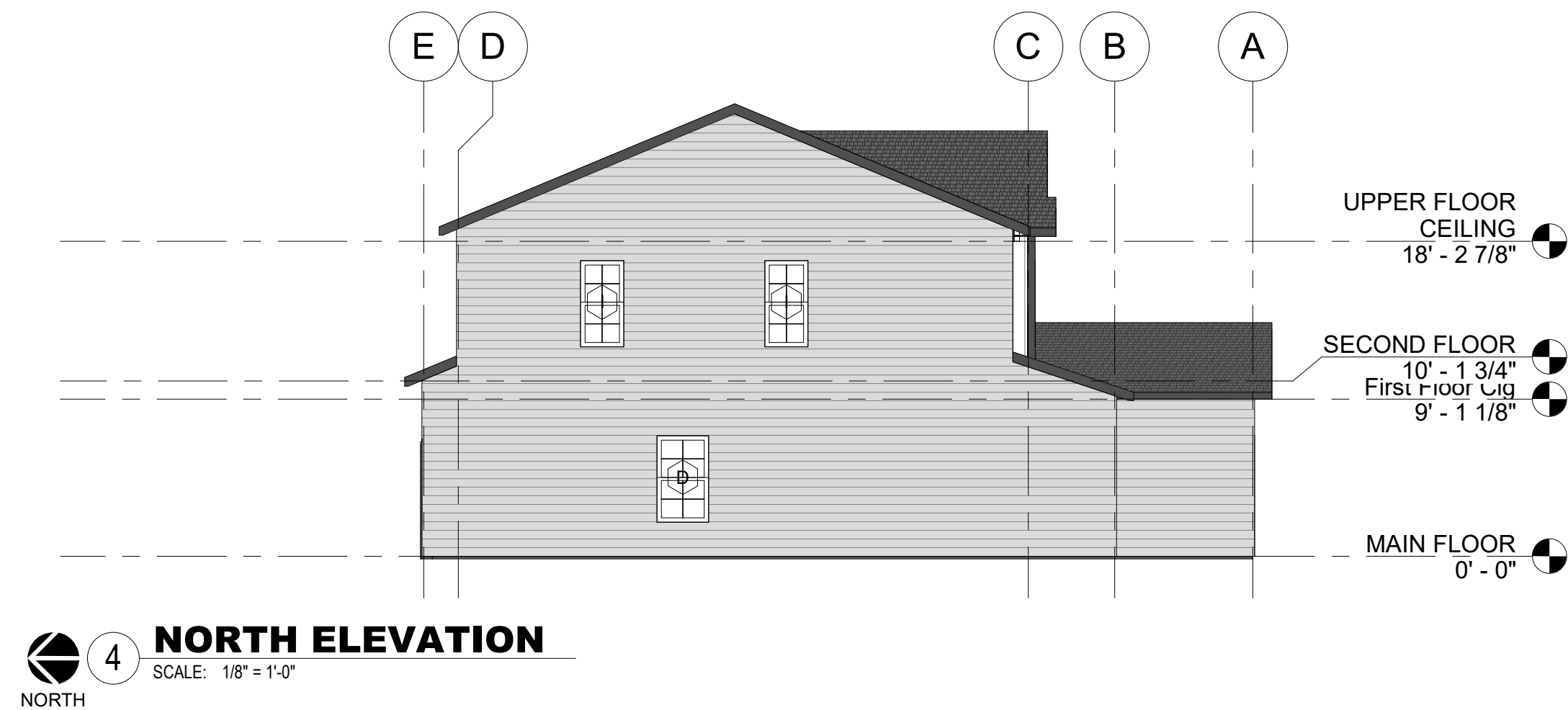
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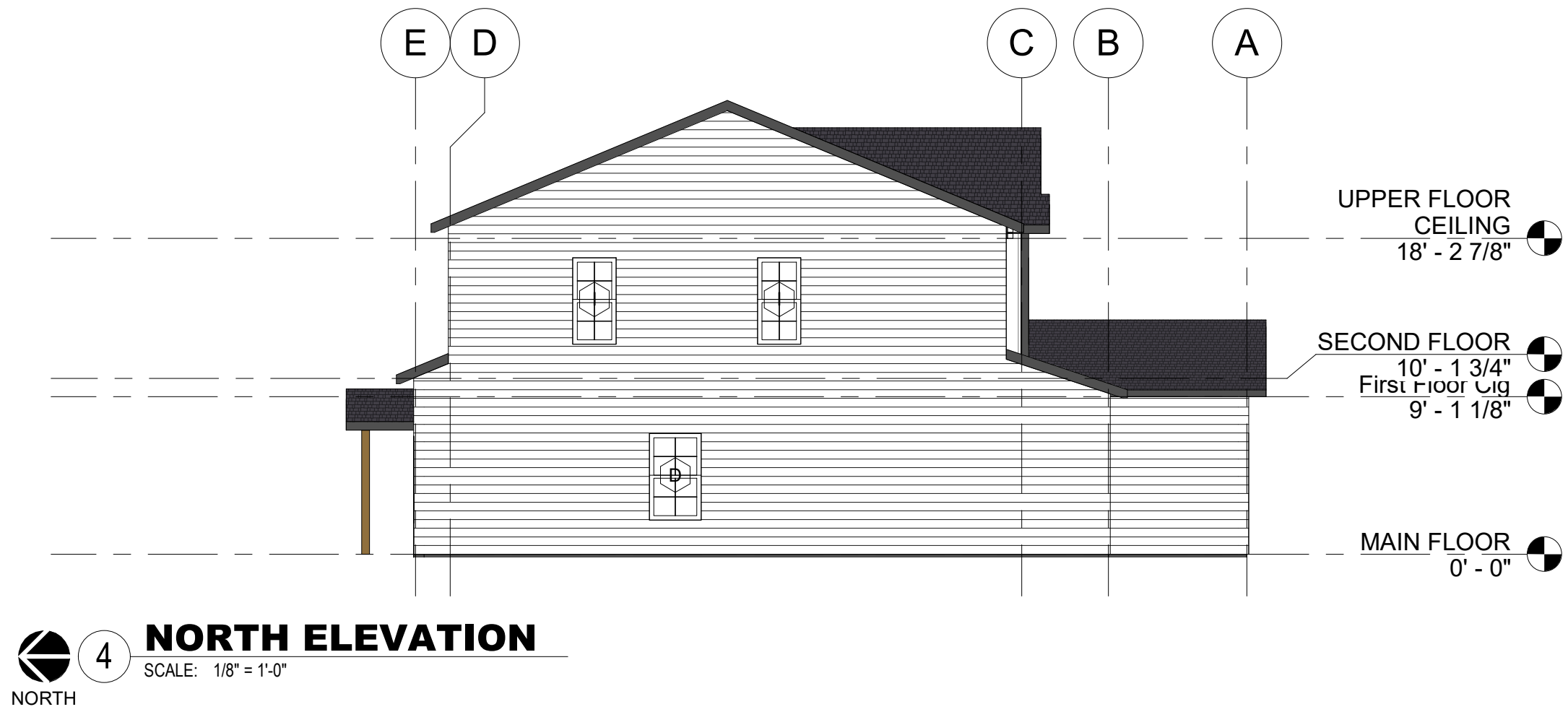
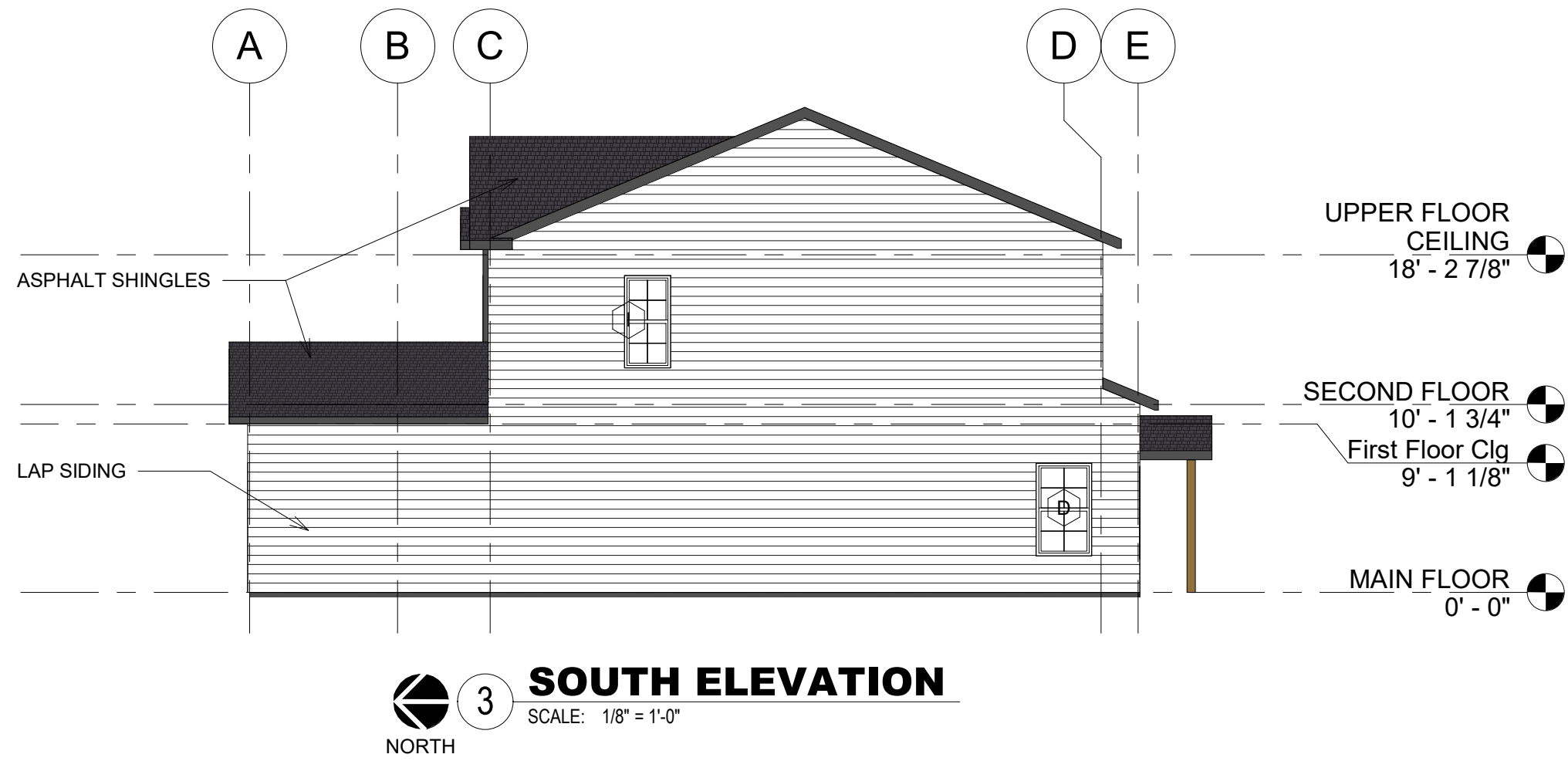
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4 NORTH ELEVATION
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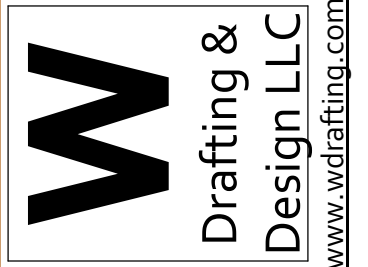
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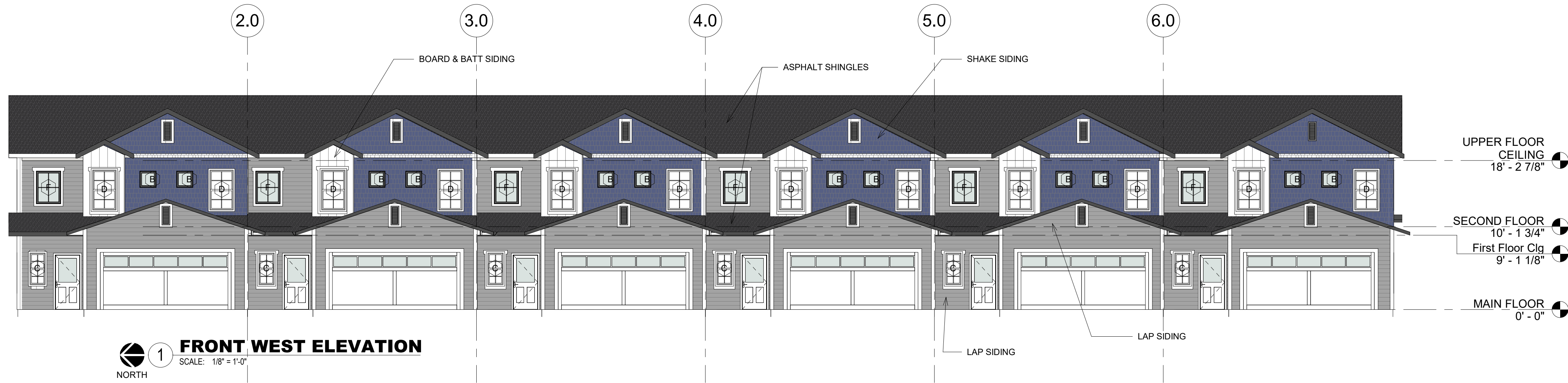
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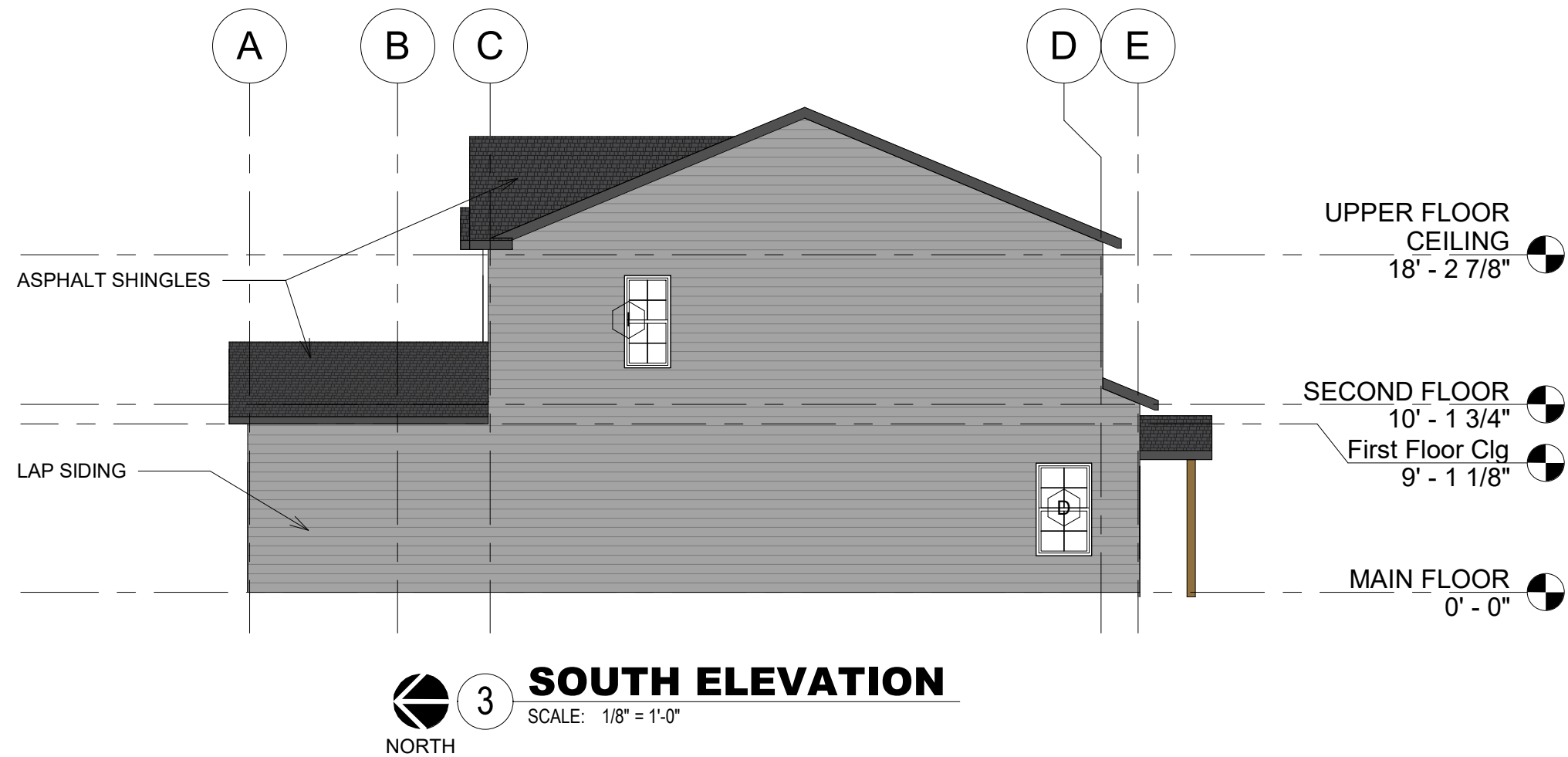
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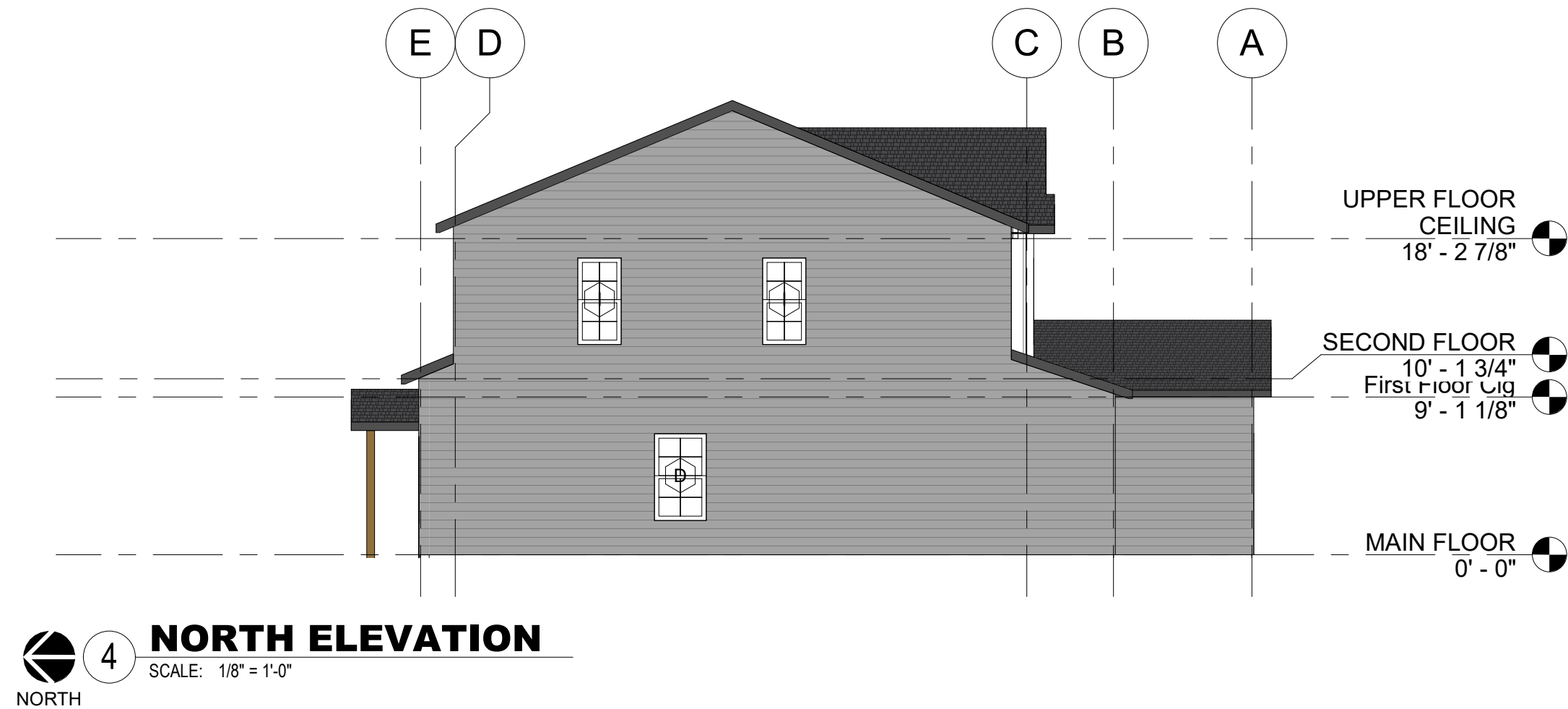
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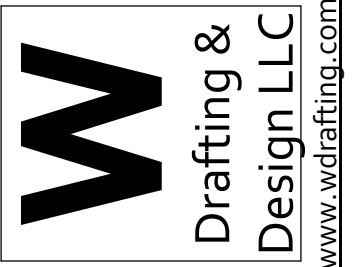


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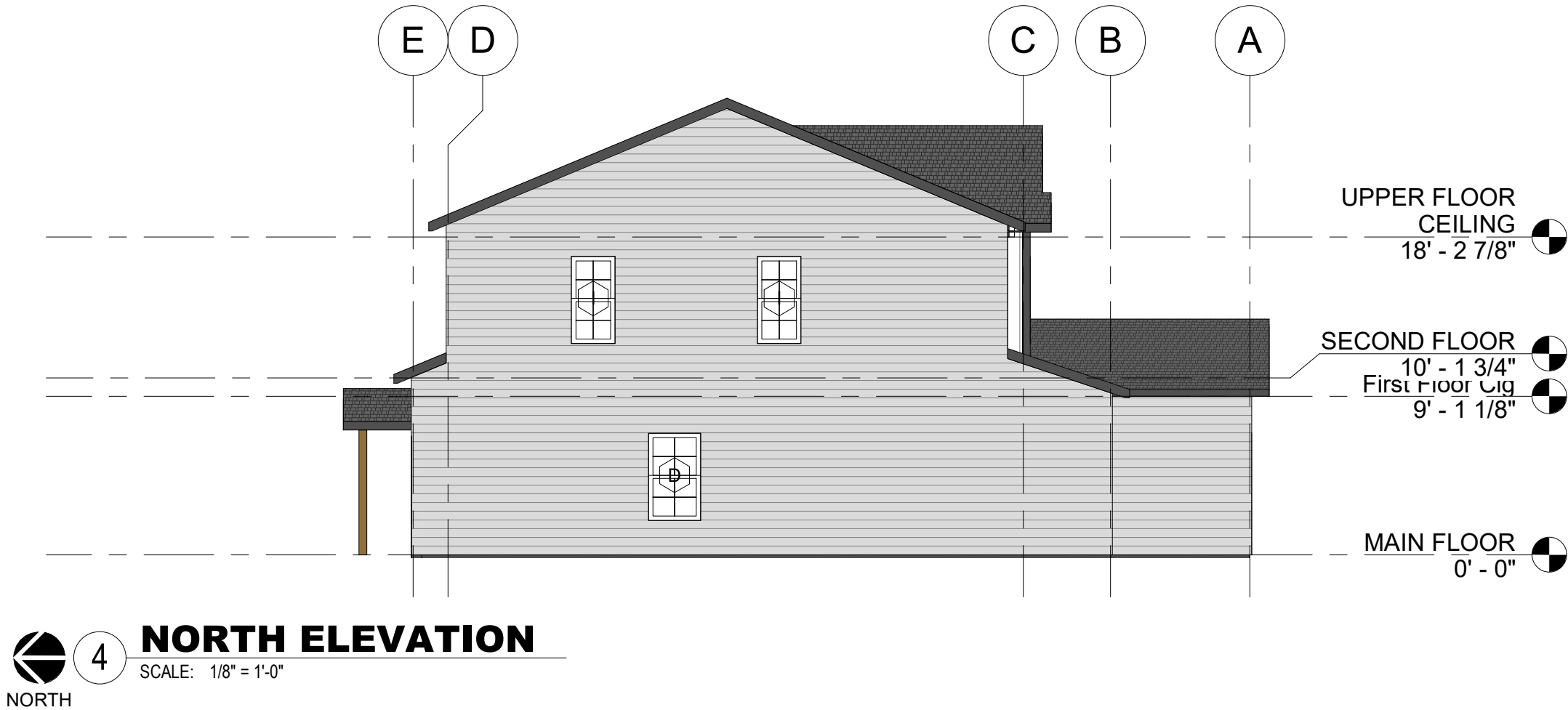
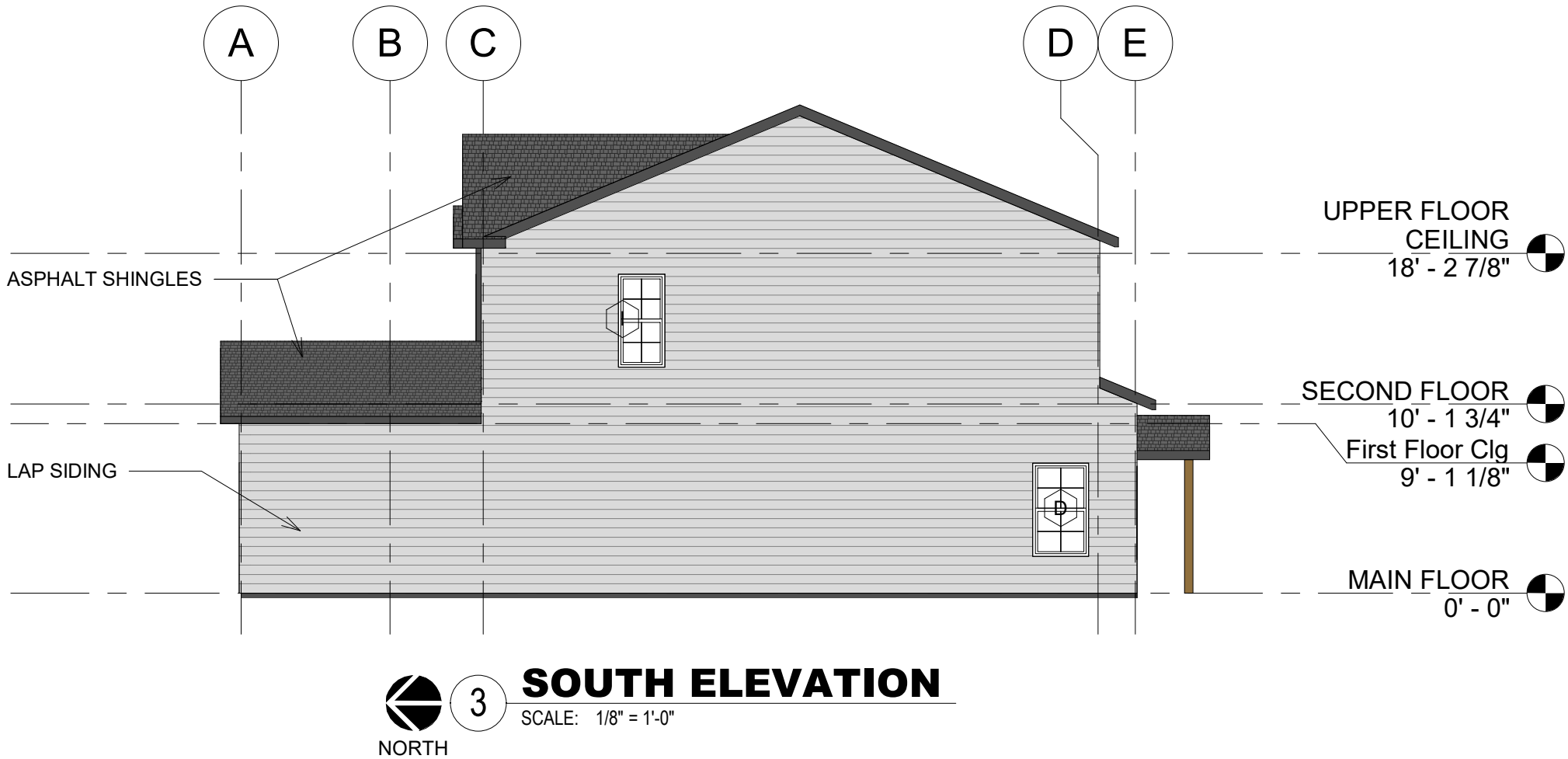


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ORDINANCE #747

AN ORDINANCE AMENDING THE GRIMES OFFICIAL ZONING MAP, PURSUANT TO THE CODE OF ORDINANCES SECTION 165.47 TO PROVIDE FOR THE FOLLOWING REZONING REQUEST:

SECTION 1. PURPOSE. This Ordinance is to amend the Official Zoning Map and the Comprehensive Land Use Map by rezoning approximately 20.7 acres legally described on Exhibit A (the "Property") from A-1 (Agriculture) to R-4 (Planned Unit Development)

SECTION 2. ADDITIONAL ZONING RESTRICTIONS. As part of this Ordinance and the rezoning established herein, certain permanent conditions and restrictions are hereby imposed upon the Property, which conditions and restrictions are in addition to existing regulations for the R-4 Zoning Classification. Said restrictions are set forth in the Zoning Change and Development Agreement (the "Agreement") by and between the City of Grimes, Iowa, and Stanbrough Realty, LLC. The Mayor is hereby authorized and directed to execute said Agreement on behalf of the City of Grimes, Iowa; and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor. All such conditions and restrictions are established and such Agreement executed and entered into, pursuant to and in accordance with the provisions of Section 414.5 of the 2020 Code of Iowa, as amended.

SECTION 3. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: EFFECTIVE DATE. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council and approved by the City Council shall be approved.

ATTEST:

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk

Exhibit A

Legal Description of Property

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTY-NINE (79) NORTH, OF RANGE TWENTY-FIVE (25), WEST OF THE 5TH P.M., POLK COUNTY, IOWA LYING WEST OF THE CHICAGO, MILWAUKEE, AND ST. PAUL RAILROAD RIGHT-OF-WAY, EXCEPT THE NORTH SIX (6) ACRES THEREOF, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF GRIMES, POLK COUNTY, IOWA.



101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846

AGENDA MEMO

For Meeting of January 12, 2020

AGENDA HEADING:

Public Hearing – Ordinance 784, 2018 Building and Fire Code Adoption

SYNOPSIS:

Since 2019, the City of Grimes has been working with the CICC, and other neighboring communities on the adoption of the 2018 Building Codes. Currently, the City of Grimes is on the 2015 code cycle, with local amendments on certain code sections. These codes include Property Maintenance, Energy Codes, Fire Codes, Plumbing Codes, Mechanical Codes, Electrical Codes, Residential Building Codes, and Building Codes (Commercial).

Staff has evaluated the 2018 Codes and has formed an ordinance which adopts those codes in their 2018 format, again with certain local amendments. A summary of both the Fire and Building Code sections is listed below:

Fire Summary

Over the last two years the Central Iowa Code Consortium (CICC) reviewed the 2018 Fire and Building codes. Several minor changes were approved and adopted by the CICC. Most were minor wording changes. Many of the cities, including Des Moines changed their threshold requirements for requiring sprinklers lower to in line with what Grimes and many of the western suburbs had adopted previously. The Fire Department is proposing 3 more significant changes to Chapter 154 of the Grimes Fire Code.

Outdoor Venue Access (Addition)

This requires access for emergency vehicles to be designed into outdoor sports and park complexes for emergency vehicles. This is an emerging issue created by large outdoor venues with multiple uses and limited access to spaces within these areas to access potential medical or trauma patients rapidly. The Fire Department is willing to explore alternatives on a case-by-case basis.

Fire Sprinklers in Self-Storage Facilities (Change)

Changing the threshold for when fire sprinklers are required in self-storage facilities from 12,000 square feet to 6,000 square feet. This change is consistent with CICC recommendations.



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Fire Sprinkler requirements for Apartments and Hotels (Deletion)

This requirement would eliminate the use of NFPA 13R sprinkler systems in apartments and hotels. NFPA 13R does not require that attics and other non-combustible spaces be covered by fire sprinklers. The result in the cost of fire sprinkler systems would be a doubling of the cost of fire sprinklers in these building types. The intent is to reduce the likelihood of having a total loss in these buildings should a fire quickly involve the attic. Nationwide a debate has been ongoing into the value of NFPA 13R systems. Fires involving the attic of these buildings often result in extensive damage to the building as a direct result of the fire, and secondarily because of the amount of water needed to extinguish the fire. NFPA 13R systems are intended only for protection of occupants and are considered successfully deployed when a fire occurs, and no loss of life occurs. NFPA 13R is not intended to provide structure protection. An NFPA 13 system would provide protection for occupants and the building.

Building Summary

Primarily we took recommendations from the CICC on changes from the base code so the metro could be relatively in sync and it would make it easier for builders, developers and architects to navigate building codes from city to city.

Two new codes are proposed to be added that were not adopted in the 2015 code cycle; ICC Existing Building Code and ICC Fuel Gas Code. These two codes are better described below.

Building Code

For properties that have a pool, or intend to install a pool, an interior door alarm will no longer be required. This was removed based on a metro survey and expense of installation.

For Commercial Properties, exterior walking surfaces will now require a barrier if there is a fall potential.

For buildings outfitted with a fire suppression system, the sprinkler riser room in some cases now may require a separation to keep first responders safe during an emergency response.

Residential Code

Consistent with the direction received during the 2015 Code Adoption, the basement ceiling drywall requirement is proposed to remain removed.

A habitable finish basement area would need an emergency escape and rescue opening.



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Currently required but we just clarified the section and aligned it with CICC recommendations.
Deck that are less than 30" in height and not attached to the house will no longer require frost footings.

Existing Building Code

The International Existing Building Code is a model code in the ICC family of codes. The main reason that the City of Grimes should adopt it is because it allows the flexibility to permit the use of alternative approaches to achieve compliance with requirements to safeguard the public health, safety and welfare in buildings that undergo addition, alteration, applicable repairs or change of occupancy. With the progress and development in Grimes existing businesses have been expanding and other businesses have been interested in saving money by purchasing an existing building. While many of these buildings are salvageable, rehabilitation is often cost prohibitive because compliance with all the requirements for new construction meeting current code could require extensive changes that go well beyond the value of the building or the scope of the repair or alteration. This code will allow for controlled departure from other International Codes while maintaining basic levels for fire prevention, structural and life safety features of the existing building. In addition to the codes, we added a requirement for an application for Zoning Compliance Certification prior to changing uses or ownership.

Plumbing

No sewer drain is allowed less than 4" in diameter and or the building drain.

Electric

Electric lines are not allowed to pass through townhouse units unless it utilizes a confines space or attic, a recorded easement is required.

Mechanical

No major change

Fuel Gas

The Fuel Gas Code is proposed to be adopted because it covers some specific requirements on gas piping systems necessary for enforcement. Staff also added specific requirements to make CSST piping safer – flexible corrugated gas piping.

Property Maintenance Code



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515.986.3036 Fax 515.986.3846

None – Prior to beginning rental inspections we will need to add details regarding our rental housing inspection program.

Energy Code

Seasonal structures such as outdoor sporting facilities are now exempt from needing to meet the provisions of the energy code.

As-Builts

An ordinance, within the Building code pertaining to as-builts is being proposed. The Ordinance will identify a policy to be approved by the City Council. The policy will outline certain requirements placed upon builders and developers to ensure that the constructed project is consistent with the approved plans. Specifically, this will relate to the grading and location of utilities.

Board of Appeals

The adoption of these code sections will also identify the establishment of a new Board/Commission. Similar to the Board of Adjustment for matters related to Zoning, it is necessary to have a Building Code Board of Appeals, which will hear cases of hardship related to the Building and Fire Code. As the City continues to grow, this particular Board will be a sounding board for all matters related to building and fire code and construction. The terms of the Board will be similar to the Board of Adjustment, 5 appointed individuals, 5-year staggered terms.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

N/A

BOARD/COMMISSION ACTION(S):

N/A

STAFF/COMMITTEE RECOMMENDATION:

Staff is recommending approval of the first consideration of Ordinance 748



ORDINANCE 748

AN ORDINANCE REPLACING GRIMES CODE OF ORDINANCES SECTIONS 144, 153, 154, 155, 156, 157, 158 AND 160 TO SPECIFY NEW BUILDING AND FIRE CODE REQUIREMENTS, AMENDING ORDINANCE SECTION 28 TO INCLUDE A NEW BOARD OF APPEALS, AND ADDING SECTION 161 AND 162 TO INCLUDE A FUEL GAS CODE AND EXISTING BUILDING CODE

BE ENACTED BY THE CITY COUNCIL OF THE CITY OF GRIMES, IOWA:

SECTION 1. Purpose. The purpose of this Ordinance is to replace Grimes Code of Ordinance Sections 144, 153, 155, 156, 157, 158 and 160 to specify new Building and Fire Code Requirements and to Amend Grimes Code of Ordinance Section 28 to include a new Board of Appeals.

SECTION 2. Amendment. The Grimes Code of Ordinance Sections 144, 153, 155, 156, 157, 158 and 160 are hereby deleted.

SECTION 3. Amendment. The Grimes Code of Ordinance is amended by adding Sections 144, 153, 155, 156, 157, 158, 160, 161 and 162 which provides as follows:

See attached Exhibit A

SECTION 4. Amendment. The Grimes Code of Ordinance is amended Sections 28, which provides as follows:

See attached Exhibit B

SECTION 5. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 6. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 7: Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this ____ day of _____ and approved on this ____ day of _____, 2021.

Scott Mikkelsen, Mayor

Rochelle Williams, City Clerk

CHAPTER 28BOARD OF APPEALS BOARD

28.01 Board Created
28.02 Organization
28.03 Election of Officers
28.04 Powers and duties
28.05 Procedures

28.06 Open Hearings
28.07 Board Decisions
28.08 Records and Copies
28.09 Court Review
28.10 Stays of Enforcement

28.01 Board Created. A Board of Appeals Board is created to accomplish the following purpose:

1. To hear an appeal filed by any property owner adversely affected by a decision, order or determination of the Development Services Director, Building Administrator, Code Enforcement Officer, Fire Chief, Fire Marshal or other Building or Fire Department Representative, relative to the application of Building Codes, Fire Codes, City Ordinances, and any City adopted International Building Code, International Residential Code, International Existing Building Code or International Property Maintenance Code with regard to property maintenance, fire or building code compliance.
2. To formulate and report to the appropriate governing body from time to time recommendations for action by them upon such amendments to the City Ordinances relating to City Building Codes as the public welfare, health and safety may require.

28.02 Organization. The Board of Appeals Board shall consist of not less than five members who are qualified by experience and training to act on matters pertaining to building construction, property maintenance, hazards of fire, hazardous conditions or and who are not employees of the City. Members shall be appointed by the Mayor and approved by City Council for five-year terms. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. Matters relating to the powers and duties of the Appeals Board shall be as provided by any applicable state statutory provisions and the terms of this chapter.

1. Chairperson. The duties of the Chairperson shall be:
 - A. To preside over all meetings of the Board.
 - B. To call special meetings.

- C. To represent or designate a representative of the Board at public affairs.
 - D. To act as the liaison between the Board and the Council.
2. Vice Chairperson. The duties of the Vice Chairperson shall be:
- A. To act as the Acting Chairperson in the event that the office of the Chairperson is vacated due to illness, resignation, absence or other cause.
 - B. To perform other duties as assigned at the request of the Chairperson.
3. Secretary. The duties of the Secretary shall be:
- A. To review and maintain a permanent record of and sign the proceedings of all Appeals Board meetings.
 - B. To be responsible for forwarding copies of all proceedings to the office of the City Clerk.
 - C. To notify Appeals Board members and others entitled to be informed of any special meetings.
 - D. Perform other duties as assigned at the request of the Chairperson.

The Appeals Board shall be appointed by the Mayor and approved by the Grimes City Council, and shall serve staggered and overlapping terms.

An Appeals Board member shall not vote on an appeal in which that member has a personal, professional or financial interest.

28.03 ELECTION OF OFFICERS.

1. The officers of the Appeals Board will be a Chairperson, Vice Chairperson and Secretary.
2. The Chairperson, Vice Chairperson and the Secretary will be elected by the Appeals Board at the first meeting in January, nomination having been made from the floor. A majority vote of those present shall constitute an election, providing a quorum is present.
3. Tenure of Office. The tenure of an officer shall be for a period of one year. An officer may be elected for a succeeding year but not more than three years.

28.04 Powers and Duties. Hearing appeals based on claims that the true intent of the City Building Code, City Ordinances or any City adopted International Building Code, International Existing Building Code, International Fire Code, International Residential Code or International Property Maintenance Code have been incorrectly interpreted or that the provisions of those codes or ordinances do not apply to a specified circumstance on appeal.

The Board shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this chapter. Meetings shall be held at the call of the Chairperson or Acting Chairperson in the absence of a Chairperson, and at such other times as the Board may determine. The Chairperson, or in the Chairperson's absence the Acting Chairperson, may administer oaths. All meetings shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep a record of any appeal hearing and the Appeals Board's written decision on any appeal, all of which shall be of public record and be immediately filed in the office of the City Clerk.

28.05 Procedures. Any person directly affected by a decision, notice or order of the Development Services Director, Building Official, Fire Chief, Fire Marshal, Code Enforcement Officer, or other Building or Fire Department Representative issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 10 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of the building code or ordinance has been incorrectly interpreted, the provisions of the building code or ordinance provisions in question do not apply, or the requirements of the building code or ordinance are adequately satisfied by other means. When an appeal is filed with the Board, the appellant shall pay a fee set in the fee table located in chapter XX to the Clerk to be credited to the General Fund of the City.

The Development Service Director shall forthwith transmit to the Appeals Board all papers constituting the record upon which the action appealed from was taken. The Appeals Board shall fix a reasonable time for the hearing on the appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person, by designee or attorney.

28.06 Open hearing. Hearings before the Appeals Board shall be open to the public. The appellant, the appellant's representative, the Development Services Director, Building Administrator, Fire Chief, Fire Marshal and/or the Building or Fire Department

Official's designee, witnesses of the parties and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of a minimum of three-fifths of the board membership.

28.07 Board decision. The Appeals Board shall modify or reverse the decision of the Development Services Director, Building Administrator, Fire Chief, Fire Marshal, Code Enforcement Officer or other Building Department Representative only by a concurring vote of a majority of the total number of appointed board members. The Development Services Director or Fire Chief shall take immediate action in accordance with the decision of the board.

28.08 Records and copies. The decision of the board shall be recorded with the City Clerk. Copies shall be sent to the Appellant and to the Development Services Director.

28.09 Court review. The Appellant shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision with the City Clerk.

28.10 Stays of Enforcement. Appeals to the Appeals Board of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is decided by the Appeals Board.

SECTION 1. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 2. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3: Effective Date. This ordinance shall be in effect XXX XX, 2021 after its final passage, approval and publication as provided by law.

CHAPTER 144

PROPERTY MAINTENANCE CODE

144.01 Adoption of 2018 International Property Maintenance Code	
144.02 Amendments, Modifications and Deletions	144.05 Occupancy Violations
144.03 Enforcement	144.06 Evictions
144.04 Right of Entry	144.07 Government Exempt
	144.08 Violations

144.01 ADOPTION OF 2018 International Property Maintenance Code

Pursuant to published notice and public hearing as required by law, the 2018 International Property Maintenance Code is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2015 International Property Maintenance Code is on file in the office of the Clerk.

144.02 Amendments, Modifications and Deletions The following deletions, modifications and amendments are made to the International Property Maintenance Code, 2018 Edition, herein after referred to as the IPMC.

1. Section 101, Title; insert City of Grimes, Iowa as name of jurisdiction.
2. Section 102 of IPMC, "Applicability, Sub-section 102.1 General," by inserting the following after the first paragraph:

Partial Invalidity: In the event that any part or provision of this code is held to be illegal or void, this shall not cause any other part or provision of this code to illegal or void.

3. Amend Section 102.3 by deleting "International Zoning Code" and inserting "applicable codes that are adopted by the City of Grimes".
4. Amend Section 102 Applicability by adding the following subsection thereto:

Section 102.11 Permits required. No or structures regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has been obtained from the Building Official in the manner and according to the applicable conditions prescribed in the Building Codes.
5. Section 103.1, General is amended by deleting "the department of property maintenance inspection" and inserting "Building Department," and by replacing "code official" with "Building Official". Throughout this code wherever these words appear this is how they shall be interpreted.
6. Amen Section 104.2, Inspections of the IPMC, by inserting the following after the first paragraph:

Personnel currently employed by the City of Grimes and actively working in the Building Department as a Building Inspector, Building Official, or working in the Fire Department as a Fire Fighter, Fire Marshall or Fire Chief or any similar position as determined by the City, are hereby deemed as qualified, certified, licensed or otherwise authorized to perform electrical, mechanical, plumbing, fire, building, rental housing and property maintenance inspections and to perform any similar duties necessary to enable compliance with the adopted code provisions of the City, and to fulfill the duties and responsibilities specifically listed in the job descriptions of said personnel.

7. Delete Chapter 113 Board of Appeals - Replace with:

City Ordinance Chapter 28 Board of Appeals

Add: 111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

8. Section 202 general Definitions shall be amended by adding the following subparagraphs thereto:

“Apartment House” is any building or portions thereof that contains three or more Rental Dwelling Units, and for the purpose of this code, includes Residential Condominiums and Townhomes.

“Rental Dwelling Unit(s)” is any building or portion thereof that contain living facilities, including provisions for sleeping, eating, cooking and sanitation as required by this code and rented for monetary compensation.

“Congregate Residence” is any building or portion thereof that contain facilities for living, sleeping and sanitation, as required by this code, and may include facilities for eating and cooking, for occupancy by other than a family. A congregate residence may be a shelter, covenant, monastery, dormitory, fraternity or sorority house, but does not include jails, hospitals, nursing homes or lodging houses.

9. Section 302.4 Weeds is amended by deleting and inserting “12 inches”.

10. Section 303.2 Enclosures is amended by inserting the following sentence to the exception: "This is at the discretion of the Building Official".
11. Section 304.12 Amend Handrails and Guardrails by adding the following sentence thereto:
- "Handrails and guard rails shall meet the requirement of the International Building or Residential Code enforced at the time of inspection. Exception: For buildings constructed prior to adoption of this Chapter, handrails/guardrails, which are structurally sound and provide the same height and opening protection as was required by the building code when the structure was originally constructed."
12. Section 307.1 General is amended by deleting the paragraph and exception and inserting the following paragraph thereto:
- "Handrails and guardrails shall meet the requirement of the International Building or Residential Code enforced at the time of inspection. Exception: For buildings constructed prior to adoption of this Chapter, handrails/guardrails, which are structurally sound and provide the same height and opening protection as was required by the building code when the structure was originally constructed."
13. Section 602.3 Heat Supply and 602.4 Occupied Work Spaces shall be amended by inserting September 1st through May 30th for the [DATE] to [DATE] in each section.
14. Section 604.2 Service shall be amended by adding the following sentence thereto:
- "Single Family, Duplex and Row Townhomes shall have a minimum of 100 amperes."
15. Section 604.2 Service is amended by inserting the following subparagraph thereto:
- "Exception: For buildings constructed prior to the adoption of this Chapter, services that are below 100 Amps but no less than 60 Amps, and in good, safe and operational order as required by the building code when the structure was originally constructed."
16. Section 605.2 Receptacles is amended by inserting the following subparagraph thereto:
- "All general purpose outlets requiring GFCI protection as required by the National Electric Code enforced at the time of inspection shall be in place."

144.03 Enforcement The Building Official, Fire Chief and/or their designated representative are hereby authorized and directed to enforce all the provisions of this chapter. For such purposes, the Building Official, Fire Chief and/or their designated representative shall have the power to render interpretations of this chapter and to adopt and enforce rules and supplemental regulations to clarify the applications of its provisions.

1. Inspections shall not be conducted with a minor as the sole representative of the owner(s)/agent. Inspections shall not be conducted against the will of the tenant without the building owner(s)/agent being present. Inspections shall not be conducted without prior notice to the tenant, as required by Iowa Law.

2. When receiving or responding to complaints from rental property tenants, the city will typically intervene only if the tenant has presented their concerns in writing to the owner(s)/agent with a ten (10) day notice to respond, and the owner(s)/agent has failed to respond. Exception: Life/Fire safety issues such as smoke detectors, blocked exits, exposed wiring or similar.

144.04 Right of Entry When it is necessary to make an inspection to enforce the provisions of this code, or when the Building Official has reasonable cause to believe that there exists in a building or upon a premises a condition that is contrary to or in violation of this code that makes the building or premises unsafe, dangerous or hazardous, the Building Official may enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

144.05 Occupancy Violations Whenever any building or structure or equipment therein regulated by this Code is being used contrary to the provisions of or does not meet the requirements of the Grimes Code of Ordinances, the Building Official may order repairs to remedy said infraction or may order such use discontinued and the structure, or the portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use or remedy the infraction within a time prescribed by the Building Official after receipt of such notice to make the structure, or portion thereof comply with the requirements of this Code. If the property is a rental unit or structure the Building Official shall have the power to start eviction proceedings.

144.06 Eviction Tenants can and shall be evicted from the premises by the Building Official after proper notice of violations. Shall it become necessary for

the Building Official to proceed with eviction procedures, all legal and actual cost associated with the action shall be paid in full by the owners, agents or others prior to any tenant being allowed to reoccupy the structure. If the owners, agents or others fail to pay all cost after the 3rd notice the City of Grimes shall have the right to apply a lien on said property all cost associated with the action.

144.07 Government Exempt The provisions of this Chapter shall not apply to the United States of America and the State of Iowa or any of their agencies.

144.08 Violations An owner's failure to comply with the provisions of section 144.04 or section 144.05 constitutes a municipal infraction of the City of Grimes Ordinance. A municipal infraction shall subject the owner to a civil penalty as set forth in Grimes Code of Ordinances Chapter 4.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect ~~XXX X~~, 2021 after its final passage, approval and publication as provided by law.

CHAPTER 153

ENERGY CODE

- 153.01 Adoption of 2012 International Energy Conservation Code and State of Iowa Energy Code
- 153.02 Applicability
- 153.03 Amendments, Modifications and Deletions
- 153.04 Conflict with State Laws
- 153.05 Administration and Enforcement
- 153.06 Plan Approval

153.01 ADOPTION OF 2012 INTERNATIONAL ENERGY CONSERVATION CODE.

Pursuant to published notice and public hearing as required by law, the 2015 International Energy Conservation Code is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2015 International Energy Conservation Code is on file in the office of the Clerk.

153.02 APPLICABILITY

The "State of Iowa Energy Code" Adopted by The City of Grimes applies to all commercial construction, whether new construction or construction work on existing buildings. These requirements also apply to all new construction of one and two family residences in this city, but not to renovation or remodeling of one and two family residences.

153.03 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the 2012 International Energy Conservation Code are hereby made:

Delete section 101.1.

Delete section 101.2.

Delete section 103.3.1.

Delete section 103.3.2.

Delete section 103.3.3.

Delete section 103.4.

Delete section 103.5.

Delete sections 104, 107, 108, and 109 and all sections contained within each of these.

Delete chapter 5.

Section 408.2 Insert: The Commissioning Agent shall be in no way affiliated with the project's design, installation or sale of products, to avoid any conflict of interest. The Commissioning Agent shall be accredited by an industry-recognized certification program, to be determined by the AHJ.

Modify Code Section: C408.2

Replace with the following language:

C408.2 Mechanical systems and service water-heating systems commissioning and completion requirements. Prior to the final mechanical and plumbing inspections, the registered the registered design professional or approved agency shall provide evidence of mechanical systems commissioning and completion in accordance with the provisions of this section. The Commissioning Agent shall be in no way affiliated with the project's design, installation or sale of products, to avoid any conflict of interest. The Commissioning Agent shall be accredited by an industry-recognized certification program, to be determined by the AHJ.

Add Code Section C402.1.1.1 Seasonal Structures

C402.1.1.1 Seasonal Structures. The following seasonal type structures are exempt from meeting the provisions of this code. (These facilities are allowed to have heating and/or cooling equipment for the temporary comfort of patrons and employees during operating hours.)

1. Food Service Buildings that serve patrons at amusement parks, water parks and outdoor sporting facilities. The buildings can only be occupied by employees, must not be able to allow patrons to be served within the facility and must have as its sole means of serving customers, an operable exterior serving window.
2. Restroom Facilities that serve amusement parks, water parks and outdoor sporting facilities.

153.04 CONFLICT WITH STATE LAWS

Nothing in this chapter or in the 2012 International Energy Conservation 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.

153.05 ADMINISTRATION AND ENFORCEMENT

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

153.06 PLAN APPROVAL

Energy compliance documentation/forms shall be required for all construction commercial and residential.

Buildings that exceed 100,000 cubic feet of conditioned space are required to meet the ASHRAE 90.1-2004 or better standard and must be reviewed and approved by a licensed architect or engineer.

SECTION 1 Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 2 Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3 Effective date. This ordinance shall be in effect XXXX X, 2021 after its final passage, approval and publication as provided by law.

Passed by the City Council on this XXth day of XXX 2020 and approved on this XXth day of XXX, 2020.

CHAPTER 154

FIRE CODE

Sections:

- 154.010 Purpose.
- 154.020 Warning—Reliance upon chapter.
- 154.030 Interpretation.
- 154.040 Adoption of International Fire Code.
- 154.050 Enforcement.
- 154.060 Fire Prevention bureau.
- 154.070 Definitions
- 154.080 Establishment of limits of districts in which storage of Flammable or combustible liquids in outside aboveground tanks are to be prohibited.
- 154.090 Establishment of limits in which bulk storage of liquefied petroleum gases are to be restricted.
- 154.095 Requirements for temporary installations of liquefied petroleum tanks.
- 154.100 Establishment of limits of district in which storage of explosive and blasting agents is to be prohibited.
- 154.110 Additions, deletions, modifications and amendments.
- 154.120 New materials, processes or occupancies which require permits.
- 154.130 Outstanding permits.

CHAPTER 154

FIRE CODE

154.010 PURPOSE. The purpose of this chapter is to prescribe regulations governing conditions hazardous to life and property from fire and explosion, handling or use of hazardous materials and the use and occupancy of buildings and premises.

154.020 WARNING – RELIANCE UPON CHAPTER. No person shall place reliance upon this chapter, any inspections performed or certificates issued pursuant to this chapter, as indicating the safety of or quality of construction of any particular premises. Neither this chapter nor inspections made pursuant thereto nor certificates issued are intended to assume the duty of any person to adequately construct and maintain a premises or provide a safe premises or to, in any way, indicate a decrease in the risk associated with the use or occupancy on any premises. A certification that a premise has been inspected pursuant to this chapter shall not, in any way, constitute a warranty or guarantee of the safety or quality of that premises.

154.030 INTERPRETATION. The statements of legislative intent made in Sections 154.020 shall govern and take precedence over any other language contained in this chapter or the International Fire Code, 2015 Edition, adopted in this chapter.

154.040 ADOPTION OF INTERNATIONAL FIRE CODE (IFC). The International Fire Code, **2018** Edition, published by the International Code Council, commencing with Chapter 1, except those provisions thereof which are, in this chapter, deleted, modified or amended, is adopted as and shall constitute the “Fire code of the City,” prescribing regulations governing conditions hazardous to the general welfare of the city and the same is, by this reference, incorporated in this chapter as fully and completely as if set forth in full in this chapter subject to the foregoing. The fire code of the city may also be known, referred to and cited as the “Fire Code.”

154.050 ENFORCEMENT. The fire code shall be enforced by the fire chief of the fire department, building official or their designees.

154.060 DEPARTMENT OF FIRE PREVENTION. The department of fire prevention is established within the city of Grimes under the direction of the fire chief which shall consist of such fire department personnel as may be assigned thereto by the fire chief and who shall be designated by the fire chief. The function of the department of fire prevention shall be to assist the fire chief in the performance of his/her duties and to assist the building official in the performance of the inspection duties. It is the intent that the inspection assistance rendered to the building official or such designated persons shall be in the form of technical assistance and advice upon request and the inspection herein prescribed as designated by the city council.

154.070 DEFINITIONS. For use in this chapter the following terms are defined:

- a. Wherever the word "jurisdiction" is used in the International Fire Code, it shall be held to mean City of Grimes, Iowa.
- b. Wherever the term "fire code official" is used it shall be held to mean "fire chief" or a duly authorized representative.

154.080 ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN OUTSIDE ABOVE GROUND TANKS IS TO BE PROHIBITED.

1. The limits that are placed on IFC Chapter 57 in which outside aboveground storage of flammable or combustible liquids is restricted are hereby established as follows: the entire City of Grimes, Iowa.

Exceptions:

- a. An aggregate amount of one thousand (1000) gallons or less may be stored above ground on a premise if used exclusively for heating of such premises. A permit is required and the proposed installation must be approved by the Fire Code Official prior to issuance of a permit.
 - b. Any new outside installation of a generator that is not fueled by natural gas shall be limited to a maximum of 1,500 gallons of Class II fuel in a NFPA/UL compliant sub-base tank; quantities greater than 1,500 gallons but less than 5,001 gallons of a Class II fuel shall be stored in an approved vaulted tank, if the application and installation is otherwise authorized. A permit is required and the proposed installation must be approved by the Fire Code Official prior to issuance of a permit.
 - c. Approved bulk storage facility for the sale or storage of fuels as permitted by Chapter 165. (Zoning Regulations)
2. The limits that are placed on IFC Chapter 57 in which new bulk plants of flammable or combustible liquids are prohibited are hereby established as all zoning districts in the city except "M-2" General Industrial. A site plan must be submitted, identifying the desired location of the proposed tank(s) and a permit will be required.

154.090 ESTABLISHMENT OF LIMITS IN WHICH BULK STORAGE OF LIQUEFIED PETROLEUM GASES IS TO BE RESTRICTED. The limits that are placed on Section 6104.2 in which storage of liquefied petroleum gases is to be restricted to are hereby established as follows: the entire City of Grimes, Iowa.154.095 REQUIREMENTS FOR TEMPORARY INSTALLATIONS OF LIQUEFIED PETROLEUM TANKS. Temporary installations LP tanks in excess of 499 lbs., individually or in aggregate, require a permit and the location must be identified with the permit application. Permits are good for thirty calendar days. Installations requiring more than thirty days will require a permit renewal. Residential properties will have a maximum of 600 lbs, individually or in aggregate.

154.100 ESTABLISHMENT OF LIMITS IN WHICH STORAGE OF EXPLOSIVE AND BLASTING AGENTS IS TO BE PROHIBITED. The limits that are placed on Section 5601.1 in which storage of explosives and blasting agents is to be restricted to are hereby established as all zoning districts in the city except "M-2" General Industrial.

154.110 ADDITIONS, DELETIONS, MODIFICATIONS AND AMENDMENTS. The following additions, deletions, modifications and amendments are made to the International Fire Code (IFC), 2015 Edition:

Section 102 amended –Applicability

~~Section 102.3, of the IFC, is hereby amended by deleting section 102.3, Change of Use or Occupancy and inserting in lieu thereof the following:~~

~~Section 102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure, or tenant space, in the case of a multi-tenant building, that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure or tenant space is made to comply with the requirements of this Fire Code Ordinance, or the requirements of this Code (whichever is more restrictive) and the *International Building Code*. Subject to the approval of the *fire code official*, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all requirements of this Fire Code Ordinance, or the requirements of this Code (whichever is more restrictive and the *International Building Code* for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.~~

Section 102.3, of the IFC, is hereby amended by deleting the exception.

Change made to align fire code with proposed International Existing Building Code adoption.

Section 105 amended – Permits

Section 105.1.2, of the IFC, is hereby amended by deleting 1.1 under Operational Permit and replacing with:

Section 105.1.2 Types of permits. 1. Operational permit 1.1 Expire after one calendar year, requires renewal.

~~Section 105.1.2, of the IFC, is hereby amended by adding paragraphs #3 & #4:~~

~~Section 105.1.2 Types of permits. 3. Fire Alarm System permits. A fire alarm system permit allows the applicant to install a fire alarm system, following the approval of submitted plans. The permit fee for non-addressable systems shall be \$50.00 and the permit fee for addressable systems shall be \$100.00.~~

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FIRE CODE

~~Section 105.1.2 Types of permits. 4. Fire Sprinkler System permits. A fire system permit allows the applicant to install a fire sprinkler system, following the approval of submitted plans. The permit fee for fire sprinkler systems shall be \$100.00.~~

Fire protection system permits are handled under a different city ordinance related to fee schedules.

Section 105.6.27 amended -LP-Gas

Section 105.6.27, of the IFC, is hereby amended by adding the following exception:

Section 105.6.27 -LP-Gas Exception #2 Permanent installations, if used exclusively for heating of such premises, in excess of 999 lbs., will require an operational permit.

~~Section 108 deletion – Board of Appeals~~

~~Section 108, of the IFC is hereby amended by deleting 108.1, 108.2, and 108.3.~~

Section 109 amended – Board of Appeals

Section 109, of the IFC is hereby amended by deleting sections 108.1, 108.2, and 108.3. and inserting in lieu thereof the following:

Section 109.1 Board of appeals established The Board of Appeals shall be established by the City Council in the form of an ordinance and/or resolution.

A board of appeals is being proposed which would apply to all adopted building and fire codes.

~~Section 109 addition – Violations~~

~~Section 109.2, of the IFC, is hereby amended by adding the following paragraph:~~

~~Section 109.2 Notice of Violation If the violations are not corrected at the time of the initial re-inspection, addition re-inspections will be required to ensure compliance. A fee shall be assessed for the second and subsequent re-inspections, as follows:~~

_____ Second re-inspection _____	\$100.00
_____ Third re-inspection _____	\$200.00
_____ Fourth re-inspection _____	\$400.00
_____ Fifth or more re-inspections _____	\$800.00

Inspection fees are also included in a different ordinance related to fee schedules.

~~Section 114 addition – General (additions to existing structures)~~

~~Chapter 1, of the IFC, is hereby amended by adding a new section, 114, as follows:~~

~~Section 114 General. Additions to buildings or structures shall comply with all of the requirements of Section 903.2 of this Code for new buildings or structures. The entire building or structure, existing and proposed additions, shall comply with all of the requirements of the fire sprinkler Section 903.2 of the Fire Code for new buildings and structures, when the total of all the additions to the building or structure made after May 31st, 1993, exceeds twenty-five (25) percent of the original gross area of the building or structure.~~

Section 308 amended - Open Flames

Section 308, of the IFC, is hereby amended by deleting section 308.1.4 and inserting in lieu thereof the following:

Section 308.1.4 Open-flame cooking devices. Charcoal burners, other open-flame cooking devices, and other devices that produce ashes or embers shall not be operated on balconies or within 20 feet (3048 mm) of combustible construction. Location of LP containers shall comply with Section 6104.

Exceptions:

1. One- and two-family dwellings, constructed in accordance with the International Residential Code.
2. Where buildings, balconies, and decks are protected by an automatic sprinkler system.

Section 503 amended – Fire Apparatus Access Roads

Section 503.1.4, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

503.1.4 Outdoor Venue Access. A 10 ft. wide emergency access roads designed to support 36,000 lb. weight load shall be provided within 350-feet of all portions of an outdoor venue (e.g. soccer complex, park, skate park, sports fields) to facilitate emergency vehicle access.

Exception: The fire code official is authorized to increase the dimension of 350 feet where emergency access roads cannot be installed because of location on property, topography, waterway, nonnegotiable grades, or other similar conditions, and an approved alternative means of emergency access is provided.

Access for emergencies to large outdoor areas is an emerging issue that this language intends to address prior to more of these being constructed in Grimes.

Section 503 503.2.1, of the IFC, is hereby amended by deleting section 503.2.1, and inserting in lieu thereof the following:

Section 503.2.1 – Dimensions. Fire apparatus access roads shall have a minimum unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved

security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.

Section 505 amended – Premises Identification

Section 505, of the IFC, is hereby amended by deleting section 505.1, and inserting in lieu thereof the following:

Section 505.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the *fire code official*, address numbers shall be provided in greater dimension or additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 505.1

Minimum Height and Stroke Width^{a b}

Distance from the centerline of the Public Way (ft)		Minimum Height (in)	Minimum Stroke Width (in)
Less than 100		4	0.5
100	199	6	0.75
200	29	8	1
For each additional 100		Increase 2	Increase 0.5

^a Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.

^b Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

Section 506 amended – Key Boxes ~~(installation requirements)~~

Section 506, of the IFC, is hereby amended by deleting section 506.1, and inserting in lieu thereof the following:

Section 506.1 Where Required. All commercial and multi-tenant buildings and any building provided with a fire alarm system or a sprinkler system shall be provided with a key box at the front of the building typically adjacent to the main entrance or at a location as directed by the fire code official. Key Boxes, manufactured exclusively by the Knox Code of Ordinances, Grimes, Iowa

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Corporation, shall be acquired, at building owner's expense, from Grimes City Hall. If an existing building (Excluding 1 and 2 family dwellings), not so equipped, is remodeled, this building must install a key box, prior to occupancy.

Section 507 additions and amendments – Fire Protection Water Supplies

Section 507.5.1, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section 507.5.1 Where required. Where any portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided when required by the fire code official.

Section 507.5.1.1, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section 507.5.1.1 Hydrant for fire department connections. Buildings equipped with a fire department connection installed in accordance with Section 912 shall have a fire hydrant located on a fire access road within 100 feet (30 m) of the fire department connection as measured by an approved route around the exterior of the building.

Exception:

The distance shall be permitted to exceed 100 feet (30 m) where approved by the fire code official

Section 507.5.5, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 507.5.5 Clear space around hydrants. A 5-foot (1524 mm) horizontal clear space shall be maintained around the circumference of fire hydrants, as measured from the center-point of the hydrant, except as otherwise required or approved.

Section 507.5, of the IFC, is hereby amended by adding two new sections, 507.5.7 and 507.5.8, as follows:

Section 507.5.7 Fire Hydrant Markers and Identification Color. When required by the Fire Code Official, hydrant locations shall be identified by the installation of an approved reflective marker. Both public and private hydrants shall comply with and be painted to Local Water Utility specifications.

~~Section 507.5.7 Fire Hydrant Markers and Identification Color. When required by the Fire Code Official, hydrant locations shall be identified by the installation of an approved~~

~~reflective marker. Both public and private hydrants shall comply with and be painted to Local Water Utility specifications.~~

507.5.8 Fire Hydrant Installation. Fire hydrants shall be installed with the grade mark on the fire hydrant at the level of finished grade. The large diameter connection shall be installed such that the connection is oriented facing the fire department access road.

Provides clarification within the code to address an issue noted on many sites at final inspection.

Section 508 amended – Fire Command Center

Section 508, of the IFC, is hereby amended by deleting section 508.1, and inserting in lieu thereof the following:

Section 508.1 General. Where required by other sections of this code, Table 508.1, and in all buildings classified as high-rise buildings by the *International Building Code*, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6.

Table 508.1 Fire Command Center Thresholds

Occupancy	Threshold Requiring a Fire Command Center
Group A	1,000 occupants
Group E	100,000 gross s.f.
Group F	200,000 gross s.f.
Group I-2 or I-3	100,000 gross s.f.
Group M	100,000 gross s.f.
Group R1	Greater than 200 dwelling units or sleeping units

Section 511 addition - Fire Service Features

Chapter 5, of the IFC, is hereby amended by a new section, 511, as follows:

Section 511 Fire and Emergency Vehicle Lanes.

Section 511.1 General. Fire and emergency vehicle lanes shall be provided and maintained in accordance with section 511.1 through 511.6, and referred to as fire lanes in this ordinance.

Section 511.2 Purpose. The requirement that Fire Lanes be established in certain parking areas and the enforcement of restrictions on parking in such Fire Lanes established in this Chapter are designed to ensure adequate access to commercial, office, multi-family, and other high-density use facilities by fire-fighting and other emergency vehicles.

Section 511.3. Designation. The Fire Code Official may designate fire lanes on private and public property as deemed necessary for the protection of life and property.

Section 511.4 Obstruction. No person shall park or place a vehicle or other obstruction in a designated fire lane that would prevent such fire lane from being immediately accessible to emergency vehicles, or deter or hinder emergency vehicles from gaining immediate access to the fire lane. A written request to the jurisdictional Fire Code Official for temporary obstruction of a fire lane shall be submitted for approval.

Section 511.5 Signs and markings. Wherever a fire lane has been designated, the Code Official shall cause appropriate signs and markings to be placed identifying such fire lanes. Signs or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection, as well as any time during the life of the occupancy as needed to provide and maintain emergency vehicle access. All designated fire lanes shall be clearly marked in the following manner:

1. Vertical curbs shall be painted red on the top and side, extending the length of the designated fire lane. Rolled curbs or surfaces without curbs shall have a red (6) inch wide stripe painted the length of the designated fire lane. One of the following identification lettering methods shall be utilized:

- A. The words "NO PARKING – FIRE LANE (Except for Emergency Vehicles)" shall be stenciled with three (3) inch white letters and a minimum three – quarter ($\frac{3}{4}$) inch stroke on the face of the curbing, or in the absence of vertical curbing, on the red stripe, and spaced at fifty (50) foot intervals or portions thereof, or
- B. The pavement adjacent to the painted curbs shall be marked with minimum eighteen (18) inch in height block lettering with a minimum three (3) inch brush-stroke reading: "NO PARKING - FIRE LANE." Lettering shall be red and spaced at fifty (50) foot intervals or portions thereof.

2. Signage identifying fire lanes shall conform to the following: Fire lane signs shall be 18 inches tall x 12 inches wide with red letters on a white reflective background to read "Fire Lane No Parking Except For Emergency Vehicles" or similar verbiage as approved by the code official. Fire lane signs shall be placed 2 - 4 feet from the edge of the Fire Lane. The bottom of fire lane signs shall be between five (5) and seven (7) feet from the ground. Intermediate fire lane signs shall be set every one hundred (100) feet in a continuous fire lane. The BEGINS sign shall mark the beginning of a fire lane and shall be mounted below the first fire lane sign. The ENDS sign shall mark the ending of a fire lane and shall be mounted below the last fire lane sign. The BEGINS and ENDS signage may be omitted by the Code Official due to the location of the fire lane. Signs may be placed on a building when approved by the Fire Code Official.

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Section 511.6 Maintenance. The owner, manager, or person in charge of any property upon which designated fire lanes have been established shall provide marking as required above and, shall maintain fire lanes at their expense as often as needed to clearly identify the designated area as being a fire lane.

~~Section 604 addition – Emergency and Standby Power Systems~~

~~Section 604, of the IFC, is hereby amended by adding two new sections, 604.8 and 604.9, as follows:~~

~~Section 604.8 Shutdown of Emergency and Standby Power Systems. In addition to the requirements of NFPA 110 for a remote manual stop, a switch of an approved type shall be provided to shut down the generator. The switch shall be provided at an approved location.~~

~~Section 604.9 Emergency Generator Signs. Main electrical disconnects and main breaker panels supplied by the generator shall be provided with approved signs. Additionally, doors accessing emergency and standby power systems shall be provided with approved signs. When approved switches for emergency power shut down are located remote from the fire alarm annunciator, an approved sign shall be provided at fire alarm annunciator. Approved signs shall contain the word CAUTION in black letters at least 2 inches (50 mm) high on a yellow background. Such warning signs shall be placed so as to be readily discernible.~~

These sections were relocated to Chapter 12 and shown below.

Section 605 deletion – Mechanical Refrigeration

Section 605.12.4, of the IFC is hereby amended by deleting item #5 "By other approved means."

~~Section 606 deletion – Mechanical Refrigeration~~

~~Section 606.12.2, of the IFC is hereby amended by deleting item #5 "By other approved means."~~

~~Section 609 deletion – Commercial Kitchen Hoods~~

~~Section 609.2, of the IFC is hereby amended by deleting the Exception.~~

Section 703 amended - Fire-Resistance-Rated Construction

Section 703.2.3, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 703.2.3 Door Operation. Swinging fire doors shall close from the full open position and latch automatically. The door closer shall:

1. Exert enough force to close and latch the door from any partially open position.
2. Be UL listed for fire doors and of hydraulic type, spring type shall not be allowed. Spring hinges, while listed, do not function properly over time. The springs grow weak and need replaced more often resulting in a lower degree of safety.

Section 806 deletion - Decorative Vegetation in New and Existing Buildings

Section 806.1, of the IFC is hereby amended by deleting exception #2 "Trees shall be allowed within *dwelling units* in Group R-2 occupancies."

Section 901 addition - General

Section 901, of the IFC (correlation: IBC 901.8), is hereby amended by adding a new section, 901.4.6.1.1, as follows:

Section 901.4.6.1.1 Fire Sprinkler Riser Room. A fire sprinkler riser room shall not be exclusively accessed from an electrical room, but an electrical room may be accessed from the fire sprinkler riser room.

Section 901.4.6, of the IFC (correlation: IBC 902.1.5), is hereby amended by adding a new section, 901.4.6.5, as follows:

901.4.6.5 Temperature Sensors. Provide a low temperature sensor in the sprinkler riser room to be monitored to prevent freezing.

Will reduce the number of broken pipes experienced in occupancies where the riser room is located in a room subject to freezing. Many apartment buildings locate these rooms on the exterior of the building with limited access. Heating equipment is often shut off during warm weather and at times is not turned back on prior to freezing temperatures.

Section 903 amendments, and additions – Automatic Sprinkler System

Section 903.1, of the IFC (correlation: IBC 903.1), is hereby amended by adding a new section, 903.1.2, as follows:

903.1.2 Existing Buildings. For other than new construction or where current code contains retroactive provisions an automatic sprinkler system shall be provided pursuant to the building and fire codes in effect at the time of construction in accordance with provisions of the International Existing Building Code.

Section 903.2, of the IFC (correlation: 903.2), is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section 903.2 Where Required. An approved automatic fire extinguishing system is required if the gross square footage of a building is equal to or greater than the following:

For the purposes of this Section, "fire separations" shall not be permitted to reduce the total gross square footage of a building or area for the purpose of calculating the fire sprinkler square footage requirements.

For the purposes of this Section, "story" shall be defined as any level of a structure, whether above or below grade capable of occupancy.

Exemption. To be exempt from meeting the requirements to have fire sprinklers systems installed, the buildings or structures per legal lot or contiguous lots under common ownership, must be separated by twenty feet (20') and have 1 hour rated exterior walls on both buildings or structures so as not to have the combined total of their gross square footage applied to this Section of the Code. Note: The square footage used for calculating total "gross square footage" of a building or structure shall be measured using the outside dimensions of the total building or structure to include attached or detached buildings or structures meeting the above requirements.

Open Corridors/Hallways shall be required to have fire sprinklers installed in them when the building they are constructed in is required by this code to have a fire sprinkler system.

"An approved automatic fire extinguishing system" includes but is not limited to a complete automatic fire sprinkler system. The following Sections requiring complete automatic fire sprinkler systems shall install the fire sprinkler system following NFPA 13 standard unless otherwise noted. Alternative automatic extinguishing systems may be used if in the opinion of the Code Official the same life safety and property conservation measures are equivalent to the NFPA standard listed in this Code.

~~Sections 903.2.1, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.2, 903.2.3, 903.2.3.1, 903.2.4, 903.2.4.1, 903.2.4.2, 903.2.4.3, 903.2.5, 903.2.6, 903.2.6.1, 903.2.7, 903.2.8, 903.2.8.1, 903.2.8.2, 903.2.9, 903.2.9.1, of the IFC, are hereby amended by deleting said sections, including exceptions, and inserting in lieu thereof the following:~~

~~Section 903.2.1. Group A to read as follows: Sprinklers Required At:~~

~~Group A: A 1. Building or structures or portions thereof,
NFPA 13 having an assembly use, usually with fixed seating,
intended for the production and viewing of the
performing arts or motion pictures including,
but not limited to: See IFC Occupancy Classification
definition A-1.~~

~~1. Occupant load of 299 or less. 6,000 s.f.~~

~~2. Occupant load of 300 or more. 0 s.f.~~

~~NFPA 13 A 2. Building or structures or portions thereof,
having an assembly use intended for food and/or~~

drink consumption including but not limited to:

See IFC definition A-2.

1. Occupant load of 50 or more. _____ 0 s.f.

2. Occupant load of 49 or less. _____ 1,500 s.f.

NFPA 13 ~~A-3. Building or structures or portions thereof, having an assembly use intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A, including, but not limited to: See IFC Occupancy Classification definition A-3.~~

1. Occupant load of 299 or less. _____ 6,000 s.f.

2. Occupant load of 300 or more. _____ 4,500 s.f.

NFPA 13 ~~A-4. Building or structures or portions thereof, having an assembly use intended for viewing of indoor sporting events and activities with spectator seating, including but not limited to: See IFC Occupancy Classification definition A-4~~

1. Occupant load of 299 or less. _____ 6,000 s.f.

2. Occupant load of 300 or more. _____ 4,500 s.f.

NFPA 13 ~~A-5. Building or structures or portions thereof, an assembly use intended for participation in or viewing outdoor activities including, but not limited to: See IFC Occupancy Classification definition A-5 and IFC Section 903.2.1.5 for areas to be provided with protection.~~

1,000 s.f.

~~Section 903.2.2 Group B to read as follows: Sprinklers Required At:~~

~~Group B: Building or structures or portions thereof,~~

NFPA 13 ~~used for office, professional or service type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to: See IFC Occupancy Classification definition B.~~

6,000 s.f.

~~Section 903.2.3 Group E to read as follows: Sprinklers Required At:~~

~~Group E: Building or structures or portions thereof,~~

NFPA 13 ~~used by six or more persons at any one time for educational purposes.~~

0 s.f.

NFPA 13 ~~A Licensed Day Care is any buildings or structures, or portions thereof, used for educational, supervision or personal care services for more than five children older than 2 years of age shall be classified as~~

an E occupancy. _____ 0 s.f.

~~Section 903.2.4 Group F to read as follows: Sprinklers Required At:~~

Group F:	F-1. Moderate hazard factory and industrial	
NFPA 13	occupancies including factory and industrial	
	uses not classified as Group F, Division 2	
	Occupancies shall include, but not be limited to:	
	See IFC Occupancy Classification definition F-1.	6,000 s.f.
NFPA 13	F-1.1. Woodworking operations which generates	
	finely divided combustible waste or uses finely	
	divided combustible materials.	2,500 s.f.
NFPA 13	F-2. Low hazard factory and industrial	
	occupancies uses that involve the fabrication	
	or manufacturing of noncombustible materials	
	which during finishing, packing or processing	
	do not involve a significant fire hazard shall include,	
	but not be limited to: See IFC Occupancy	
	Classification definition F-2.	15,000 s.f.

~~Section 903.2.5 Group H. to read as follows: Sprinklers Required At:~~

Group H:	H-1. Building or structures or portions thereof,	
NFPA 13	that pose a detonation hazard in excess of those listed	
	in Table 307.7(1) (See 2003 IBC) shall include,	
	but not limited to: See IFC Occupancy	
	Classification definition H-1.	0 s.f.
NFPA 13	H-2. Building or structures or portions thereof,	
	which contain materials that pose a deflagration	
	hazard or a hazard from accelerated burning in excess	
	of those listed in Tables 307.7(1) (See 2003 IBC)	
	shall include, but not limited to:	
	See IFC Occupancy Classification definition H-2.	0 s.f.
NFPA 13	H-3. Building or structures or portions thereof,	
	which contain materials that readily support	
	combustion or pose physical hazard in excess of	
	those listed in Tables 307.7(1) (See 2003 IBC)	
	shall include, but not limited to:	
	See IFC Occupancy Classification definition H-3.	0 s.f.
NFPA 13	H-4. Building or structures or portions thereof,	
	which contain materials that are health hazards	
	in excess of those listed in Tables 307.7(1)	
	(See 2003 IBC) shall include,	
	but not limited to: See IFC Occupancy	
	Classification definition H-4.	0 s.f.
NFPA 13	H-5. Semiconductors fabrication facilities	

and comparable research and development areas in which production materials are used, and the aggregate quantity of material is in excess of those listed in Tables 307.7(1) and 307.7(2). (See 2003 IBC) Such facilities and areas shall be designed and constructed in accordance with Section 4154.9 of IBC. Design of the sprinkler system shall not be less than Table 903.2.4.2 0 s.f.

NFPA 13 — Pyroxylin plastics. Buildings or structures where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds. 0 s.f.

~~Section 903.2.6 Group I to read as follows: Sprinklers Required At:~~

~~Group I: I-1. Building or structures or portions thereof, housing~~

NFPA 13D — ~~more than 16 persons, on a 24-hour basis, who or because of age, mental disability or other reasons,~~

NFPA 13R — ~~live in a supervised residential environment but which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. A facility such as the above with five or fewer persons shall classified as Group R-3. A facility such as the above with at least six and not more than 16 persons shall be classified as Group R-4.~~ 0 s.f.

NFPA 13 — ~~I-2. Building or structures or portions thereof, used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis of more than four persons who are not capable of self-preservation. A facility such as the above with four or fewer persons shall be classified as Group R-3.~~

~~Child Care facilities are any buildings or structures, or a portion thereof, which provides care on a 24-hour basis to more than five children 2 ½ years of age or less shall be classified as Group I-2.~~ 0 s.f.

NFPA 13 — ~~I-3. Building or structures or portions thereof, which are inhabited by more than five persons who are under restraint or security.~~

~~See IFC Occupancy Classification definition I-3 for type of condition.~~ 0 s.f.

NFPA 13 — ~~I-4. Building or structures or portions thereof, which are occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians, relatives by blood, marriage~~

or adoption and in a place other than the home of the person cared for. A facility such as the above with five or fewer persons shall be classified as Group R-3. Place of worship during religious functions are not included. 0 s.f.

NFPA 13 — Adult care facilities provide accommodations for less than 24 hours for more than five unrelated adults and provides supervision and personal care services. Child care facilities provide supervision and personal care on less than a 24 hour basis for more than five children, 2 ½ years of age or less. 0 s.f.

~~Section 903.2.7 Group M to read as follows: Sprinklers Required At:~~

~~Group M: Building or structures or portions thereof, for the display and sale of merchandise, and involving stocks of goods, wares or merchandise, incidental to such purposes and accessible to the public shall include, but not be limited to: See IFC Occupancy Classification definition Group M.~~

~~(High piled storage to refer to Chapter 23 of the 2006 IFC) 6,000 s.f.~~

~~Section 903.2.8 Group R to read as follows: Sprinklers Required At:~~

~~Group R: R-1. Hotels, motels,~~

~~NFPA 13R — boarding houses (transient).~~

~~— (Occupy less than 30 days) 0 s.f.~~

~~NFPA 13R — R-2. Apartment houses, Condominiums,~~

~~or NFPA 13 — Boarding houses (non-transient), Convents~~

~~— Dormitories, Fraternities and Sororities, Monasteries 0 s.f.~~

~~NFPA 13D — R-3. Dwellings 8,000 s.f.~~

~~NFPA 13D — R-3. Townhouse~~

~~— In addition, townhouses, less than 8,000 s.f., that~~

~~— are not open on at least two sides are required to~~

~~— install fire sprinkler systems set forth in the~~

~~— IFC 2015 Edition. 8,000 s.f.~~

~~NFPA 13D — R-4. Residential Care/Assisted Living Facilities~~

~~or — for more than five but not more than 16 occupants,~~

~~NFPA 13R — excluding staff. 0 s.f.~~

~~Section 903.2.9 Group S to read as follows: Sprinklers Required At:~~

~~Group S: S-1. Moderate hazard storage occupancies~~

~~NFPA 13 — including building or portions of buildings~~

~~used for storage of combustible materials~~

~~not classified as Group S, Division 2 or~~

~~Group H Occupancies but not be limited to:~~

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	See IFC Occupancy Classification definition Group S-1.	6,000 s.f.
NFPA 13	1. A Group S-1 self-storage area exceeds 12,000 s.f. or;	
	2. A Group S-1 self-storage fire area is located more than three stories above grade plane.	6,000 s.f.
NFPA 13	Repair garages/Service stations	3,500 s.f.
NFPA 13	Bulk Storage of tires	20,000 cu.f.
NFPA 13	S-2. Low hazard storage occupancies including buildings or portions of buildings used for storage of noncombustible materials but not be limited to: See IFC Occupancy Classification definition Group S-2.	15,000 s.f.

~~Section 903.2.10 Group U to read as: Sprinklers Required At:~~

~~Group U: Private garages, carports, sheds and agricultural buildings.~~ n/a

Section 903.2.1.1 of the IFC (correlation: 903.2.1.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.5 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

Section 903.2.1.2 of the IFC (correlation: 903.2.1.2), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 1,500 square feet (139.5 m²).
2. The fire area has an occupant load of 50 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

Section 903.2.1.3 of the IFC (correlation: 903.2.1.3), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.5 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.1.4 of the IFC (correlation: 903.2.1.4), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (557.5 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.2 of the IFC (correlation: 903.2.2), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.2 Group B. An *automatic sprinkler system* shall be provided throughout buildings containing a Group B occupancy where one of the following conditions exists:

1. A Group B *fire area* exceeds 6,000 square feet (557.5 m²).
2. A Group B *fire area* is located more than three stories above grade plane.

3. The combined area of all Group B *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).

Section 903.2.2.1 of the IFC (correlation: 903.2.2.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest *level of exit discharge*, the *level of exit discharge*, and all floors below the *level of exit discharge*.

Exception: Floors classified as an open parking garage are not required to be sprinklered.

Section 903.2.3 of the IFC (correlation: 903.2.3), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout stories containing Group E occupancies and throughout all stories from the Group E occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 1,500 square feet (139.5 m²).
2. The fire area has an occupant load of 50 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.4 of the IFC (correlation: 903.2.4), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.4 Group F-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 *fire area* exceeds 6,000 square feet (557.5 m²).
2. A Group F-1 *fire area* is located more than three stories above grade plane.
3. The combined area of all Group F-1 *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Section 903.2.7 of the IFC (correlation: 903.2.7), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.7 Group M. An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 6,000 square feet (557.5 m²).
2. A Group M *fire area* is located more than three stories above grade plane.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

Section 903.2.8.1 of the IFC (correlation: 903.2.8.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.8.1 Group R-3. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be required all buildings containing a Group R-3 occupancy where one of the following conditions exists:

1. 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.
2. The building is a townhome complex where the aggregate area of the building exceeds 8,000 square feet to include all floors of each townhome and attached garages.
3. The building is a townhome complex where the aggregate area of the building does not exceed 8,000 square feet and townhomes are not open on two sides.

Section 903.2.9 of the IFC (correlation: 903.2.9), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.9 Group S-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 6,000 square feet (557.5 m²).
2. A Group S-1 *fire area* is located more than three stories above grade plane.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).
6. A Group S-1 occupancy used for Self-Service Storage Facility (mini-storage) exceeds 6,000 square feet (557 m²).

Section 903.2.9.1 of the IFC (correlation: 903.2.9.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.9.1 Repair garages. An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the *International Building Code*, as shown:

1. Buildings having two or more stories above grade plane, including *basements*, with a *fire area* containing a repair garage exceeding 10,000 square feet (929 m²)
2. Buildings not more than one story above grade plane, with a *fire area* containing a repair garage exceeding 3,500 square feet (325 m²).
3. Buildings with repair garages servicing vehicles parked in *basements*.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 3,500 square feet (325 m²).

Changes to these sections are intended to bring the code into agreement with the CICC recommendations. The major changes are to E occupancies, which were increased to 1,500 square feet. This reduces the need for sprinklers in small structures such as temporary classrooms, and greenhouses used by schools. The language in the R occupancies was updated to reflect the same format used for other occupancies and to clarify the means by which the area of an R-3 is calculated. The code language in the remainder of the R occupancies in the 2018 edition requires sprinklers and does not need amended.

Section 903.2.11.1, of the IFC (correlation: 903.2.11.1.3), is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 903.2.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

Section 903.3.1.2 amended – NFPA 13R sprinkler systems

Section 903.3.1.2, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R and I occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be installed throughout in accordance with NFPA 13, unless allowed to be sprinklered in accordance with NFPA 13D by the International Building Code. The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code shall be measured from the horizontal assembly creating separate buildings.

Currently working with fire sprinkler contractors to determine cost impact of this code change. The intent is to reduce the likelihood of having a total loss in these buildings should a fire quickly involve the attic. Nationwide a debate has been ongoing into the value of 13R systems. They are intended for life safety only and many times buildings with 13R systems have had the roof burn off resulting in a total loss, however, there is no loss of life. A 13 system would provide protection for occupants and the building.

Section 903.3.6 amended – Hose Threads

Section 903.3.6, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 903.3.6 Hose Threads Fire hose threads and fittings used in connection with automatic sprinkler systems shall be approved and shall be a siamese compatible with 2 ½" fire department hose threads, unless approved by the Fire Code Official.

Section 903.4.2, of the IFC (correlation: 903.4.2), is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 903.4.2 Alarms. An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Section 903, of the IFC, is hereby amended by adding a new section, 903.7, as follows:

Section 903.7 Fire Sprinkler for canopies. A canopy covering a door that is required to be marked as an exit shall be required to have fire sprinklers installed outside that door if the canopy extends more than 4 feet out from the door, regardless of whether the canopy is combustible or non-combustible. Canopies that have vehicle access under them with door openings shall be required to have fire sprinklers installed under the total canopy regardless of whether the canopy is combustible or non-combustible.

Exception: If the Code does not require a building to have a fire sprinkler system, section 903.7 does not apply.

Section 905 addition – Standpipe Systems

Section 905.3, of the IFC, is hereby amended by adding a new section, 905.3.9 (correlation: IBC 905.3.9), as follows:

Section 905.3.9 Building Footprint and Access. Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code official is authorized to require standpipes to be provided in approved locations. Class I manual standpipes shall be allowed.

Section 907 amendments and additions – Fire Alarm and Detection Systems:

Section 907.1, of the IFC (correlation: IBC 907.1.4), is hereby amended by adding a new section, 907.1.4, as follows:

907.1.4 FACP (Fire Alarm Control Panels). Each building shall have no more than 1 FACP. Installation of fire alarm panel shall be not exceed six feet in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

Section 907.2, of the IFC (correlation: IBC 907.2), is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 907.2 Where required ~~General~~ - new buildings and structures. An approved fire alarm system meeting provisions of this code and NFPA 72 shall be installed when the gross square footage of a building is equal to or greater than the area as specified in Sections 903.2.1 through 903.2.10 inclusive, subject to the authority having jurisdiction or by Section 907 which ever shall be more restrictive. The

fire alarm system shall provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Manual fire alarm boxes shall be required where deemed necessary by the fire code official.

Where corridors and/or hallways are protected by fire sprinkler systems they shall also be protected by smoke detection. Smoke detection shall be of the photoelectric type or as approved by the fire code official.

Exception:

1. Buildings with 8 or less initiating devices may use zoned systems provided only one device is used per zone. Each device shall have a plain English LCD (liquid crystal display). This alpha/numeric descriptor location is required to be reported to the Polk County dispatch center upon activation of the fire alarm system.
2. R-3 dwellings are not required to meet Section 907.2 of this Code.
3. Townhomes are required to be monitored only if a single fire sprinkler system is used for multiple units.

Sections 907.2.8 and 907.2.9, of the IFC, are hereby amended by deleting said sections, including exceptions, and inserting in lieu thereof the following:

Section 907.2.8 Group R General. Group R-1; Group R-2 apartment houses, condominiums and boarding houses (non-transient), convents, dormitories, fraternities, sororities, and monasteries; and Group R-4 shall have a monitored addressable fire alarm system.

Section ~~907.2.11~~ **907.2.10**, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section ~~907.2.11~~ **907.2.10** Single and Multi-station Smoke Alarms. Listed single and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.4 and the household fire warning equipment provision of NFPA 72. Smoke alarms in dwelling units shall be addressable with sounder bases and monitored by the building fire alarm system as a supervisory signal only. Mini horns in dwelling units are not required if notification from a building fire alarm system is through the smoke alarms with sounder bases.

Note: Section 907.2.10 only applies to R-1, R-2, R-4, and I-1.

Section 907.6.3, of the IFC (correlation: IBC 907.6.3), is hereby amended by deleting exceptions 1 and 2, and inserting in lieu thereof the following:

Section 907.6.3 Exception 1. Fire alarm systems with 8 or less initiating devices may use zoned systems provided only one device is used per zone. Each device shall have a plain English LCD (liquid crystal display). This alpha/numeric descriptor location is required to be reported to the Polk County dispatch center upon activation of the fire alarm system.

Section 907.6.3, of the IFC (correlation: IBC 907.6.3.2), is hereby amended by adding a new section, 907.6.3.2, as follows:

Section 907.6.3.2 Zone and address location labeling. Fire alarm panels shall have all zones and address points plainly and permanently labeled as to their location on the outside of the panel or on an easily readable map of the building, if no display screen is present.

Section 907.6.6, of the IFC (correlation: IBC 907.6.6), is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section 907.6.6 Monitoring. Fire alarm systems required by this chapter or by the International Building Code shall be monitored by a central station approved and listed under UL 827 in accordance with NFPA 72.

Exception: Monitoring station is not required for: 1. Automatic sprinkler and fire alarm systems in one- and two- family dwellings.

Section 907.2.9, of the IFC (correlation: IBC 907.2.9), is hereby amended by adding a new section, 907.2.9.4 and subsections 907.2.9.4.1 through 907.2.9.4.3 as follows:

907.2.9.4 Group R-4. Fire alarm systems and smoke alarms shall be installed in Group R- 4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3.

907.2.9.4.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual sleeping units and contiguous attic and crawl spaces to

those units are separated from each other and public or common areas by not less than 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, egress court or yard.

2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:

2.1 The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

2.2 The notification appliances will activate upon sprinkler water flow.

2.3 Not fewer than one manual fire alarm box is installed at an *approved* location.

3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at *exits* where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.

907.2.4.9.3 Automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in *corridors*, waiting areas open to *corridors* and *habitable spaces* other than *sleeping units* and kitchens.

Exceptions:

1. Smoke detection in *habitable spaces* is not required where the facility is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.

2. An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving *sleeping units* and where each *sleeping unit* has a *means of egress* door opening directly to an *exit* or to an exterior *exit access* that leads directly to an exit.

907.2.9.4.3 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

These sections, while changes to the 2018 code are not new requirements. These were required in previous editions of the IFC and were removed in the 2018 edition.

Section 910 amendments and additions – Smoke and Heat Vents:

Section ~~910.1~~ **910.2**, of the IFC, is hereby amended by adding the following exception:

Section ~~910.1 Exception 3~~ **910.2 Exception 4**. The Code Official may require smoke removal equipment to be installed if it is deemed necessary for the protection of life and property.

Section 910.2.1, of the IFC (correlation: IBC 910.2.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 910.2.1 Group F-1 or S-1. Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 30,000 square feet (2787 m²) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.

Exception: Group S-1 aircraft repair hangars.

Section 912 amended – Fire Department Connections

Section 912.4.2, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 912.4.2 Clear space around connections. A working space of not less than 60 inches in width, 60 in depth and 78 inches in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, and if the fire department connection is accessible from a designated parking area, the space in front of the connection shall be marked "No Parking", except as otherwise required or approved by the Fire Chief.

Section 914.3.1.2, of the IFC (correlation: IBC 403.3.2), is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

914.3.1.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

Section 1008 amendments and additions - Means of Egress Illumination

Section 1008.2, of the IFC (correlation: IBC ~~1008.2.3~~ 1008.2.4), is hereby amended by adding a new section, 1008.2.3 1008.2.4, as follows:

Section ~~1008.2.3~~ 1008.2.4 Additional emergency lights. Emergency lights may be required at the discretion of the code official to clarify an exit or exit access.

Section ~~1008.3.1~~, of the IFC (correlation: IBC ~~1008.3.1~~), is hereby amended by deleting said section, and inserting in lieu thereof the following:

~~Section 1008.3.1 General. In the event of the power supply failure in rooms and spaces that require two or means of egress or are 400 square feet or greater, an emergency electrical system shall automatically illuminate all of the following areas:~~

- ~~—1. Aisles.~~
- ~~—2. Corridors.~~
- ~~—3. Exit access stairways and ramps.~~

Section ~~1008.3.2~~, of the IFC (correlation: IBC ~~1008.3.2~~), is hereby amended by deleting said section, and inserting in lieu thereof the following:

~~Section 1008.3.2 Buildings. In the event of the power supply failure in rooms and spaces that require two or means of egress or are 400 square feet or greater an emergency electrical system shall automatically illuminate all of the following areas:~~

- ~~1. Interior exit access stairways and ramps~~
- ~~2. Interior and exterior exit stairways and ramps.~~
- ~~3. Exit passageways.~~
- ~~4. Vestibules and areas on the level of exit discharge used for exit discharge in accordance with Section 1028.1.~~
- ~~5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.~~

These sections were deleted by the CICC due to a lack clarity and difficulty in enforcing them.

Section ~~1008.3.3~~, of the IFC (correlation: IBC ~~1008.3.3~~), is hereby amended by deleting Item #5, and inserting in lieu thereof the following:

- ~~5. Restrooms containing at least one water closet/urinal or that are accessible.~~

Section 1008.3.3, of the IFC (correlation: IBC 1008.3.3), is hereby amended by deleting said section, and inserting in lieu thereof the following:

1008.3.3 Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms
2. Fire command centers
3. Fire pump rooms
4. Generator rooms
5. Public restrooms that contain at least one water closet/urinal or that are accessible
6. Meeting/conference rooms with an area greater than 400 square feet.
7. Classrooms in an E occupancy with an area greater than 400 square feet.

This section addressed many issues noted in the sections above that were deleted.

Section 1009 addition - Accessible Means of Egress:

Section 1009.2, of the IFC (correlation: IBC 1009.2), is hereby amended by adding Item #11, as follows:

11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

Section 1010 additions - Doors, Gates and Turnstiles:

Section 1010.1.6, of the IFC (correlation: IBC 1010.1.6.1), is hereby amended by adding a new section, 1010.1.6.1, as follows:

Section 1010.1.6.1 For landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

~~Section 1010.1.9.1, of the IFC (correlation: IBC 1010.1.9.1), is hereby amended by adding new language to the end of the section, as follows:~~

~~Thumb Turn Locks shall not be allowed.~~

Section 1010.1.9.1, of the IFC (correlation: IBC 1010.1.9.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

1010.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building

Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

Clarification to the previous language noted in the section it is replacing above.

Section 1013 addition and deletion – Exit Signs:

Section 1013.1 of the IFC (correlation: IBC 1013.1.1), is hereby amended by adding a new section, 1013.1.1, as follows:

Section 1013.1.1 Additional Exit Signs: Exit signs may be required at the discretion of the code official to clarify an exit or exit access.

~~Section 1013.3, of the IFC (correlation: IBC 1013), is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:~~

~~Section 1013.3 Exit Sign Illumination. Exit signs shall be illuminated internally or externally by an LED lighting system. Exit signs are required to have battery backup unless an onsite generator is used. Luminance on the face of an exit sign shall have intensity of not less than 5.0 footcandles (53.82 lux).~~

~~Exception:~~

~~———Tactile Exit signs required by Section 1013.4 need not be provided with illumination.~~

~~Section 1013.5, of the IFC (correlation: IBC 1013.5), is hereby amended by deleting said section, and not replacing with any language.~~

These sections were CICC amendments in the 2015 edition, and were viewed as too restrictive.

Section 1015 addition – Guards

Section 1015, of the IFC (correlation: IBC 1014.4), is hereby amended by adding a new section, 1015.9, as follows:

1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

These were CICC amendments new to the 2018 IBC/IFC.

Section 1028 addition - Exit Discharge

Section 1028.5, of the IFC (correlation: IBC 1028.5.1), is hereby amended by adding a new section, 1028.5.1, as follows:

Section 1028.5.1 Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

Section 1030 addition - Emergency Escape and Rescue

~~Section 1030.5, of the IFC (correlation: IBC 1030.5.3), is hereby amended by adding a new section, 1030.5.3, as follows:~~

~~Section 1030.5.3 Window wells drainage. All window wells shall be provided with approved drainage.~~

Section 1030.4, of the IFC (correlation: IBC 1030.4.3), is hereby amended by adding a new section, 1030.4.3, as follows:

Section 1030.4.3 Window wells drainage. All window wells shall be provided with approved drainage.

Renumbering of above section.

Section 1107 addition – Requirements for Fuel Fired Appliances

Chapter 11, of the IFC, is hereby amended by adding a new section, 1107, and subsections 1107.1 through 1107.3 as follows:

1107.1 Protection of Fuel Fired Appliances. Where required or upon notification from the fire code official an existing building or tenant space containing a fuel fired appliance(s) shall be protected with 1 hour rated construction enclosure or a limited area sprinkler system complying with Section 903.3.8.

Exception: Buildings protected by an approved automatic fire sprinkler system complying with Section 903.3.1.1 or 903.3.1.2.

1107.2 CSST Bonding Requirements in Rental Dwellings. All rental dwellings shall be bonded in accordance with sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

1107.3 CSST Bonding Requirements for Alterations, Repairs, or Additions. For other than rental dwelling units, where alterations, repairs or additions requiring a permit to occur, CSST shall be bonded in accordance with sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

Addition of these sections is to address emerging issues related to fuel fire appliance and CSST fires.

Section 1203 addition – Emergency and Standby Power Systems

Section 1203, of the IFC, is hereby amended by adding new sections, 1203.7 and 1203.8 as follows:

Section 1203.7 Shutdown of Emergency and Standby Power Systems. In addition to the requirements of NFPA 110 for a remote manual stop, a switch of an approved type shall be provided to shut down the generator. The switch shall be provided at an approved location.

Section 1203.8 Emergency Generator Signs. Main electrical disconnects and main breaker panels supplied by the generator shall be provided with approved signs. Additionally, doors accessing emergency and standby power systems shall be provided with approved signs. When approved switches for emergency power shut-down are located remote from the fire alarm annunciator, an approved sign shall be provided at fire alarm annunciator. Approved signs shall contain the word CAUTION in black letters at least 2 inches (50 mm) high on a yellow background. Such warning signs shall be placed so as to be readily discernible.

Relocated in 2018 from chapter 6.

Section 2306 amended – Flammable and Combustible Liquid Motor Fuel-Dispensing Facilities

Section 2306.2.5 Portable Tanks is hereby amended by defining the time limit as thirty calendar days. Uses exceeding thirty calendar days will require a new permit application.

Section 3202 amended - Definitions

Section 3202, of the IFC, is hereby amended by adding new language as follows:

SPECULATIVE BUILDING. A Group S, F or M occupancy having an interior clear height greater than 12 feet (3657 mm) where high-piled storage may accrue and the

client leasing or the occupant owner does not know the commodity that will be stored or the method of storage.

Section 3206 amendments and additions - General Fire Protection and Life Safety Features

Section 3206.2, of the IFC, is hereby amended by adding a new section, 3206.2.1, as follows:

Section 3206.2.1 Speculative building. Group S, F and M speculative buildings that have an interior clear height greater than 12 feet where high piled storage may accrue shall comply with this chapter.

Section 3206.4, of the IFC, is hereby amended by adding a new section, 3206.4.2, and subsections 3206.4.2.1 through 3206.4.2.7

Section 3206.4.2 Sprinkler design.

Section 3206.4.2.1 General. The design of *automatic sprinkler systems* for the protection of Group M and S occupancies containing high-piled storage or high-challenge commodities over an area equal to or greater than 2,500 ft.² (232 m²) and designed for the protection of hazardous materials stored more than one pallet high in Group M, S or H occupancies, shall be in accordance with this section. This section does not apply to miscellaneous storage within the scope of NFPA 13.

Section 3206.4.2.2 Requirements for all plan submittals. See Section 903.1.9. and 3201.3 for plan submittal requirements.

Section 3206.4.2.3 Minimum design requirements for speculative warehouses. The design of the *automatic sprinkler system* for speculative warehouses shall be based on storage of a cartoned Class A nonexpanded plastic to the available storage height. The storage height shall be determined by subtracting 48 inches (from the highest point of the roof above each system for ESFR and 30 inches for area density applications.

Section 3206.4.2.4 Minimum requirements for client leased or occupant-owned warehouses. The design of an automatic sprinkler system for client leased or occupant owned buildings containing high piled storage shall be based on the requirements of NFPA 13. The responsible Fire Protection Contractor shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The Contractor shall also make reasonable efforts to meet with

the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration.

The sprinkler design shall be based on the most demanding requirements determined through the on-site survey and discussions with the building owner or operator.

Technical Report shall clearly define the basis for determining the commodity and sprinkler design selection, along with how the commodities will be isolated or separated, and the referenced design document(s), including NFPA 13 or the current applicable Factory Mutual Data Sheets. If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

Section 3206.4.2.5 Required information at plan submittal. All plans, hydraulic calculations and technical reports shall be submitted with the plan submittal form. The individual submitting the design package shall ensure that all of the required information requested on the plan submittal form is included.

Section 3206.4.2.6 Minimum plan information requirements. In addition to the requirements of NFPA 13, the following information shall be included in the plans or technical report.

Section 3206.4.2.6.1 Class I-IV and Group A plastic commodities.

- A) An owner's certificate in accordance with NFPA 13. The design criteria, e.g., NFPA 13, Factory Mutual Data Sheet, or a specific fire test report.
- B) A Water Supply Flow & Pressure Test Report performed within 90 days of the plan submittal
- C) The type of design, e.g., Control Mode Density/Design Area Method; Specific Application Control Mode Method; Suppression Mode Method, including appropriate code references.
- D) A description of the stored commodities and how the commodity classification was determined.
- E) A layout of the proposed storage arrangement. If the storage is in racks, a plan and elevation detail illustrating rack heights, flue dimensions and arrangement. This detail is not required for speculation warehouses.
- F) The aisle dimensions between each storage array.
- G) If a high challenge commodity is separated using fire-resistive construction, the boundary of the fire-resistive construction shall be illustrated.
- H) A data sheet for the backflow preventer. If a data sheet is not available, the design professional shall include a statement addressing the minimum required pressure loss.
- I) A data sheet for each installed automatic sprinkler.
- J) A data sheet for each pipe hanger used to hang or support the sprinkler piping.
- K) If a fire pump will be installed or used, the manufacturer's factory test curve shall be included in the submittal.

- L) A cross-section view illustrating obstructions to the ceiling sprinklers, e.g., lights, structural members, cable trays, electrical bus ducts and HVAC ductwork.

Section 3206.4.2.6.2 Hazardous materials. In addition to the requirements of this section, the following information shall be included in a *hazardous materials* technical report.

- A) A hazardous materials inventory statement
- B) For flammable & combustible liquids, an analysis of the miscibility of Class I liquids, the size and type of the packaging, the packaging materials of construction, and if the containers have a pressure relieving mechanism.
- C) For Level 2 or 3 aerosols, a statement indicating that the aerosols are cartoned or uncartoned.

3206.4.2.7 Identification of sprinkler system capabilities and limitations. A label shall be permanently installed at or adjacent to each sprinkler riser. When a building contains more than four risers, the sign shall be located at an approved location inside the building. The minimum sign dimension is 6-inches (152 mm) high by 4-inches (101 mm) wide. The sign shall specify the capabilities and limitations of the *automatic sprinkler system*. The sign shall include the following information:

- A) The design base or basis, including the edition used
- B) A statement indicating if the sprinkler design is control mode density area method, control mode specific application, suppression mode, or any combination thereof.
- C) When used, all of the storage conditions stipulated NFPA 13 for Special Designs.
- D) The maximum storage height
- E) The minimum required aisle width
- F) If storage is in racks, the maximum rack width and minimum transverse and longitudinal flue widths.
- G) Storage Capabilities: Commodities designed to be protected by the automatic sprinkler system
- H) Limits on storage heights of idle wood and plastic storage
- I) Limits on storage heights of miscellaneous Group A plastic, tire and rolled paper storage
- J) Locations where in-rack sprinklers are required
- K) Locations where horizontal and/or vertical barriers are required
- L) Information explaining the manufacturer, sprinkler identification number, k-factor, and operating temperature of the overhead sprinklers protecting the high-piled storage.
- M) Fire Protection Contractor contact information

The following example illustrates a suggested label or sign:

Automatic Sprinkler System Capabilities & Limitations

Stored Commodity	Class I water miscible flammable liquids in 1 & 5 gallon polyethylene containers in fiberboard cartons
Design Documents	NFPA 13, 2013 edition & NFPA 30
Design Type	Control Mode, Density/Area Method
Max. Storage Height	25 feet
Min. Aisle Width	8 feet
Max. Rack Width	9 feet
Flue Dimensions	Longitudinal: Min. 6 inches Transverse: Min. 3 inches
System Capabilities	Class I-IV commodities, stored commodity, solid pile or palletized Group A plastics to 12 feet; rack storage of Group A plastics to 25 feet.
Idle Pallets	6 feet maximum storage height
Tire Storage	5 feet maximum storage height
Rolled Paper Storage	5 feet maximum storage height
In-rack sprinklers	In-rack sprinklers are required at each of 3 rack tiers containing the stored commodity. In-rack sprinklers are Tyco/Central FS-B, 17/32" orifice, QR 155°F element, SIN TY0041
Horizontal Barriers	Required at each rack tier containing the stored commodity.
Ceiling Sprinkler	Tyco ELO-231B, ¾" orifice, SR 286°F element, upright, SIN TY0030
FP Contractor	ABC Sprinkler Co. Designer: John Smith

Section 3301 amended – General

Section 3301.2, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof, the following:

Section 3301.2 Purpose. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire and other emergencies during such operations.

Section 3310 addition - Access for Fire Fighting

Section 3310.1.1, of the IFC, is hereby amended by adding a new section, 3310.1.1, as follows:

Section 3310.1.1 Construction Site Access. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building as soon as construction commences. The fire apparatus access road shall comply with the requirements of Section 503.2 and this section and shall extend to within 100 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first

story of the building as measured by an *approved* route around the exterior of the building or facility.

Exception: The *fire code official* is authorized to increase the dimension of 100 feet (45 720 mm) where:

1. The building is equipped throughout with an *approved automatic sprinkler system* that is fully functional and installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar

Section 3311 amended – Means of Egress

Section 3311.1, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

3311.1 Stairways required. Where building construction exceeds 30-feet (9.144 mm) in height above the lowest level of fire department vehicle access, two temporary or permanent stairways shall be provided. As construction progresses, such stairways shall be extended to within one floor of the highest point of construction having secured decking or flooring.

Section 3313 amended – Standpipes

Section 3313.1, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

3313.1 Where required. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipe shall be installed prior to construction exceeding 30-feet (9.144 mm) in height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at approved locations complying with Section 3311.1. As construction progresses, such standpipes shall be extended to within one floor of the highest of construction having secured decking or flooring.

These sections were amended to address the issues related to the increasing number of fires in buildings under construction.

~~Chapter 38 addition – Special Events~~

~~Chapter 38, of the IFC, is hereby added as follows:~~

Chapter 40 addition - Special Events (Chapter Renumbered)

Chapter 40, of the IFC, is hereby added as follows:

CHAPTER 40 SPECIAL EVENTS

SECTION 4001 GENERAL

4001.1 Scope. Special events including trade shows and exhibitions, outdoor assembly events, outdoors mazes, special amusement buildings, and special scaffolding structures shall comply with this chapter and Section 1028. Temporary indoor vehicle displays and vehicle competition or demonstrations shall comply with this chapter and Section 314.

4001.2 Site plans.

A detailed site plan shall be submitted to the fire code official with each permit application for approval.

1. Outdoor events: The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

1. The means of egress.
2. Location and width of exits and aisles.
3. Location of exit signs.
4. Location of fencing or means used to confine attendees.
5. Total square footage of enclosed space.
6. Location and arrangement of all tents, booths or cooking equipment.
7. Locations of fire apparatus access roads.
8. Location of fire protection equipment.
9. Type and location of heating and electrical equipment where applicable.
10. Location of temporary staffed water stations and permanent water fountains.

2. Trade shows and exhibitions: The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

1. The means of egress.
2. Location and width of exits and aisles.
3. Location of exit signs.
4. Total square footage of space.
5. Location and arrangement of all booths and cooking equipment.

6. Location of all fire protection equipment.
 7. Type and location of heating and electrical equipment where applicable.
 8. Location of covered or multi-level exhibits or booths.
3. Mazes. The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:
1. Means of egress.
 2. Location and width of exits and aisles.
 3. Location of exit signs.
 4. Total square footage of space.
 5. Location and arrangement of all booths and cooking equipment.
 6. Location of all fire protection equipment.
 7. Location of means to confine attendees.
 8. Locations of *fire apparatus access roads*.
 9. Type and location of heating and electrical equipment where applicable.
 10. Locations of structures.

At time of permit application, the event coordinator shall submit a letter from the property owner authorizing the use of the site, the address of the site, dates and hours of operation and names and 24-hour phone numbers of at least two principals.

4. Temporary indoor vehicle displays: The permit application and site plan shall be submitted a minimum of 10 business days prior to the display of electric, liquid- or gas-fueled vehicles, boats or other motor craft. Floor plans shall include, but not be limited to:
1. The means of egress.
 2. Location and width of exits and aisles.
 3. Location of exit signs.
 4. Total square footage of space.
 5. Location and arrangement of all booths and cooking equipment.
 6. Location of all fire protection equipment.
 7. Type and location of heating and electrical equipment where applicable.
 8. Location and size of exhibits and booths.
 9. Location of structures.

Exception: Auto dealerships.

5. Vehicle competition or demonstration. The permit application and site plan shall be submitted a minimum of 10 business days prior to the competition or

demonstration of electric, liquid- or gas-fueled vehicles, boats or other motor craft. A floor plan shall include, but not be limited to:

1. The means of egress.
2. Location and width of exits and aisles.
3. Location of exit signs.
4. Total square footage of space.
5. Location and arrangement of all booths and cooking equipment.
6. Location of all fire protection equipment.
7. Type and location of heating and electrical equipment where applicable.
8. Location and size of exhibits and booths.
9. Location of structures.
10. Location of *fire apparatus access roads* where applicable.

SECTION 4002 DEFINITIONS

4002.1 Definitions. The following words and terms are defined in Chapter 2.

CROSS AISLES.

EXHIBITS.

FLAME EFFECT.

MAIN AISLE.

MAZE.

OUTDOOR ASSEMBLY EVENT.

TEMPORARY STRUCTURES.

TRADE SHOWS OR EXHIBITIONS.

4003 GENERAL REQUIREMENTS

4003.1 Access for firefighting and medical services. Approved vehicle access for firefighting and medical services shall be provided in accordance with Sections 503 and 512.

4003.2 Combustible storage. Combustible materials stored at special events shall be stored in approved locations and containers.

4003.3 Crowd managers. Crowd managers shall be provided where the fire code official determines that an indoor or outdoor gathering warrants crowd control. Crowd managers shall be in accordance with Section 403.3.

4003.4 Decorative materials and furnishings. Curtains, drapes and decorations including, but is not limited to drapes, signs, banners, acoustical materials, cotton, hay,

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FIRE CODE

fabric, paper, straw, moss, split bamboo, and wood chips shall be flame resistant as demonstrated by testing in accordance with NFPA 701, or provide documentation of flame retardancy. Field flame test shall be in accordance with Section 320. Materials that cannot be treated for flame retardancy shall not be used unless approved by the fire code official. This includes but is not limited to oilcloth, tarpaper, nylon, plastic cloth, and other plastic materials.

4003.5 Fire protection equipment clearance. Clearance around all fire protection equipment shall be in accordance with Section 901.4.6.

4003.6 Fire extinguishers. Fire extinguishers shall be in accordance with Section 906 and NFPA 10

4003.7 Fire watch. Fire watch shall be in accordance with Section 403.12.1.

4003.8 Fireworks, pyrotechnics. Fireworks and pyrotechnics shall comply with Chapter 56.

4003.9 Housekeeping. The special event area and related areas shall be kept free from combustible debris at all times.

4003.10 LP-gas heaters. Fuel supplies for liquefied-petroleum gas-fired heaters shall comply with Chapter 61 of the International Fire Code.

4003.11 Open flame devices. Open flame devices shall comply with Section 308.

4003.12 Waste disposal. Combustible debris shall not be accumulated at special events. Combustible debris, rubbish and waste material shall be removed from special events at the end of each shift of work. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.

SECTION 4004 TRADE SHOWS AND EXHIBITIONS

4004.1 General. Trade shows and exhibitions conducted within any occupancy shall comply with Chapter 38.

4004.2 Vehicles. Liquid- and gas-fueled and electric vehicles, boats or other motorcraft and equipment used for display, competition or demonstration within a building shall be in accordance with Section 314.

4004.3 Means of egress. *Means of egress* shall comply with this section and the requirements of Chapter 10.

4004.3.1 Travel distance. The maximum travel distance from any point in an exhibit to an exit access aisle shall not exceed 50 feet (15240mm).

4004.3.2 Aisles.

4004.3.2.1 Aisle width. Minimum aisle width inside a trade show or exhibition shall comply with the following:

Square Footage of Trade Show or Exhibition	Minimum Aisle Width
Greater than 15,000 square feet (1393m ²)	10 feet (3048mm)
5,000 square feet (465 square meters) to 15,000 square feet (1393m ²)	8 feet (2438mm)
Less than 5,000 square feet (465 m ²)	6 feet (1829mm)

4004.3.3 Obstructions. Aisles shall be kept clear of all obstructions, including but not limited to, fixtures and displays of goods for sale, chairs, tables, product, displays, vehicles, and trailer tongues.

4004.3.4 Exit signs. Exit signs shall be visible from all locations in the occupancy.

4004.4 Exhibit construction and materials. The materials used for an exhibit shall comply with Section 3804.4 and Chapter 8

4004.4.1 Materials. Shall be one of the following:

1. Noncombustible or limited-combustible materials.
2. Wood that is greater than ¼-inch (6mm) nominal thickness
3. Wood ¼-inch (6mm) nominal thickness or less that is pressure-treated fire-retardant wood meeting the requirements of NFPA 703, Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials. The product shall be marked or labeled by the manufacturer. The product shall not be painted or similarly modified until the material has been inspected and the marking or labeling verified, or provide documentation acceptable to the fire code official.

4004.4.1.1 Flame retardant materials. Materials shall comply with Chapter 8.

4004.4.1.2 Wall and ceiling coverings. Textile wall coverings, such as carpeting and similar products used as wall or ceiling finishes shall comply with Chapter 8.

4004.4.1.3 Plastics. Plastics shall be limited to those that comply with Chapter 8. Plastics used in trade shows and exhibitions with an occupant load of 300 or more shall

be Class A or Class B. Plastics used in trade shows and exhibitions with an occupant load of less than 300, shall be Class A, Class B or Class C.

4004.5 Combustible materials storage

4004.5.1 Quantity. Combustible materials shall be limited to a one-day supply

4004.5.2 Location. Storage of combustible materials behind exhibits, booths, or tents is prohibited. Combustible materials, including but not limited to wood crates, paper and cardboard boxes, shall be stored outside the building in an approved area or in a storeroom having a fire-resistance rating of at least one hour and protected by an approved automatic fire-extinguishing system

4004.6 Covered exhibits and booths.

4004.6.1 Fire Protection.

4004.6.1.1 Automatic sprinkler systems. An approved sprinkler system shall be provided in covered exhibits and booths exceeding 300 square feet (27.87 m²). Each level of multi-level exhibit booths shall be protected throughout, including the uppermost level where the uppermost level is covered with a ceiling.

4004.7 Multi-level booths. Construction documents for all multi-level exhibits shall be approved and stamped by a licensed structural engineer or architect and shall be submitted with the permit application. This includes any exhibit where a live load is proposed above the exhibit area floor level, regardless of the accessibility of the area to the public. Upper levels of multi-level booths with an occupant load greater than 10 persons shall have at least 2 remote exits.

4004.8 Hazardous Materials. Hazardous materials shall comply with this section and Chapters 50 through 67.

4004.8.1 Specific prohibitions. The following hazardous materials shall not be stored, handled or used in trade shows and exhibitions:

1. Division 1.1, 1.2, 1.3, and 1.5 explosives as classified by the U.S. Department of Transportation.
2. Detonable, Class I and Class II organic peroxides.
3. Class I-A flammable liquids.
4. Class 4 and Class 3 oxidizers.
5. Class 4 and Class 3 (unstable) reactive materials.
6. Class 3 water-reactive materials.

7. Pyrophoric materials.
8. Highly toxic materials
9. Toxic gases.
10. Fueling or defueling of flammable or combustible that are stored or used as liquids, cryogenics or compressed gases.

4004.9 Demonstration cooking and warming equipment or devices.

4004.9.1 General. Cooking and warming devices for demonstration purposes only shall be in accordance with Section 3804.9.

4004.9.2 Public Isolation. Equipment and devices shall be isolated from the public by not less than 4 feet (1219 mm) or by a noncombustible 3-sided barrier between the equipment and devices and the public.

4004.9.3 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.
2. The cooking surface shall not exceed 288 square inches (1858 cm²).
3. The equipment shall be placed on a noncombustible surface.
4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609mm).

4004.9.4 Cooking equipment shall be separated from combustible materials by a horizontal distance of at least 2 feet (609mm).

4004.9.5 Butane. Butane for cooking equipment shall be limited to one 10 oz cylinder and one spare in storage, of the same size, per appliance. Storage location shall be approved by the fire code official.

4004.9.5.1 Portable butane-fueled appliances. Portable butane-fueled appliances are allowed in restaurants and in attended commercial food catering operations where fueled by not more than two 10 oz (284gL) LP-gas capacity, nonrefillable butane containers that have a water capacity not exceeding 1.08 lb (0.5 kg) per container. The containers shall be directly connected to the appliance, and manifolding of containers is not permitted. Storage of cylinders is limited to 24 containers, with an additional 24 permitted where protected by a 2-hour fire-resistance-rated barrier.

SECTION 4005 OUTDOOR ASSEMBLY EVENTS

4005.1 General. Outdoor assembly events shall be in accordance with this Section 3805 and Chapter 10.

4005.2 Occupant load. The fire code official shall establish an occupant load for the event site.

4005.3 Exits. Exits shall comply with Chapter 10 and be as remote from each other as practical and shall be provided as follows:

Occupant Load	Minimum Number of Exits
1 to 500	2
501 to 1,000	3
1,001 or 1,500	4
each additional 500 persons	36 additional inches of exit width

4005.3.1 Width. The aggregate clear width of exits shall be a minimum of 36 inches wide (914mm) for each 500 persons to be accommodated.

4005.3.2 Signs. Exits shall be identified with signs that read "EXIT". The signs shall be weather-resistant with lettering on a contrasting background. The lettering shall be of sufficient height and brush stroke to be immediately visible from 75 feet (22,860mm). Placement of the exit signs shall be approved by the fire code official.

4005.4 Concession stands, food booths, and retail booths.

4005.4.1 General. Concession stands, food booths and retail booths shall be in accordance with Section 3805.4.

4005.4.1.1 Distances. A minimum of 20 feet (6096mm) shall be provided between every 150 linear feet (45,720mm) of booth space. A minimum of 30 feet (9144mm) shall be provided between booths used for cooking and the vehicles, generators, or any other internal combustion engines. A minimum of 30 feet (9144 mm) shall be provided between booths used for cooking and amusement rides or devices.

4005.4.2 Cooking appliances or devices.

4005.4.2.1 Public isolation. Cooking appliances or devices shall be isolated from the public by not less than 4 feet (1219 mm) or by a non-combustible 3-sided barrier between the equipment and devices and the public.

4005.4.2.2 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.
2. The cooking surface shall not exceed 288 square inches (18,580mm).
3. The equipment shall be placed on a noncombustible surface.
4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609mm).

4005.4.2.3 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 61 and NFPA 58.

4005.4.2.3.1 Maximum number and quantity. A maximum of a total aggregate water capacity of 50 gallons (95L) of LP-gas is permitted at one concession stand or booth used for cooking.

4005.4.2.3.2 LP-gas high-pressure cylinder hoses. Hoses shall be designed for a working pressure of 350 PSIG (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI(2413 kPa) WORKING PRESSURE, and the manufacturer's name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 PSIG (4826 kPa). Hose shall not exceed 12 feet (3638 mm) unless approved by the fire code official.

4005.4.2.3.3 LP-gas low-pressure cylinder hoses. Hoses with a working pressure of 5 psig shall be allowed when a fix regulator is set a 5 psi and is connected directly to the LP GAS cylinder. The hose shall not exceed 12 feet (3658 mm) unless approved by the fire code official.

4005.4.3.3 Storage of containers. Containers shall be stored in accordance with Chapter 61.

4005.4.4 Generators / electrical.

The generators shall be installed at least 10 feet (3048mm) from combustible materials, and shall be isolated from the public by physical guard, fence, or enclosure installed at least 3 feet (914mm) away from the internal combustion power source, and be provided with a compliant portable fire extinguisher per Section 906 and NFPA 10.

4005.4.5 Temporary water stations.

When outdoor temperatures are expected to exceed 90oF (35oC), the event sponsor shall provide and maintain a minimum of one staffed water station for each 1,000-projected attendance. The water station shall include adequate water supply, cups, and a means for rapid replenishing of exhausted water. Each water station shall be located as far apart as practicable to allow ease of access for event attendees.

SECTION 4006 MOBILE FOOD VEHICLES

4006.1 General. Mobile food vehicles which are temporarily or permanently stored on a property where food items are processed or prepared and sold to the public shall comply with this section.

Exception: Food peddlers operating a retail food establishment from a vehicle designated to be readily movable in which food is; sold or given away but not composed, compounded, thawed, reheated, cut, cooked, processed or prepared.

4006.2 A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. Commercial kitchen exhaust hoods shall comply with the requirements of the *International Mechanical Code*.

4006.2.1 Maintenance. Hoods shall be inspected, tested, and maintained in accordance with this code and the *International Mechanical Code*.

4006.2.2 Inspections and tests. Kitchen hood extinguishing systems shall be inspected and tested every six months by a state of Iowa licensed fire protection contractor.

4006.3 Fire extinguishers. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. An approved 2A:20B:C rated dry chemical fire extinguisher shall be provided within 30 feet (9144 mm) of any commercial cooking equipment. Additionally, cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher in accordance with Section 904.12.5.1 or 904.12.5.2, as applicable.

4006.4 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 61 and NFPA 58.

4006.4.1 Maximum number and quantity. A maximum of two LP-gas containers with a total aggregate water capacity of 50 gallons (190 L) is permitted at one mobile food vehicle.

4006.4.2 LP-gas cylinder hoses. Hoses shall be designed for a working pressure of 350 psig (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI WORKING PRESSURE, and the manufacturer's name or trademark. Hose assemblies, after the application of couplings, shall have a design

capability of 700 psig (4826 kPa). Hose assemblies shall be leak tested at the time of installation at not less the operating pressure of the system in which they are installed.

4006.5 Location. Mobile food vehicles shall not be located within 20 feet (6096 mm) of buildings, tents, canopies or membrane structures.

SECTION 4007 SPECIAL AMUSEMENT BUILDINGS

4007.1 General. [B] Special amusement buildings shall be in accordance with this section and Section 411 of the International Building Code.

Exception: Amusement buildings or portions thereof, which are without walls or a roof and are constructed to prevent the accumulation of smoke.

4007.2 Use of combustible decorative materials. Use of combustible decorative materials shall be in accordance with Chapter 8.

4007.3 Assistance. Adult monitors with flashlights shall be available to provide assistance in the event someone becomes lost or disoriented. One adult monitor shall be provided for every 60 persons.

4007.4 Automatic sprinkler system. Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Chapter 9.

4007.4.1 Temporary special amusement buildings. Where the special amusement building is temporary, the sprinkler water supply shall be of an approved temporary means. The sprinkler piping shall be connected to a temporary water supply having sufficient capacity (flow and pressure) to supply residential or standard quick spray response sprinkler heads at a minimum design density of 0.15 gpm (.57 LPM) per square foot of protected floor area. The design shall be based on flowing the six most hydraulically remote sprinkler heads. Should the temporary amusement building contain less than six heads, the design shall assume that all heads are flowing simultaneously. The temporary water supply may be connected to a domestic water line, a fire line, or temporary on-site storage tank as long as the minimum design densities are met. An indicating type control valve shall be installed in an accessible location between the sprinkler system and the connection to the water supply.

SECTION 4008 MAZES

4008.1 General. Mazes including, but not limited to corn stalk or hedge mazes, shall be in accordance with Section 3808.

4008.1.2 Safe refuge areas. Safe refuge areas shall be established outside of the maze or building and structure, and shall not be closer than 50 feet (15240mm).

4008.1.3 Paths. Paths throughout the maze shall be a minimum of 36 inches (914mm) in width and shall be clear and unobstructed width.

4008.1.4 Separation. A minimum of 20 feet (6096mm) shall be provided between mazes and buildings and structures. The 20-foot (6096mm) clearance shall be free from vegetation and obstructions.

4008.1.5 Means of egress. Each exit shall be a minimum of 6 feet (1828mm) wide.

4008.1.5.1 Travel distance. The maximum travel distance to reach an exit access shall not exceed 75 feet (22,860mm). The travel distance shall be determined by using the maze path.

4008.1.5.2 Number. The travel distance required to reach an exit access shall determine the number of exits required. Locking devices shall remain unlocked on exits when the maze is occupied.

4008.1.5.3 Exit signs. Exit signs shall be provided next to or above each exit. The lettering shall be a minimum of 12 inches (305mm) high with 2-inch (51mm) brushstroke. The signs shall read EXIT with lettering in a color contrasting to the sign's background.

4008.2 Event plans. The following plans shall be submitted to the fire code official.

4008.2.1 General fire safety plan. The plan shall include, but not be limited to procedures that shall be used to prevent over-drying of vegetation throughout the site, documentation of decorative materials flame-retardancy, the maximum number of attendees.

4008.2.2 Security plan. The plan shall document who shall provide security (e.g., off-duty police officers, sheriff's posse, employees). All security personnel shall be provided with a 2-way radio and flashlight.

4008.2.3 Evacuation plans. The plan shall document the responsibilities of all on-site employees. The plan shall also document how attendees will be evacuated, and where they will be evacuated.

4008.2.4 Maze rules. Maze rules shall be posted at maze entrance.

4008.3 Employee responsibilities. Each employee shall be familiar with the evacuation plan and with fire extinguisher locations. Documentation of training shall be provided to the fire code official.

4008.3.1 Guides. An employee shall be responsible for guiding a group of not more than 14 attendees through the maze. Each employee shall be provided with a minimum of one flashlight and two-way radio. The employees shall be responsible for detecting and reporting fire or smoke to a competent person posted at the maze main entrance and begin evacuation procedures.

4008.3.2 Main entrance employee. Each maze shall be manned by an employee at the entrance. The employee shall be capable of communicating with the employees and shall be provided with a cellular telephone. When the main entrance employee receives a report of smoke, fire or injury, the employee shall immediately call 9-1-1.

4008.4 Watering. Corn stalk and hedge mazes shall be provided with sufficient water and at a frequency that prevents the vegetation from becoming dry or brittle. Failure to comply with this provision is an imminent hazard and the fire code official shall issue a stop order.

4008.5 Buildings and structures. When buildings and structures are intended to be occupied by attendees, the building and structure shall comply with Section 3807.

SECTION 4009 COVERED MALL BUILDINGS

4009.1 General. Temporary use of the common pedestrian area within a covered mall building for promotional, Group A, Group E, Group M or similar activities shall be in accordance with Section 3809.

4009.2 General requirements.

4009.2.1 Main aisle width. Main aisles shall be a minimum of 10 feet (3048mm) in width or the minimum required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10. Main aisles shall not be obstructed.

4009.2.2 Cross aisle width. Cross aisles shall be a minimum of 15 feet (4572mm) in width or the required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10.

4009.2.3 Fueled equipment. Liquid- or gas-fueled, or electric appliances, tools, apparatus, craft or vehicles shall be displayed in a mall in accordance with Section 314.

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LP-gas powered floor maintenance machines may be used when in accordance with Chapter 61.

4009.3 Combustible decorative materials. Combustible decorative materials shall be in accordance with Chapter 8.

Section 5601 addition - General

Section 5601.4, of the IFC, is hereby amended by adding and exception, as follows:

Exception: Persons in charge of fireworks display or pyrotechnic special effect operations may be less than 21 years of age if they possess a valid PGI display fireworks operator certification or equivalent certification approved by the fire code official.

Section 6104 addition and amendment - Location of LP-Gas Containers

Section 6104.2, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof, the following:

Section 6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the installation of liquefied petroleum gas shall be prohibited unless specifically approved by the fire code official, and in that case the aggregate capacity of any one installation shall not exceed a water capacity of 1,000 gallons (3785 L) (see Section 3 of the Sample Legislation for Adoption of the *International Fire Code* on page xxi).

Exception: Containers shall not exceed a water capacity of 20 gallons, must be located outside of the building, and used for cooking purposes only.

Section 6104.3, of the IFC, is hereby amended by inserting a new section, 6104.3.3, as follows:

Section 6104.3.3 LP Gas Containers in Group R Occupancies. LP Gas shall not be stored or used inside of a building.

Adopting Appendix I

Appendix I is being adopted by specific reference as the guideline for Fire Protection Systems - Noncompliant Conditions

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154.120 New materials, processes or occupancies which require permits. The Building Official and Fire Code Official shall act as a committee to determine and specify, after giving affected persons and opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those enumerated in either the Building Code or Fire Code. The fire code official shall post such list in a conspicuous place in the building department and distribute copies thereof to interested persons.

154.130 Outstanding permits. If a building permit is outstanding on the effective date of this chapter and the fire code adopted by this chapter, the provisions of this chapter and the fire code adopted by this chapter, shall apply to the work authorized by such permit, except to the extent that the fire code official and building official shall determine that the application of such provisions to such work would be unreasonable. The burden shall be upon the holder of such permit to show the unreasonableness of such provisions.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this day of , .

CHAPTER 155

PLUMBING CODE

155.01 Adoption of 2018 Uniform Plumbing Code

155.02 Amendments, Modifications and Deletions

155.01 ADOPTION OF 2018 UNIFORM PLUMBING CODE. Pursuant to published notice and public hearing as required by law, the 2018 Uniform Plumbing Code and all provisions are hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2018 Uniform Plumbing Code is on file in the office of the Clerk.

155.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the 2018 Uniform Plumbing Code are hereby made:

Code Section: UPC 407.3

Insert the following language at the end of the Code section:

Tempering devices shall be installed at or as close as possible to the point of use.

Modify Code Section: UPC 408.4

Insert the following Exception.

Exception: In a residential dwelling unit where a 2-inch waste pipe is not accessible, and approval from the Authority Having Jurisdiction has been granted, the waste outlet, fixture tailpiece, trap and trap arm may be 1 ½ inch when an existing tub is being replaced by a shower sized per Section 408.6(2). This exception only applies where one shower head rated at 2.5 gpm is installed.

Modify Code Section: UPC 409.4

Insert the following language at the end of the Code section:

Tempering devices shall be installed at or as close as possible to the point of use.

Modify Code Section: UPC 410.3

Insert the following language at the end of the Code Section:

Tempering devices shall be installed at or as close as possible to the point of use.

Modify Code Section: UPC 418.3

Insert the following language:

(5) At least one floor drain or receptor approved by the AHJ 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. Floor drains in other locations may be no less than two inches in diameter.

Modify Code Section: UPC 608.5

Insert the following language to the end of Code section (2):

relief valve drains material and installation shall meet the manufacture approved temperature and pressure rating of the relief valve.

Modify Code Section: UPC 609.1

Insert the following language at the end of the Code Section:

Building supply yard piping wherever feasible shall be not less than 60 inches below earth cover.

Modify Code Section: UPC 701.2

Insert the following underlined language into the Code Section:

(2) ABS and PVC DWV piping installations shall be installed in accordance with applicable standards referenced in Table 701.2 and Chapter 14 "Firestop Protection." Except for individual single-family dwelling units, materials exposed within ducts or plenums shall have a flame spread index of not more than 25 and a smoke-developed index of not more than 50, where tested in accordance with ASTM E84 or UL 723. ABS and PVC DWV piping may be installed in the vertical position between Cast Iron piping if supported properly and the cast iron does not impose a load on the vertical ABS or PVC piping. These tests shall comply with all requirements of the standards to include the sample size, both for width and length. Plastic pipe shall not be tested filled with water.

Add Code Section: UPC 703.1.1

Insert the following language:

703.1.1 Size of Drainage Piping. The main building drain shall be a minimum 4" diameter.

Modify Code Section: UPC 715.3

Insert the following language at the end of the Code Section:

Compromised piping is determined by the AHJ that would consist of significant cracks, out of alignment piping, missing pieces from piping, and or fittings. If any portion of a bituminous fiber ("Orangeburg") building sewer fails, the Orangeburg sewer shall be replaced in its entirety from the building to the public sanitary sewer with new sewer that fully complies with this Code.

Modify Code Section: UPC 717.1

Replace the last sentence of the Code Section with:

No building sewer shall be smaller than 4" in diameter and or the building drain.

Add Code Section: UPC 718.3.1

Insert the following underlined language to the Code Section:

718.3 Protection from Damage. No building sewer or other drainage piping or part thereof, which is constructed of materials other than those approved for use under or within a building, shall be installed under or within 2 feet (610 mm) of a building or structure, or part thereof, nor less than 1 foot (305 mm) below the surface of the ground. Building sewers less than 42" below grade shall be protected with an engineered system to prevent damage from freezing and frost heave. The provisions of this subsection include structures such as porches and steps, whether covered or uncovered; breezeways; roofed porte cochere; roofed patios; carports; covered walks; covered driveways; and similar structures or appurtenances.

Modify Code Section: UPC 813.1

Insert the following underlined language to the Code Section:

813.1 General. In other than single family dwellings and duplexes, pipes carrying wastewater from swimming pools, wading pools, or hot tubs, including pool drainage, backwash from filters, shall be installed as an indirect waste by an air gap. Where the recirculation pump is used to discharge waste pool water to the drainage system, the pump discharge shall be installed as an indirect waste, with an air gap, to the sanitary sewer.

Modify Code Section: UPC 814.5

Insert the following underlined language to the Code Section:

814.5 Point of Discharge. Air-conditioning condensate waste pipes shall connect indirectly to a properly trapped fixture, floor drain or open sight drain, or except where permitted in Section 814.6, to the drainage system through an air gap or air break to trapped and vented receptors, dry wells, leach pits, sump pump, surface area (permission must be obtained from the building official for this point of discharge), the tailpiece of plumbing fixtures or indirectly to the building storm sewer through a roof drain. A condensate drain shall be trapped in accordance with the appliance manufacturer's instructions or as approved.

Modify Code Section: UPC 1014.1

Insert the following language at the end of the Code Section:

Notwithstanding provisions of section 1014.1, regulations of Fat Oil and Grease (FOG) and sizing of FOG removal devices where connected to Wastewater Reclamation Authority (WRA) system shall be in accordance with WRA regulations for the regulations of industrial wastewater and commercial wastewater. Grease drainage lines shall be clearly identified by one of the following ways.

1. Stenciled with "Grease Drainage". Letters size shall be 1½" for 2" piping, and 2" for 3" and larger piping. Stenciling shall be applied every 3 feet of piping and labeled at the future stubbed locations.
2. Prior approval of an identification system approved by the AHJ.

Modify Code Section: UPC 1103.1

Insert the following language at the end of the Code Section:

Vertical leader shall be sized based on a 4 inch per hour rainfall.

Modify Code Section: UPC 1103.2

Insert the following language at the end of the Code Section:

Horizontal storm drains shall be sized based on a 4 inch per hour rainfall.

Modify Code Section: UPC 1103.3

Insert the following language at the end of the Code Section:

Gutters shall be sized based on a 4 inch per hour rainfall.

Modify Code Section: UPC 1208.5.3.4

Insert the following language:

1208.5.3.4 Corrugated Stainless Steel. Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section 1211.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect XXX XX, 2020 after its final passage, approval and publication as provided by law.

CHAPTER 156

RESIDENTIAL BUILDING CODE

156.01 Adoption of 2018

International Residential Code

156.02 Amendments, Modifications
and Deletions

156.03 Plan Approval

156.04 Temporary Permit

156.05 Fee Schedule

156.06 Conflict With State Laws

156.07 Administration and Enforcement

156.01 ADOPTION OF 2018 INTERNATIONAL RESIDENTIAL CODE. Pursuant to published notice and public hearing as required by law, the 2018 International Residential Code is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2015~~18~~ International Residential Code is on file in the office of the Clerk.

156.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the 2018 International Residential Code are hereby made:

Section 4. Delete Section R313; refer to Grimes Ordinance Chapter 154 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 419 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 28 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: 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>

Delete Code Section: IRC 302.13

Modify Code Section: IRC R303.3

Replace with the following language and exception:

Section R303.3 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 R305.1.1 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 R308.4.2 (Existing exceptions to remain)

Replace with the following language:

Section R308.4.2 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 (1524 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 R308.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

Insert Exception #1 into Code Section: IRC 310.2.2

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 Code Section: IRC R310.2.4

Replace with the following language:

Section R310.2.4 Emergency escape windows under decks and porches. Emergency escape and rescue openings installed under decks and porches shall be fully openable and provide a path not less than 36 inches (914mm) in height to a yard or court. Cantilever areas of all construction elements shall be regulated in accordance with this section.

Modify Exception to Code Section: IRC R310.6

Replace with the following language:

Exception: New habitable spaces created in an existing *basement* shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

Modify Exception to Code Section: IRC R311.3.2

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 311.7.5.1

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.

Modify Code Section: IRC R312.1.1

Replace with the following language and add exception:

R312.1.1 Where required. *Guards* shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, driveways, sidewalks, patios, and decks that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

Exception: Portions of retaining wall where the horizontal distance between the edge of the walking surface and the face of the wall is greater than 36-inches.

Delete Code Section: IRC 313.1

Replace with the following language:

313.1 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. Townhouse structures less than eight thousand (8,000) square feet of floor space.

Delete Code Section: IRC 313.2

Replace with the following language:

313.2 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. One-and two-family dwellings containing less than eight thousand (8,000) square feet of floor space.

Modify Exception #3 to Code Section: IRC R403.1.4.1

Replace with the following exception:

Exception

Decks less than 30" above grade and not supported by a dwelling, shall not require footings that extend below the frost line.

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 1-1/2") 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 wall 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
		<u>Unit</u>				
<u>Gross</u>	<u>Net</u>	<u>Concrete</u>	<u>Masonry</u>	<u>Concrete</u>	<u>Masonry</u>	Masonry
<u>8</u>	<u>7' 8"</u>	<u>7 ½"</u>	<u>8"</u>	<u>½"</u> 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
<u>9</u>	<u>8' 8"</u>	<u>8"</u>	<u>See Chapter 18 IBC</u>	<u>½"</u> bars 2' o.c. horizontally & 20" vertically o.c.	See Chapter 18 IBC	Same as above
<u>10</u>	<u>9' 8"</u>	<u>8"</u>	<u>See Chapter 18 IBC</u>	<u>(5/8"</u> 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 R506.2.4

Insert the following language and Exception:

Section R506.2.4. 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

Add Code Section: IRC R1305.1.1.1

Insert the following language:

M1305.1.1.1 Appliances in Closets, Alcoves, or similar compartments. Appliances installed within a closet, alcove or compartment, such space shall

measure no less than 30 inches wide and the opening into such space shall also be no less than 30 inches wide.

Modify Code Section: IRC M1502.4.2

Replace with the following language and exception:

M1502.4.2 Duct installation. Exhaust ducts shall be supported at intervals not to exceed

4 feet, (3658 mm) and shall be secured in place. The insert end of the duct shall extend

into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be

sealed in accordance with Section M1601.4.1 and shall be mechanically fastened.

Ducts

shall not be joined with screws or similar fasteners. Where dryer exhaust ducts are

enclosed in wall or ceiling cavities, such cavities shall be of sufficient size to allow the

installation of the duct, without changing the configuration of the duct.

Exception: Dryer duct sections that are longer than 4 feet shall be supported minimally

every 6 feet.

Add additional item to Code Section: IRC M1601.3

Insert the following language:

5. The use of air-inflated/encapsulated duct wrap to achieve required R-values shall be prohibited.

Add additional item to Code Section: IRC M1602.3

Insert the following language:

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

Supply Air Diffusers.

Delete Code Section: IRC G2414.5.3 (403.5.4)

Replace with the following language:

G2414.5.3 (403.5.4): Corrugated Stainless-Steel Tubing.

Arc resistant corrugated stainless-steel tubing shall be listed in accordance with ANSI LC 1 (Optional Section 5.16)/CSA 6.26.

Steel Tubing.

Arc resistant corrugated stainless-steel tubing shall be listed in accordance with ANSI LC 1 (Optional Section 5.16)/CSA 6.26.

Delete Code Section: IRC G2415.5.2 (404.2)

Replace with the following language:

G2415.2 (404.2) CSST.

Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

Add Code Section: IRC E3704.7.1

Insert the following language:

3704.7 Prohibited Locations. Feeders supplying a Townhome shall not cross a property line other than the individual unit served. For the purposes of this provision, the term Townhome shall mean a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

1. Section 326.1 – 326.12 is hereby instated with the following amendments:

A. 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 50 of this Code of Ordinances and the City may invoke remedies and penalties provided in said chapter. This section provided for construction regulations and permit fees with regard to swimming pools.

B. 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.

C. Permit Required. No person shall construct or any alteration, addition, remodeling or other improvements to a swimming pool without a permit therefore. Swimming pools shall be maintained in accordance with the provisions of this chapter.

D. 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.

E. Issuance of Permit. If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee as specified in chapter xx, shall be paid to the Development Services Department.

F. 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.

G. 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 2018 Uniform Plumbing Code.

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

I. This Ordinance shall apply to all existing and new swimming pools. All existing swimming pools shall comply within fourteen (14) days of the effective date of this ordinance.

326.1 General. The provisions of this section shall apply to the design of barriers for pools and spas. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such pools or spas. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 326.3 through 326.12.

Exceptions:

1. Spas and hot tubs with a lockable safety cover that complies with ASTM F 1346.
2. Swimming pools with a powered safety cover that complies with ASTM F 1346.

326.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 326.3 through 3109.12.

326.3 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 (1219 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).

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

326.5 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 (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 13/ 4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/ 4 inches (44 mm) in width.

326.6 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 (1143 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 13/ 4 inches (44 mm).

326.7 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 13/ 4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom which that reduce the openings, such openings shall be not more greater than 13/ 4 inches (44 mm).

326.8 Gates. Access gates shall comply with the requirements of Sections 326.9 through 326.12 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.

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

326.10 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.

326.11 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 (1219 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 3110.
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.

326.12 Prohibited locations.

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

156.04 TEMPORARY PERMIT. The Building Administrator 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 Clerk 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.

156.06 CONFLICT WITH STATE LAWS. Nothing in this chapter or in the 2018 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.

156.07 ADMINISTRATION AND ENFORCEMENT. This chapter shall be enforced by the Building Official. No building permit or certificate of occupancy shall be issued by the Clerk unless in accordance with the provisions of this chapter.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Effective Date. This ordinance shall be in effect XXX, XX after its final passage, approval and publication as provided by law.

CHAPTER 157

MECHANICAL CODE

157.01 Adoption of 2018 International Mechanical Code

157.03 Conflicts with State Law

157.02 Amendments, Modifications and Deletions

157.01 ADOPTION OF 2018 INTERNATIONAL MECHANICAL CODE. Pursuant to published notice and public hearing as required by law, the 2018 International Mechanical Code, and all the provisions of the International Mechanical Code Standards, published in the 2018 International Mechanical Code are hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2018 International Mechanical Code is on file in the office of the Clerk.

157.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the 2018 International Mechanical Code are hereby made:

1. Delete all references to the "International Fuel Gas Code" and insert in lieu thereof "NFPA 54 and NFPA 58."
2. Modify Code Section: IMC 304.11
Remove and Insert the following language to the Exception:
Exception: Guards are not required where permanent fall arrest/restraint anchorage connector device that comply with ANSI/ASSE Z 359.1 are and affixed for the use during the entire lifetime of the roof covering. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and places not less than 10 feet (3048 mm) from the roof edges and the open sides of walking surfaces.
3. Modify Code Section: IMC 306.1
Insert the following language at the end of the code section:

An unobstructed level working space at least 30 inches deep and 30 inches wide shall be provided on any side of equipment where service access is required. Code official or designee may approve service space reductions prior to equipment installation, provided manufacturer's instructions are met. (Excluding Suspended Ceiling)
4. Modify Code Section: IMC 306.5

Insert the following language at the end of the code section:

If the tenants of a multiple tenant building have, or are allowed to have, mechanical facilities on or which penetrate the roof, then roof access ladders must be provided for use by all such tenants and their agents and contractors in a manner that does not require accessing space under the control of another tenant.

5. Modify Code Section: IMC 306.5

Remove the Exception:

Exception: This shall not apply to Group R-3 occupancies.

6. Delete Code Section: IMC 307.2.4.1

Replace with the following language:

307.2.4.1 Ductless mini-split system traps: Ductless mini-split equipment that produces condensate shall be installed per manufacturer's instructions.

7. Delete Code Section: IMC 401.2

Replace with the following language:

401.2 Ventilation required. Every occupied space shall be ventilated by mechanical means in accordance with section 403. Where the air infiltration rate in a dwelling is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2 inches of water column in accordance with Section 402.4.1.2 of the energy conservation code, the dwelling shall be ventilated by mechanical means in accordance with Section 403.

8. Delete Code Section: IMC 402.

9. Modify Code Section: IMC 508.1.1

Insert the following language at the end of the code section:

The temperature differential between makeup air and the air in the conditioned space shall not exceed 10°F (6°C) except where the added heating and cooling loads of the makeup air do not exceed the capacity of the HVAC system. All kitchen makeup air shall be tempered.

Exception: An Iowa Registered Mechanical Engineer submits a report to the local jurisdiction verifying the kitchen HVAC system is capable of handling the additional load created by non-tempered make up air.

10. Modify Code Section: IMC 604.3

Insert the following language at the end of the code section:

The use of air-inflated/encapsulated duct wrap to achieve required R-values shall be prohibited.

11. Modify Code Section: IMC 603.1

Insert the following language at the end of the code section:

Air plenums and ducts located in floor and wall cavities shall be separated unconditioned space by construction with insulation to meet energy code requirements. These areas include but are not limited to exterior walls, cantilevered floors, and floors above garages.

12. Modify Code Section: IMC 603.6.1.1

Insert the following language at the end of the code section:

Flexible air ducts shall be designed and installed per manufacturer's installation instructions and requirements.

13. Modify Code Section: IMC 1107.5.4

Insert the following language at the end of the code section:

All press-connect fittings must be listed and labeled for refrigerant piping and installed per manufacturer's instructions.

157.03 CONFLICTS WITH STATE LAW. Nothing in this chapter or in the International Mechanical Code shall be construed to be in conflict with State law and in the event there is such a conflict, the State law shall prevail.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Effective Date. This ordinance shall be in effect XXX XX, 2021 after its final passage, approval and publication as provided by law.

CHAPTER 158

ELECTRICAL CODE

158.01 Purpose; Reliance Upon Chapter	158.06 Deletions, Modifications and Amendments
158.02 Interpretation	158.07 Official Copy
158.03 Adoption	158.08 Outstanding Permits
158.04 Scope	158.09 Governments Exempt
158.05 Application to Moved Buildings	158.10 Conflict With Code

158.01 PURPOSE; RELIANCE UPON CHAPTER. It is the purpose of this chapter to require architects, builders, contractors, property owners, their agents and others, to meet their responsibilities with respect to proper installation, construction, construction techniques and premises safety and to provide for inspections and fees as a means of compelling compliance therewith. It is not the purpose of this chapter to create any duty on the part of the City, its officers, agents or employees, owing to any individual member of the public or to protect any particular or circumscribed class of persons. Specifically, it is not the intent of this chapter to create any duty or liability by the City, its officers, agents or employees, to premises occupants, owners, tenants or any other person. No person shall place reliance upon this chapter, any inspections performed or certificates issued pursuant to this chapter, as indicating the safety of or quality of construction of any particular premises. Neither this chapter nor inspections made pursuant thereto nor certificates issued are intended to assume the duty of any person to adequately construct and maintain a premises or provide a safe premises or to, in any way, indicate a decrease in the risk associated with the use or occupancy of any premises. A certification that a premise has been inspected pursuant to this chapter shall not in any way constitute a warranty or guarantee of the safety or quality of that premises.

158.02 INTERPRETATION. The foregoing statements of legislative intent shall govern and take precedence over any other language contained in this chapter or the *National Electrical Code* adopted in this chapter.

158.03 ADOPTION. The *National Electrical Code*, 2017 Edition, published by the National Fire Protection Association, except those provisions thereof which are hereinafter deleted, modified or amended, is adopted as and shall constitute the "Electrical Code of the City of Grimes, Iowa" to regulate the practice and materials used in the installation, maintenance, extension and alteration of all wiring, fixtures,

appliances and appurtenances in connection with various electrical systems in the City. The same is, by this reference, incorporated in this chapter as fully and completely as if set forth in full in this chapter. The use of the term "*National Electrical Code*" in this chapter shall be interpreted to refer to the *National Electrical Code*, Current Edition.

158.04 SCOPE. The provisions of this chapter shall apply to:

1. The electrical conductors, equipment and materials installed within or on public and private buildings and other premises;
2. The conductors that connect the installation to a supply of electricity and other outside conductors on the premises;

Additions to, alterations of and repairs to existing electrical equipment covered by this chapter shall comply with its provisions. When such additions, alterations or repairs are made, the Electrical Inspector may order other reasonable additions or alterations in a building or structure or on premises, when a danger to life or property may result if such other additions or alterations are not made. Installations which were in compliance with this chapter in existence at the time such installations were made shall be presumed to be safe and proper, which presumption may be rebutted by evidence that the installation may be dangerous to life or property. If the classification of a building has been changed due to a change in occupancy, the wiring in the entire building shall comply with all the electrical standards applicable to the new classification. If the occupancy of a building has been changed to a mixed occupancy, each occupancy shall comply with its own particular classification and shall be wired in compliance with the electrical standards of its particular classification.

158.05 APPLICATION TO MOVED BUILDINGS. Buildings or structures moved into or within the City shall comply with the provisions of this chapter for new buildings or structures.

158.06 DELETIONS, MODIFICATIONS AND AMENDMENTS. The following deletions, modifications and/or amendments are made to the *National Electrical Code*, 2017 Edition:

Chapter 1 General is modified by adding a new article thereto after Article 110 as follows:

Article 120
Permits and Registration

120.1 Homeowners Performing Electrical Installations. Homeowners may apply for a permit when performing work on their own primary or non-rental/non-commercial property. Homeowner must pass a written exam prior to commencement of work and approval of permit, such exam shall be written and administered by the Building Official. This permit is valid during the code cycle the test was passed under.

120.2 Electrical Contractor's Registration. No person shall engage in the activity, or represent themselves to the public as engaging in the activity of installing, altering, maintaining or repairing any electrical equipment within the scope of this subchapter unless they have first registered with the City their State Electrical Contractor's License and those parties responsible for obtaining permits. Nothing contained in this section shall be deemed to exclude the performance of maintenance or sign wiring work by electrical contractors. The provisions of this section shall not apply to nor be deemed to include, the electrical work of a public utility, telephone, telegraph or railroad company where such electrical work is an integral part of the plant used by such companies in rendering its duly authorized service to the public.

120.3 Permits are not transferable. Electrical work performed under the provisions of this chapter must be done by a contractor meeting the licensing provisions as set forth by the Iowa Electrical Examining Board in accordance with Iowa Code Chapter 103. A responsible person or an electrician licensed by the State of Iowa Electrical Examining Board as a "Master A or B" may sign and obtain a permit for the contractor for which they are employed only when said responsible person or "Master A or B" has provided proof of employment or written confirmation by said licensed contractor. Any permit required by the provisions of this code may be revoked by the Building Official upon the violation of any provision of this code.

120.4 Submitting Permits. A State of Iowa licensed Electrical Contractor or Residential Contractor shall be allowed only to secure permits for himself or herself, or for a single firm or corporation. When a State of Iowa licensed electrical contractor has secured such a permit, only the employees of such contractor when meeting the provisions of Iowa Code Chapter 103 shall perform the work for which the permit was obtained.

Add Code Section and Exception: NEC 215.13.1 Townhomes not to be supplied through another.

NEC 215.13 Prohibited Locations. Feeders supplying townhomes shall not extend through any townhome unit other than the unit served. For the purposes of this provision, the term townhome shall mean a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Exception: If a recorded easement is established in a concealed space or attic within a townhome unit, feeders are allowed within that easement.

158.07 OFFICIAL COPY. An official copy of the electrical code, as adopted by this chapter, including the certificate of the Clerk as to its adoption and effective date, is on file in the office of the Clerk.

158.08 OUTSTANDING PERMITS. If an electrical permit is outstanding, the provisions of this chapter and the electrical code adopted hereby shall apply to work authorized by such permit, except to the extent that the electrical inspector shall determine that the application of such provisions to such work would be unreasonable. The burden shall be upon the holder of such permit to show the unreasonableness of such provisions.

158.09 GOVERNMENTS EXEMPT. The provisions of this code shall not apply to the United States of America and the State of Iowa or any of their agencies.

158.10 CONFLICT WITH CODE. The words and numbers used in this chapter shall prevail if and when there is a variance in the words and numbers used in this chapter and in the *National Electrical Code*, adopted in this chapter.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Effective Date. This ordinance shall be in effect XXX X, 2020 after its final passage, approval and publication as provided by law.

CHAPTER 160

BUILDING CODE

160.01 Adoption of 2018 International Building Code	160.05 Fee Schedule
160.02 Amendments, Modifications and Deletions	160.06 Conflict with State Laws
160.03 Plan Approval	160.07 Administration and Enforcement
160.04 Temporary Permit	160.08 Climate and Geographical Criteria

160.01 ADOPTION OF 2018 INTERNATIONAL BUILDING CODE. Pursuant to published notice and public hearing as required by law, 2018 International Building Code is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2018 International Building Code is on file in the office of the Clerk.

160.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the 2018 International Building Code are hereby made:

Delete Section 3109.1 replace with the following amendments:

A. 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 50 of this Code of Ordinances and the City may invoke remedies and penalties provided in said chapter. This section provided for construction regulations and permit fees with regard to swimming pools.

B. 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.

C. Permit Required. No person shall construct or any alteration, addition, remodeling or other improvements to a swimming pool without a permit therefore. Swimming pools shall be maintained in accordance with the provisions of this chapter.

D. Application. A person seeking a permit shall make an application to the Clerk for such permit. The plans and specifications and plot plan, as well as other pertinent explanatory data, shall be submitted with each application.

E. Issuance of Permit. If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee as specified in chapter xx shall be paid to the Development Services Department.

F. 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.

G. 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 2018 Uniform Plumbing Code.

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

I. This Ordinance shall apply to all existing and new swimming pools. All existing swimming pools shall comply within fourteen (14) days of the effective date of this ordinance.

For reference the IBC states the following:

3109.2 Residential swimming pools

Residential swimming pools shall comply with sections 3109.2.1 through 3109.11

3109.2.1 General. The provisions of this section shall apply to the design of barriers for pools and spas. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such pools or spas. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 3109.3 through 3109.11.

Exceptions:

1. Spas and hot tubs with a lockable safety cover that complies with ASTM F 1346.
2. Swimming pools with a powered safety cover that complies with ASTM F 1346.

3109.2.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 3109.3 through 3109.11.

3109.3 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 (1219 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).

3109.4 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3109.5 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 (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 13/ 4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/ 4 inches (44 mm) in width.

3109.6 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 (1143 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 13/ 4 inches (44 mm).

3109.7 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 13/ 4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom which that reduce the openings, such openings shall be not greater than 13/ 4 inches (44 mm).

3109.8 Gates. Access gates shall comply with the requirements of Sections 3109.9 through 3109.11 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.

3109.9 Utility or service gates. Gates not intended for pedestrian use, such as utility or service gates, shall remain locked when not in use.

3109.10 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.

3109.11 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 (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 3109.3 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 3110.
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.

3109.12 Prohibited locations.

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

Delete Chapter 113 Board of Appeals - Replace with:
City Ordinance Chapter 28 Board of Appeals

Delete Code Section: IBC 308.5.4

Replace with and add the following language:

308.5.4 Eight or fewer persons receiving care in a dwelling unit. Eight or fewer persons receiving care in a dwelling unit. A facility such as the above

within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a group R-3 occupancy or shall comply with the International Residential Code.

Exception: Day care facilities that provide custodial care for 16 or fewer persons for less than 24-hours per day in a single-family dwelling, and where registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017, are permitted to comply with the International Residential Code.”

Delete Code Section: IBC 310.4.1

Replace with and add the following language:

310.4.1 Care facilities within a dwelling. Care facilities within a dwelling refer to 308.5.4.

Modify Code Section: IBC 403.3.2 (correlation: IFC 914.3.1.2)

Replace with the following language:

403.3.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

Delete Code Section: IBC 423.4 (including subsections 432.4.1 and 423.4.2)

Replace with and add the following language:

423.4 Group E occupancy. In areas where the shelter design wind speed for tornadoes is 250 mph in accordance with Figure 304.2 (1) of ICC 500, all Group E occupancies with a program occupant load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.

The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.

Exceptions:

- 1 Group E day care facilities.
2. Group E occupancies accessory to place of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500.
4. Accessory structures to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U

423.4.1 Required Occupant Capacity. The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site (whichever is larger) and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.
2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

Exceptions:

1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the new building.
2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

423.4.2 Location. Storm shelters shall be located within the buildings they serve, or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet.

IBC Section Replace with the following:

Delete Code Section: IBC 502.1

Replace with the following language:

502.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the *fire code official*, address numbers shall be provided in greater dimension or additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke

width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 502.1
Minimum Height and Stroke Width^{a b}

Distance from the centerline of the Public Way (ft)		Minimum Height (in)	Minimum Stroke Width (in)
Less than 100		4	1/2
100	199	6	3/4
200	299	8	1
For each additional 100		Increase 2	Increase 1/2

^a Exterior suite identification, minimum height shall be 4 inches and stroke width shall be 1/2 inch.

^b Interior suite identification, minimum height shall be 2 inches and stroke width shall be 1/4 inch.

Add Exception to Code Section: IBC 707.5
Add the following language (Exception #3):

707.5 covers fire barriers/continuity and this adds an exception for shaft enclosures to the section.

3. Shafts required to be constructed as per section 713.3.2 having exterior walls that are not required to be fire rated per section 707.4 shall be permitted to be constructed of materials permitted by the building type of construction so long as a complete non-combustible separation of 2 hours is provided between the shaft and adjoining structure. In addition, the provisions of section 1023.7 shall be met.

Delete Code Section: IBC 713.3

Replace with the following language:

713.3 Materials. Shaft enclosures shall be as described in Sections 713.3.1 and 713.3.2.

Add Code Section: IBC 713.3.1

Add the following language:

713.3.1 – 1 Hour Shafts. Shafts that are allowed to have a fire resistance rating of 1 hour or less are allowed to be constructed of materials permitted by the building type of construction.

Add Code Section: IBC 713.3.2

Add the following language:

713.3.2 – 2 Hour Shafts. Shafts that are required to have a fire resistance rating of 2 hours or more serving Interior exit stairs or Interior exit ramps shall be constructed of concrete or masonry. All other shafts that are required to have a fire resistance rating of 2 hours or more shall be constructed of non-combustible materials.

Insert New Code Section: IBC 902.1.1.1 (correlation: IFC 901.4.6.1.1)

Language:

902.1.1.1 Fire Sprinkler Riser Room.

A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

Delete Section 903.2 Fire Sprinkler requirements, inserted in the Fire Code Ordinance Chapter 154

903.4.2 Alarms.

An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Modify Code Section: IBC 903.3.1.2 (correlation: IFC 903.3.1.2)

Replace with the following language:

903.3.1.2 NFPA 13R sprinkler systems. *Automatic sprinkler systems* in Group R and I occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be installed throughout in accordance with NFPA 13, unless allowed to be sprinklered in accordance with NFPA 13D by the *International Building Code*. The number of stories of Group R occupancies constructed in accordance with Sections 510.2

and 510.4 of the *International Building Code* shall be measured from the horizontal assembly creating separate buildings.

903.2.11.1.3 Basements

Where any portion of a *basement* is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, the *basement* shall be equipped throughout with an *approved automatic sprinkler system*.

Insert Code Section: IBC 905.3.9 (correlation: IFC 905.3.9)

Language:

905.3.9 Building Footprint and Access

Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code official is authorized to require standpipes to be provided in *approved* locations. Class I manual standpipes shall be allowed.

Modify Code Section: IBC 907.2 (correlation: IFC 907.2)

Add the following exception:

3. Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in 907.2.1 through 907.2.23 may continue to utilize these methods as previously established by local jurisdiction determining the requirements for fire alarm systems in Section 907.2.1 through 907.2.23.

Insert Code Section: IBC 907.1.4 (correlation: IFC 907.1.4)

Language:

907.1.4 FACP (Fire Alarm Control Panels)

Each building shall have no more than 1 FACP.

Installation of fire alarm panel shall be not exceed six feet in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

Modify Code Section: IBC 907.6.6 (correlation: IFC 907.6.6)

Replace with the following language:

907.6.6 Monitoring

Fire alarm systems required by this chapter or by the International Building Code shall be monitored a central station approved and listed under UL 827 in accordance with NFPA 72.

Exception: Monitoring station is not required for:

1. Automatic sprinkler and fire alarm systems in one- and two- family dwellings.

Section 907.2.9, of the IFC (correlation: IBC 907.2.9), is hereby amended by adding a new section, 907.2.9.4 and subsections 907.2.9.4.1 through 907.2.9.4.3 as follows:

907.2.9.4 Group R-4. Fire alarm systems and smoke alarms shall be installed in Group R- 4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3.

907.2.9.4.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual sleeping units and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by not less than 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:
 - 2.1 The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 2.2 The notification appliances will activate upon sprinkler water flow.
 - 2.3 Not fewer than one manual fire alarm box is installed at an *approved* location.
3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at *exits* where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.

907.2.10.2 Automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens. Exceptions: 1. Smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. 2. An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.

907.2.10.3 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

Modify Code Section: IBC 910.2.1 (correlation: IFC 910.2.1)

Replace with the following language:

910.2.1 Group F-1 or S-1. Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 30,000 square feet (2787 m²) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.

Exception: Group S-1 aircraft repair hangars.

(Reduces from 50,000 sqft to 30,000 sqft)

Modify Code Section: IBC 1008.3.3 (correlation: IFC 1008.3.3)

Replace Item # 5 with the following language:

1. Restrooms containing at least one water closet/urinal or that are accessible.

1008.3.3 Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms
2. Fire command centers
3. Fire pump rooms
4. Generator rooms
5. Public restrooms that contain more than one water closet/urinal or that are accessible
6. Meeting/conference rooms with an area greater than 400 square feet.
7. Classrooms in an E occupancy with an area greater than 400 square feet.

Modify Code Section: IBC 1009.2 (correlation: IFC 1009.2)

Add Item # 11 with the following language:

11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

Modify Code Section: IBC 1010.1.6 (correlation: IFC 1010.1.6.1)

Replace with the following language:

1010.1.6.1 For landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

Modify Code Section: IBC 1010.1.9.1 (correlation: IFC 1010.1.9.1)

Replace with the following language:

1010.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

Insert Code Section: IBC 1013.1.1 (correlation: IFC 1013.1.1)

Language:

1013.1. 1 Additional Exit Signs.

Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

Add Code Section: IBC 1015.9 (correlation: IFC 1015.9)

Insert the following language:

1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

Insert Code Section: IBC 1028.5.1 (correlation: IFC 1028.5.1)

Language:

1028.5.1 Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

Insert Code Section: IBC 1030.4.3 (correlation: IFC 1030.4.3)

Language:

1030.4.3 Window wells drainage. All window wells shall be provided with approved drainage.

Modify Code Section: IBC 1301.1

Replace with the following language:

Section 1301.1 Scope. The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in chapter 1 of the currently State adoption of the IECC and these regulations shall be known as the City of Grimes.

Modify Code Section: IBC 1608.2

Replace with the following language:

1608.2 Ground Snow Load. The ground snow load to be used in determining the design snow load for roofs is hereby established at 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided by code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

160.02 TEMPORARY PERMIT. The Building Administrator or Building Division Designee 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 Clerk 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.

160.06 CONFLICT WITH STATE LAWS. Nothing in this chapter or in the 2015 International Building 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.

160.07 ADMINISTRATION AND ENFORCEMENT. This chapter shall be enforced by the Building Official. No building permit or certificate of occupancy shall be issued by the Clerk unless in accordance with the provisions of this chapter.

160.08 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	30-Sep-83 – No local amendments.	1833	48.6

Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect xxxx x, 2020 after its final passage, approval and publication as provided by law.

Passed by the City Council on this x day of xxx 2021 and approved on this xx day of xxx, 2021, effective xxx x, 2021.

CHAPTER 161

EXISTING BUILDING CODE

161.01 Adoption of 2018 International Existing Building Code

161.02 Amendments, Modifications and Deletions

161.03 Conflicts with State Law

161.01 ADOPTION OF 2018 INTERNATIONAL EXISTING BUILDING CODE. Pursuant to published notice and public hearing as required by law, the 2015 International Existing Building Code, and all the provisions of the International existing Building Code Standards, published in the 2018 International Existing Building Code are hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2018 International Existing Building Code is on file in the office of the Clerk.

161.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the 2018 Existing Building Code are hereby made:

Delete Chapter 112 Board of Appeals - Replace with:
City Ordinance Chapter 28 Board of Appeals

Modify Code Section: IEBC 1001.2

Add the following language: An application for Zoning Compliance Certification shall be submitted to the Development Services Department prior to the Building Division issuing a Change of Certificate of Occupancy.

Delete Code Section: IEBC 1106

Replace with the following language (sections 1106.1, 1106.1.2, & 1106.1.3):

Section 1106.1 Addition to a Group E occupancy. Where an addition is added to an existing Group E occupancy located in an area where the shelter design wind speed for tornadoes in 250 mph in accordance with Figure 304.2 (1) of ICC 500 and the occupant load of the addition is 50 or more, the addition shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.

For the purposes of this section the installation of portable buildings for utilization on the campus or site for educational purposes shall be considered as an addition.

Exceptions: 1. Group E day care facilities. 2. Group E occupancies accessory to place of religious worship. 3. Additions meeting the requirements for shelter design in ICC 500.

4. Accessory structures and additions to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U

The aggregate area of all additions within a 10 (ten) year period shall be factored when determining the requirements of this section.

1106.1.2 Required Occupant capacity. The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site, whichever is larger and shall be the greater of the following: 1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy. 2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

Exceptions: 1. Where an addition is being added on an existing Group E site, and where the addition is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the addition. 2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

1106.1.3 Location. Storm shelters shall be located within the buildings they serve or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet.

161.03 CONFLICTS WITH STATE LAW. Nothing in this chapter or in the International Mechanical Code shall be construed to be in conflict with State law and in the event there is such a conflict, the State law shall prevail.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Effective Date. This ordinance shall be in effect XXX XX, 2021 after its final passage, approval and publication as provided by law.

CHAPTER 162

FUEL GAS CODE

162.01 Adoption of 2018 International Fuel Gas Code

162.03 Conflicts with State Law

162.02 Amendments, Modifications and Deletions

162.01 ADOPTION OF 2018 INTERNATIONAL FUEL GAS CODE. Pursuant to published notice and public hearing as required by law, the 2015 International Mechanical Code, and all the provisions of the International Fuel Gas Code Standards, published in the 2018 International Fuel Gas Code are hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2018 International Fuel Gas Code is on file in the office of the Clerk.

162.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the 2018 International Fuel Gas Code are hereby made:

Add Code Section to 402:

Add the following language:

Section 402 Corrugated Stainless Steel. Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section 7.13.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

162.03 CONFLICTS WITH STATE LAW. Nothing in this chapter or in the International Fuel Gas Code shall be construed to be in conflict with State law and in the event there is such a conflict, the State law shall prevail.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the

validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Effective Date. This ordinance shall be in effect XXX XX, 2021 after its final passage, approval and publication as provided by law.

CHAPTER 28BOARD OF APPEALS BOARD

28.01 Board Created

28.02 Organization

28.03 Election of Officers

28.04 Powers and duties

28.05 Procedures

28.06 Open Hearings

28.07 Board Decisions

28.08 Records and Copies

28.09 Court Review

28.10 Stays of Enforcement

28.01 Board Created. A Board of Appeals Board is created to accomplish the following purpose:

1. To hear an appeal filed by any property owner adversely affected by a decision, order or determination of the Development Services Director, Building Administrator, Code Enforcement Officer, Fire Chief, Fire Marshal or other Building or Fire Department Representative, relative to the application of Building Codes, Fire Codes, City Ordinances, and any City adopted International Building Code, International Residential Code, International Existing Building Code or International Property Maintenance Code with regard to property maintenance, fire or building code compliance.
2. To formulate and report to the appropriate governing body from time to time recommendations for action by them upon such amendments to the City Ordinances relating to City Building Codes as the public welfare, health and safety may require.

28.02 Organization. The Board of Appeals Board shall consist of not less than five members who are qualified by experience and training to act on matters pertaining to building construction, property maintenance, hazards of fire, hazardous conditions or and who are not employees of the City. Members shall be appointed by the Mayor and approved by City Council for five-year terms. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant. Matters relating to the powers and duties of the Appeals Board shall be as provided by any applicable state statutory provisions and the terms of this chapter.

1. Chairperson. The duties of the Chairperson shall be:
 - A. To preside over all meetings of the Board.
 - B. To call special meetings.
 - C. To represent or designate a representative of the Board at public affairs.

- D. To act as the liaison between the Board and the Council.
- 2. Vice Chairperson. The duties of the Vice Chairperson shall be:
 - A. To act as the Acting Chairperson in the event that the office of the Chairperson is vacated due to illness, resignation, absence or other cause.
 - B. To perform other duties as assigned at the request of the Chairperson.
- 3. Secretary. The duties of the Secretary shall be:
 - A. To review and maintain a permanent record of and sign the proceedings of all Appeals Board meetings.
 - B. To be responsible for forwarding copies of all proceedings to the office of the City Clerk.
 - C. To notify Appeals Board members and others entitled to be informed of any special meetings.
 - D. Perform other duties as assigned at the request of the Chairperson.

The Appeals Board shall be appointed by the Mayor and approved by the Grimes City Council, and shall serve staggered and overlapping terms.

An Appeals Board member shall not vote on an appeal in which that member has a personal, professional or financial interest.

28.03 ELECTION OF OFFICERS.

- 1. The officers of the Appeals Board will be a Chairperson, Vice Chairperson and Secretary.
- 2. The Chairperson, Vice Chairperson and the Secretary will be elected by the Appeals Board at the first meeting in January, nomination having been made from the floor. A majority vote of those present shall constitute an election, providing a quorum is present.
- 3. Tenure of Office. The tenure of an officer shall be for a period of one year. An officer may be elected for a succeeding year but not more than three years.

28.04 Powers and Duties. Hearing appeals based on claims that the true intent of the City Building Code, City Ordinances or any City adopted International Building Code, International Existing Building Code, International Fire Code, International Residential Code or International Property Maintenance Code have been incorrectly interpreted or that the provisions of those codes or ordinances do not apply to a specified circumstance on appeal.

The Board shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this chapter. Meetings shall be held at the call of the Chairperson or Acting Chairperson in the absence of a Chairperson, and at such other times as the Board may determine. The Chairperson, or in the Chairperson's absence the Acting Chairperson, may administer oaths. All meetings shall be open to the public. The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep a record of any appeal hearing and the Appeals Board's written decision on any appeal, all of which shall be of public record and be immediately filed in the office of the City Clerk.

28.05 Procedures. Any person directly affected by a decision, notice or order of the Development Services Director, Building Official, Fire Chief, Fire Marshal, Code Enforcement Officer, or other Building or Fire Department Representative issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 10 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of the building code or ordinance has been incorrectly interpreted, the provisions of the building code or ordinance provisions in question do not apply, or the requirements of the building code or ordinance are adequately satisfied by other means. When an appeal is filed with the Board, the appellant shall pay a fee set in the fee table located in chapter XX to the Clerk to be credited to the General Fund of the City.

The Development Service Director shall forthwith transmit to the Appeals Board all papers constituting the record upon which the action appealed from was taken. The Appeals Board shall fix a reasonable time for the hearing on the appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person, by designee or attorney.

28.06 Open hearing. Hearings before the Appeals Board shall be open to the public. The appellant, the appellant's representative, the Development Services Director, Building Administrator, Fire Chief, Fire Marshal and/or the Building or Fire Department Official's designee, witnesses of the parties and any person whose interests are affected

shall be given an opportunity to be heard. A quorum shall consist of a minimum of three-fifths of the board membership.

28.07 Board decision. The Appeals Board shall modify or reverse the decision of the Development Services Director, Building Administrator, Fire Chief, Fire Marshal, Code Enforcement Officer or other Building Department Representative only by a concurring vote of a majority of the total number of appointed board members. The Development Services Director or Fire Chief shall take immediate action in accordance with the decision of the board.

28.08 Records and copies. The decision of the board shall be recorded with the City Clerk. Copies shall be sent to the Appellant and to the Development Services Director.

28.09 Court review. The Appellant shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision with the City Clerk.

28.10 Stays of Enforcement. Appeals to the Appeals Board of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is decided by the Appeals Board.

SECTION 1. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 2. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3: Effective Date. This ordinance shall be in effect January 01, 2021 after its final passage, approval and publication as provided by law.

CHAPTER 144

PROPERTY MAINTENANCE CODE

- | | |
|---|-----------------------------|
| 144.01 Adoption of 2015 2018 International Property Maintenance Code | |
| 144.02 Amendments, Modifications and Deletions | 144.05 Occupancy Violations |
| 144.03 Enforcement | 144.06 Evictions |
| 144.04 Right of Entry | 144.07 Government Exempt |
| | 144.08 Violations |

144.01 ADOPTION OF ~~2015~~ 2018 International Property Maintenance Code

Pursuant to published notice and public hearing as required by law, the ~~2015~~ 2018 International Property Maintenance Code is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2015 International Property Maintenance Code is on file in the office of the Clerk.

144.02 Amendments, Modifications and Deletions The following deletions, modifications and amendments are made to the International Property Maintenance Code, ~~2015~~ 2018 Edition, herein after referred to as the IPMC.

1. Section 101, Title; insert City of Grimes, Iowa as name of jurisdiction.
2. Section 102 of IPMC, "Applicability, Sub-section 102.1 General," by inserting the following after the first paragraph:

Partial Invalidity: In the event that any part or provision of this code is held to be illegal or void, this shall not cause any other part or provision of this code to illegal or void.

3. Amend Section 102.3 by deleting "International Zoning Code" and inserting "applicable codes that are adopted by the City of Grimes".
4. Amend Section 102 Applicability by adding the following subsection thereto:

Section 102.11 Permits required. No or structures regulated by this code shall be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure has been obtained from the Building Official in the manner and according to the applicable conditions prescribed in the Building Codes.
5. Section 103.1, General is amended by deleting "the department of property maintenance inspection" and inserting "Building Department," and by replacing "code official" with "Building Official". Throughout this code wherever these words appear this is how they shall be interpreted.
6. Amen Section 104.2, Inspections of the IPMC, by inserting the following after the first paragraph:

Personnel currently employed by the City of Grimes and actively working in the Building Department as a Building Inspector, Building Official, or working in the Fire Department as a Fire Fighter, Fire Marshall or Fire Chief or any similar position as determined by the City, are hereby deemed as qualified, certified, licensed or otherwise authorized to perform electrical, mechanical, plumbing, fire, building, rental housing and property maintenance inspections and to perform any similar duties necessary to enable compliance with the adopted code provisions of the City, and to fulfill the duties and responsibilities specifically listed in the job descriptions of said personnel.

7. Delete Chapter 113 Board of Appeals - Replace with:

City Ordinance Chapter 28 Board of Appeals

Add: 111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

8. Section 202 general Definitions shall be amended by adding the following subparagraphs thereto:

“Apartment House” is any building or portions thereof that contains three or more Rental Dwelling Units, and for the purpose of this code, includes Residential Condominiums and Townhomes.

“Rental Dwelling Unit(s)” is any building or portion thereof that contain living facilities, including provisions for sleeping, eating, cooking and sanitation as required by this code and rented for monetary compensation.

“Congregate Residence” is any building or portion thereof that contain facilities for living, sleeping and sanitation, as required by this code, and may include facilities for eating and cooking, for occupancy by other than a family. A congregate residence may be a shelter, covenant, monastery, dormitory, fraternity or sorority house, but does not include jails, hospitals, nursing homes or lodging houses.

9. Section 302.4 Weeds is amended by deleting and inserting “12 inches”.

10. Section 303.2 Enclosures is amended by inserting the following sentence to the exception: "This is at the discretion of the Building Official".
11. Section 304.12 Amend Handrails and Guardrails by adding the following sentence thereto:
- "Handrails and guard rails shall meet the requirement of the International Building or Residential Code enforced at the time of inspection. Exception: For buildings constructed prior to adoption of this Chapter, handrails/guardrails, which are structurally sound and provide the same height and opening protection as was required by the building code when the structure was originally constructed."
12. Section 307.1 General is amended by deleting the paragraph and exception and inserting the following paragraph thereto:
- "Handrails and guardrails shall meet the requirement of the International Building or Residential Code enforced at the time of inspection. Exception: For buildings constructed prior to adoption of this Chapter, handrails/guardrails, which are structurally sound and provide the same height and opening protection as was required by the building code when the structure was originally constructed."
13. Section 602.3 Heat Supply and 602.4 Occupied Work Spaces shall be amended by inserting September 1st through May 30th for the [DATE] to [DATE] in each section.
14. Section 604.2 Service shall be amended by adding the following sentence thereto:
- "Single Family, Duplex and Row Townhomes shall have a minimum of 100 amperes."
15. Section 604.2 Service is amended by inserting the following subparagraph thereto:
- "Exception: For buildings constructed prior to the adoption of this Chapter, services that are below 100 Amps but no less than 60 Amps, and in good, safe and operational order as required by the building code when the structure was originally constructed."
16. Section 605.2 Receptacles is amended by inserting the following subparagraph thereto:
- "All general purpose outlets requiring GFCI protection as required by the National Electric Code enforced at the time of inspection shall be in place."

144.03 Enforcement The Building Official, Fire Chief and/or their designated representative are hereby authorized and directed to enforce all the provisions of this chapter. For such purposes, the Building Official, Fire Chief and/or their designated representative shall have the power to render interpretations of this chapter and to adopt and enforce rules and supplemental regulations to clarify the applications of its provisions.

1. Inspections shall not be conducted with a minor as the sole representative of the owner(s)/agent. Inspections shall not be conducted against the will of the tenant without the building owner(s)/agent being present. Inspections shall not be conducted without prior notice to the tenant, as required by Iowa Law.

2. When receiving or responding to complaints from rental property tenants, the city will typically intervene only if the tenant has presented their concerns in writing to the owner(s)/agent with a ten (10) day notice to respond, and the owner(s)/agent has failed to respond. Exception: Life/Fire safety issues such as smoke detectors, blocked exits, exposed wiring or similar.

144.04 Right of Entry When it is necessary to make an inspection to enforce the provisions of this code, or when the Building Official has reasonable cause to believe that there exists in a building or upon a premises a condition that is contrary to or in violation of this code that makes the building or premises unsafe, dangerous or hazardous, the Building Official may enter the building or premises at reasonable times to inspect or to perform the duties imposed by this code, provided that if such building or premises be occupied that credentials be presented to the occupant and entry requested. If such building or premises be unoccupied, the Building Official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the Building Official shall have recourse to the remedies provided by law to secure entry.

144.05 Occupancy Violations Whenever any building or structure or equipment therein regulated by this Code is being used contrary to the provisions of or does not meet the requirements of the Grimes Code of Ordinances, the Building Official may order repairs to remedy said infraction or may order such use discontinued and the structure, or the portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use or remedy the infraction within a time prescribed by the Building Official after receipt of such notice to make the structure, or portion thereof comply with the requirements of this Code. If the property is a rental unit or structure the Building Official shall have the power to start eviction proceedings.

144.06 Eviction Tenants can and shall be evicted from the premises by the Building Official after proper notice of violations. Shall it become necessary for

the Building Official to proceed with eviction procedures, all legal and actual cost associated with the action shall be paid in full by the owners, agents or others prior to any tenant being allowed to reoccupy the structure. If the owners, agents or others fail to pay all cost after the 3rd notice the City of Grimes shall have the right to apply a lien on said property all cost associated with the action.

144.07 Government Exempt The provisions of this Chapter shall not apply to the United States of America and the State of Iowa or any of their agencies.

144.08 Violations An owner's failure to comply with the provisions of section 144.04 or section 144.05 constitutes a municipal infraction of the City of Grimes Ordinance. A municipal infraction shall subject the owner to a civil penalty as set forth in Grimes Code of Ordinances Chapter 4.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect ~~XXX X, 2020 July 1, 2017~~ after its final passage, approval and publication as provided by law.

CHAPTER 153

ENERGY CODE

153.01 Adoption of ~~2015~~ 2012 International Energy Conservation Code and State of Iowa Energy Code

153.02 Applicability

153.03 Amendments, Modifications and Deletions

153.04 Conflict with State Laws

153.05 Administration and Enforcement

153.06 Plan Approval

153.01 ADOPTION OF ~~2015~~ 2012 INTERNATIONAL ENERGY CONSERVATION CODE. Pursuant to published notice and public hearing as required by law, the 2015 International Energy Conservation Code is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2015 International Energy Conservation Code is on file in the office of the Clerk.

153.02 APPLICABILITY

The "State of Iowa Energy Code" Adopted by The City of Grimes applies to all commercial construction, whether new construction or construction work on existing buildings. These requirements also apply to all new construction of one and two family residences in this city, but not to renovation or remodeling of one and two family residences.

153.03 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the ~~2015~~ 2012 International Energy Conservation Code are hereby made:

Delete section 101.1.

Delete section 101.2.

Delete section 103.3.1.

Delete section 103.3.2.

Delete section 103.3.3.

Delete section 103.4.

Delete section 103.5.

Delete sections 104, 107, 108, and 109 and all sections contained within each of these.

Delete chapter 5.

Section 408.2 Insert: The Commissioning Agent shall be in no way affiliated with the project's design, installation or sale of products, to avoid any conflict of interest. The Commissioning Agent shall be accredited by an industry-recognized certification program, to be determined by the AHJ.

Modify Code Section: C408.2

Replace with the following language:

C408.2 Mechanical systems and service water-heating systems commissioning and completion requirements. Prior to the final mechanical and plumbing inspections, the registered the registered design professional or approved agency shall provide evidence of mechanical systems commissioning and completion in accordance with the provisions of this section. The Commissioning Agent shall be in no way affiliated with the project's design, installation or sale of products, to avoid any conflict of interest. The Commissioning Agent shall be accredited by an industry-recognized certification program, to be determined by the AHJ.

Add Code Section C402.1.1.1 Seasonal Structures

C402.1.1.1 Seasonal Structures. The following seasonal type structures are exempt from meeting the provisions of this code. (These facilities are allowed to have heating and/or cooling equipment for the temporary comfort of patrons and employees during operating hours.)

1. Food Service Buildings that serve patrons at amusement parks, water parks and outdoor sporting facilities. The buildings can only be occupied by employees, must not be able to allow patrons to be served within the facility and must have as its sole means of serving customers, an operable exterior serving window.
2. Restroom Facilities that serve amusement parks, water parks and outdoor sporting facilities.

153.04 CONFLICT WITH STATE LAWS

Nothing in this chapter or in the ~~2015~~ 2012 International Energy Conservation 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.

153.05 ADMINISTRATION AND ENFORCEMENT

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

153.06 PLAN APPROVAL

Energy compliance documentation/forms shall be required for all construction commercial and residential.

Buildings that exceed 100,000 cubic feet of conditioned space are required to meet the ASHRAE 90.1-2004 or better standard and must be reviewed and approved by a licensed architect or engineer.

SECTION ~~13~~. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION ~~2~~ 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION ~~3~~ 5. Effective date. This ordinance shall be in effect XXXX X, 2020 after its final passage, approval and publication as provided by law.

Passed by the City Council on this XXth day of XXX 2020 and approved on this Xth day of XXX, 2020.

CHAPTER 154

FIRE CODE

Sections:

- 154.010 Purpose.
- 154.020 Warning—Reliance upon chapter.
- 154.030 Interpretation.
- 154.040 Adoption of International Fire Code.
- 154.050 Enforcement.
- 154.060 Fire Prevention bureau.
- 154.070 Definitions
- 154.080 Establishment of limits of districts in which storage of Flammable or combustible liquids in outside aboveground tanks are to be prohibited.
- 154.090 Establishment of limits in which bulk storage of liquefied petroleum gases are to be restricted.
- 154.095 Requirements for temporary installations of liquefied petroleum tanks.
- 154.100 Establishment of limits of district in which storage of explosive and blasting agents is to be prohibited.
- 154.110 Additions, deletions, modifications and amendments.
- 154.120 New materials, processes or occupancies which require permits.
- 154.130 Outstanding permits.

CHAPTER 154

FIRE CODE

154.010 PURPOSE. The purpose of this chapter is to prescribe regulations governing conditions hazardous to life and property from fire and explosion, handling or use of hazardous materials and the use and occupancy of buildings and premises.

154.020 WARNING – RELIANCE UPON CHAPTER. No person shall place reliance upon this chapter, any inspections performed or certificates issued pursuant to this chapter, as indicating the safety of or quality of construction of any particular premises. Neither this chapter nor inspections made pursuant thereto nor certificates issued are intended to assume the duty of any person to adequately construct and maintain a premises or provide a safe premises or to, in any way, indicate a decrease in the risk associated with the use or occupancy on any premises. A certification that a premise has been inspected pursuant to this chapter shall not, in any way, constitute a warranty or guarantee of the safety or quality of that premises.

154.030 INTERPRETATION. The statements of legislative intent made in Sections 154.020 shall govern and take precedence over any other language contained in this chapter or the International Fire Code, 2015 Edition, adopted in this chapter.

154.040 ADOPTION OF INTERNATIONAL FIRE CODE (IFC). The International Fire Code, **2018** Edition, published by the International Code Council, commencing with Chapter 1, except those provisions thereof which are, in this chapter, deleted, modified or amended, is adopted as and shall constitute the “Fire code of the City,” prescribing regulations governing conditions hazardous to the general welfare of the city and the same is, by this reference, incorporated in this chapter as fully and completely as if set forth in full in this chapter subject to the foregoing. The fire code of the city may also be known, referred to and cited as the “Fire Code.”

154.050 ENFORCEMENT. The fire code shall be enforced by the fire chief of the fire department, building official or their designees.

154.060 DEPARTMENT OF FIRE PREVENTION. The department of fire prevention is established within the city of Grimes under the direction of the fire chief which shall consist of such fire department personnel as may be assigned thereto by the fire chief and who shall be designated by the fire chief. The function of the department of fire prevention shall be to assist the fire chief in the performance of his/her duties and to assist the building official in the performance of the inspection duties. It is the intent that the inspection assistance rendered to the building official or such designated persons shall be in the form of technical assistance and advice upon request and the inspection herein prescribed as designated by the city council.

154.070 DEFINITIONS. For use in this chapter the following terms are defined:

- a. Wherever the word "jurisdiction" is used in the International Fire Code, it shall be held to mean City of Grimes, Iowa.
- b. Wherever the term "fire code official" is used it shall be held to mean "fire chief" or a duly authorized representative.

154.080 ESTABLISHMENT OF LIMITS OF DISTRICTS IN WHICH STORAGE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS IN OUTSIDE ABOVE GROUND TANKS IS TO BE PROHIBITED.

1. The limits that are placed on IFC Chapter 57 in which outside aboveground storage of flammable or combustible liquids is restricted are hereby established as follows: the entire City of Grimes, Iowa.

Exceptions:

- a. An aggregate amount of one thousand (1000) gallons or less may be stored above ground on a premise if used exclusively for heating of such premises. A permit is required and the proposed installation must be approved by the Fire Code Official prior to issuance of a permit.
 - b. Any new outside installation of a generator that is not fueled by natural gas shall be limited to a maximum of 1,500 gallons of Class II fuel in a NFPA/UL compliant sub-base tank; quantities greater than 1,500 gallons but less than 5,001 gallons of a Class II fuel shall be stored in an approved vaulted tank, if the application and installation is otherwise authorized. A permit is required and the proposed installation must be approved by the Fire Code Official prior to issuance of a permit.
 - c. Approved bulk storage facility for the sale or storage of fuels as permitted by Chapter 165. (Zoning Regulations)
2. The limits that are placed on IFC Chapter 57 in which new bulk plants of flammable or combustible liquids are prohibited are hereby established as all zoning districts in the city except "M-2" General Industrial. A site plan must be submitted, identifying the desired location of the proposed tank(s) and a permit will be required.

154.090 ESTABLISHMENT OF LIMITS IN WHICH BULK STORAGE OF LIQUEFIED PETROLEUM GASES IS TO BE RESTRICTED. The limits that are placed on Section 6104.2 in which storage of liquefied petroleum gases is to be restricted to are hereby established as follows: the entire City of Grimes, Iowa.154.095 REQUIREMENTS FOR TEMPORARY INSTALLATIONS OF LIQUEFIED PETROLEUM TANKS. Temporary installations LP tanks in excess of 499 lbs., individually or in aggregate, require a permit and the location must be identified with the permit application. Permits are good for thirty calendar days. Installations requiring more than thirty days will require a permit renewal. Residential properties will have a maximum of 600 lbs, individually or in aggregate.

154.100 ESTABLISHMENT OF LIMITS IN WHICH STORAGE OF EXPLOSIVE AND BLASTING AGENTS IS TO BE PROHIBITED. The limits that are placed on Section 5601.1 in which storage of explosives and blasting agents is to be restricted to are hereby established as all zoning districts in the city except "M-2" General Industrial.

154.110 ADDITIONS, DELETIONS, MODIFICATIONS AND AMENDMENTS. The following additions, deletions, modifications and amendments are made to the International Fire Code (IFC), 2015 Edition:

Section 102 amended –Applicability

~~Section 102.3, of the IFC, is hereby amended by deleting section 102.3, Change of Use or Occupancy and inserting in lieu thereof the following:~~

~~Section 102.3 Change of use or occupancy. No change shall be made in the use or occupancy of any structure, or tenant space, in the case of a multi-tenant building, that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure or tenant space is made to comply with the requirements of this Fire Code Ordinance, or the requirements of this Code (whichever is more restrictive) and the *International Building Code*. Subject to the approval of the *fire code official*, the use or occupancy of an existing structure shall be allowed to be changed and the structure is allowed to be occupied for purposes in other groups without conforming to all requirements of this Fire Code Ordinance, or the requirements of this Code (whichever is more restrictive and the *International Building Code* for those groups, provided the new or proposed use is less hazardous, based on life and fire risk, than the existing use.~~

Section 102.3, of the IFC, is hereby amended by deleting the exception.

Change made to align fire code with proposed International Existing Building Code adoption.

Section 105 amended – Permits

Section 105.1.2, of the IFC, is hereby amended by deleting 1.1 under Operational Permit and replacing with:

Section 105.1.2 Types of permits. 1. Operational permit 1.1 Expire after one calendar year, requires renewal.

~~Section 105.1.2, of the IFC, is hereby amended by adding paragraphs #3 & #4:~~

~~Section 105.1.2 Types of permits. 3. Fire Alarm System permits. A fire alarm system permit allows the applicant to install a fire alarm system, following the approval of submitted plans. The permit fee for non-addressable systems shall be \$50.00 and the permit fee for addressable systems shall be \$100.00.~~

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~~Section 105.1.2 Types of permits. 4. Fire Sprinkler System permits. A fire system permit allows the applicant to install a fire sprinkler system, following the approval of submitted plans. The permit fee for fire sprinkler systems shall be \$100.00.~~

Fire protection system permits are handled under a different city ordinance related to fee schedules.

Section 105.6.27 amended -LP-Gas

Section 105.6.27, of the IFC, is hereby amended by adding the following exception:

Section 105.6.27 -LP-Gas Exception #2 Permanent installations, if used exclusively for heating of such premises, in excess of 999 lbs., will require an operational permit.

~~Section 108 deletion – Board of Appeals~~

~~Section 108, of the IFC is hereby amended by deleting 108.1, 108.2, and 108.3.~~

Section 109 amended – Board of Appeals

Section 109, of the IFC is hereby amended by deleting sections 108.1, 108.2, and 108.3. and inserting in lieu thereof the following:

Section 109.1 Board of appeals established The Board of Appeals shall be established by the City Council in the form of an ordinance and/or resolution.

A board of appeals is being proposed which would apply to all adopted building and fire codes.

~~Section 109 addition – Violations~~

~~Section 109.2, of the IFC, is hereby amended by adding the following paragraph:~~

~~Section 109.2 Notice of Violation If the violations are not corrected at the time of the initial re-inspection, addition re-inspections will be required to ensure compliance. A fee shall be assessed for the second and subsequent re-inspections, as follows:~~

_____ Second re-inspection _____	\$100.00
_____ Third re-inspection _____	\$200.00
_____ Fourth re-inspection _____	\$400.00
_____ Fifth or more re-inspections _____	\$800.00

Inspection fees are also included in a different ordinance related to fee schedules.

~~Section 114 addition – General (additions to existing structures)~~

~~Chapter 1, of the IFC, is hereby amended by adding a new section, 114, as follows:~~

~~Section 114 General. Additions to buildings or structures shall comply with all of the requirements of Section 903.2 of this Code for new buildings or structures. The entire building or structure, existing and proposed additions, shall comply with all of the requirements of the fire sprinkler Section 903.2 of the Fire Code for new buildings and structures, when the total of all the additions to the building or structure made after May 31st, 1993, exceeds twenty-five (25) percent of the original gross area of the building or structure.~~

Section 308 amended - Open Flames

Section 308, of the IFC, is hereby amended by deleting section 308.1.4 and inserting in lieu thereof the following:

Section 308.1.4 Open-flame cooking devices. Charcoal burners, other open-flame cooking devices, and other devices that produce ashes or embers shall not be operated on balconies or within 20 feet (3048 mm) of combustible construction. Location of LP containers shall comply with Section 6104.

Exceptions:

1. One- and two-family dwellings, constructed in accordance with the International Residential Code.
2. Where buildings, balconies, and decks are protected by an automatic sprinkler system.

Section 503 amended – Fire Apparatus Access Roads

Section 503.1.4, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

503.1.4 Outdoor Venue Access. A 10 ft. wide emergency access roads designed to support 36,000 lb. weight load shall be provided within 350-feet of all portions of an outdoor venue (e.g. soccer complex, park, skate park, sports fields) to facilitate emergency vehicle access.

Exception: The fire code official is authorized to increase the dimension of 350 feet where emergency access roads cannot be installed because of location on property, topography, waterway, nonnegotiable grades, or other similar conditions, and an approved alternative means of emergency access is provided.

Access for emergencies to large outdoor areas is an emerging issue that this language intends to address prior to more of these being constructed in Grimes.

Section 503 503.2.1, of the IFC, is hereby amended by deleting section 503.2.1, and inserting in lieu thereof the following:

Section 503.2.1 – Dimensions. Fire apparatus access roads shall have a minimum unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved

security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet.

Section 505 amended – Premises Identification

Section 505, of the IFC, is hereby amended by deleting section 505.1, and inserting in lieu thereof the following:

Section 505.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the *fire code official*, address numbers shall be provided in greater dimension or additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 505.1

Minimum Height and Stroke Width^{a b}

Distance from the centerline of the Public Way (ft)		Minimum Height (in)	Minimum Stroke Width (in)
Less than 100		4	0.5
100	199	6	0.75
200	29	8	1
For each additional 100		Increase 2	Increase 0.5

^a Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.

^b Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

Section 506 amended – Key Boxes ~~(installation requirements)~~

Section 506, of the IFC, is hereby amended by deleting section 506.1, and inserting in lieu thereof the following:

Section 506.1 Where Required. All commercial and multi-tenant buildings and any building provided with a fire alarm system or a sprinkler system shall be provided with a key box at the front of the building typically adjacent to the main entrance or at a location as directed by the fire code official. Key Boxes, manufactured exclusively by the Knox Code of Ordinances, Grimes, Iowa

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Corporation, shall be acquired, at building owner's expense, from Grimes City Hall. If an existing building (Excluding 1 and 2 family dwellings), not so equipped, is remodeled, this building must install a key box, prior to occupancy.

Section 507 additions and amendments – Fire Protection Water Supplies

Section 507.5.1, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section 507.5.1 Where required. Where any portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 150 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided when required by the fire code official.

Section 507.5.1.1, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section 507.5.1.1 Hydrant for fire department connections. Buildings equipped with a fire department connection installed in accordance with Section 912 shall have a fire hydrant located on a fire access road within 100 feet (30 m) of the fire department connection as measured by an approved route around the exterior of the building.

Exception:

The distance shall be permitted to exceed 100 feet (30 m) where approved by the fire code official

Section 507.5.5, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 507.5.5 Clear space around hydrants. A 5-foot (1524 mm) horizontal clear space shall be maintained around the circumference of fire hydrants, as measured from the center-point of the hydrant, except as otherwise required or approved.

Section 507.5, of the IFC, is hereby amended by adding two new sections, 507.5.7 and 507.5.8, as follows:

Section 507.5.7 Fire Hydrant Markers and Identification Color. When required by the Fire Code Official, hydrant locations shall be identified by the installation of an approved reflective marker. Both public and private hydrants shall comply with and be painted to Local Water Utility specifications.

~~Section 507.5.7 Fire Hydrant Markers and Identification Color. When required by the Fire Code Official, hydrant locations shall be identified by the installation of an approved~~

~~reflective marker. Both public and private hydrants shall comply with and be painted to Local Water Utility specifications.~~

507.5.8 Fire Hydrant Installation. Fire hydrants shall be installed with the grade mark on the fire hydrant at the level of finished grade. The large diameter connection shall be installed such that the connection is oriented facing the fire department access road.

Provides clarification within the code to address an issue noted on many sites at final inspection.

Section 508 amended – Fire Command Center

Section 508, of the IFC, is hereby amended by deleting section 508.1, and inserting in lieu thereof the following:

Section 508.1 General. Where required by other sections of this code, Table 508.1, and in all buildings classified as high-rise buildings by the *International Building Code*, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6.

Table 508.1 Fire Command Center Thresholds

Occupancy	Threshold Requiring a Fire Command Center
Group A	1,000 occupants
Group E	100,000 gross s.f.
Group F	200,000 gross s.f.
Group I-2 or I-3	100,000 gross s.f.
Group M	100,000 gross s.f.
Group R1	Greater than 200 dwelling units or sleeping units

Section 511 addition - Fire Service Features

Chapter 5, of the IFC, is hereby amended by a new section, 511, as follows:

Section 511 Fire and Emergency Vehicle Lanes.

Section 511.1 General. Fire and emergency vehicle lanes shall be provided and maintained in accordance with section 511.1 through 511.6, and referred to as fire lanes in this ordinance.

Section 511.2 Purpose. The requirement that Fire Lanes be established in certain parking areas and the enforcement of restrictions on parking in such Fire Lanes established in this Chapter are designed to ensure adequate access to commercial, office, multi-family, and other high-density use facilities by fire-fighting and other emergency vehicles.

Section 511.3. Designation. The Fire Code Official may designate fire lanes on private and public property as deemed necessary for the protection of life and property.

Section 511.4 Obstruction. No person shall park or place a vehicle or other obstruction in a designated fire lane that would prevent such fire lane from being immediately accessible to emergency vehicles, or deter or hinder emergency vehicles from gaining immediate access to the fire lane. A written request to the jurisdictional Fire Code Official for temporary obstruction of a fire lane shall be submitted for approval.

Section 511.5 Signs and markings. Wherever a fire lane has been designated, the Code Official shall cause appropriate signs and markings to be placed identifying such fire lanes. Signs or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection, as well as any time during the life of the occupancy as needed to provide and maintain emergency vehicle access. All designated fire lanes shall be clearly marked in the following manner:

1. Vertical curbs shall be painted red on the top and side, extending the length of the designated fire lane. Rolled curbs or surfaces without curbs shall have a red (6) inch wide stripe painted the length of the designated fire lane. One of the following identification lettering methods shall be utilized:

- A. The words "NO PARKING – FIRE LANE (Except for Emergency Vehicles)" shall be stenciled with three (3) inch white letters and a minimum three – quarter ($\frac{3}{4}$) inch stroke on the face of the curbing, or in the absence of vertical curbing, on the red stripe, and spaced at fifty (50) foot intervals or portions thereof, or
- B. The pavement adjacent to the painted curbs shall be marked with minimum eighteen (18) inch in height block lettering with a minimum three (3) inch brush-stroke reading: "NO PARKING - FIRE LANE." Lettering shall be red and spaced at fifty (50) foot intervals or portions thereof.

2. Signage identifying fire lanes shall conform to the following: Fire lane signs shall be 18 inches tall x 12 inches wide with red letters on a white reflective background to read "Fire Lane No Parking Except For Emergency Vehicles" or similar verbiage as approved by the code official. Fire lane signs shall be placed 2 - 4 feet from the edge of the Fire Lane. The bottom of fire lane signs shall be between five (5) and seven (7) feet from the ground. Intermediate fire lane signs shall be set every one hundred (100) feet in a continuous fire lane. The BEGINS sign shall mark the beginning of a fire lane and shall be mounted below the first fire lane sign. The ENDS sign shall mark the ending of a fire lane and shall be mounted below the last fire lane sign. The BEGINS and ENDS signage may be omitted by the Code Official due to the location of the fire lane. Signs may be placed on a building when approved by the Fire Code Official.

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Section 511.6 Maintenance. The owner, manager, or person in charge of any property upon which designated fire lanes have been established shall provide marking as required above and, shall maintain fire lanes at their expense as often as needed to clearly identify the designated area as being a fire lane.

~~Section 604 addition – Emergency and Standby Power Systems~~

~~Section 604, of the IFC, is hereby amended by adding two new sections, 604.8 and 604.9, as follows:~~

~~Section 604.8 Shutdown of Emergency and Standby Power Systems. In addition to the requirements of NFPA 110 for a remote manual stop, a switch of an approved type shall be provided to shut down the generator. The switch shall be provided at an approved location.~~

~~Section 604.9 Emergency Generator Signs. Main electrical disconnects and main breaker panels supplied by the generator shall be provided with approved signs. Additionally, doors accessing emergency and standby power systems shall be provided with approved signs. When approved switches for emergency power shut down are located remote from the fire alarm annunciator, an approved sign shall be provided at fire alarm annunciator. Approved signs shall contain the word CAUTION in black letters at least 2 inches (50 mm) high on a yellow background. Such warning signs shall be placed so as to be readily discernible.~~

These sections were relocated to Chapter 12 and shown below.

Section 605 deletion – Mechanical Refrigeration

Section 605.12.4, of the IFC is hereby amended by deleting item #5 "By other approved means."

~~Section 606 deletion – Mechanical Refrigeration~~

~~Section 606.12.2, of the IFC is hereby amended by deleting item #5 "By other approved means."~~

~~Section 609 deletion – Commercial Kitchen Hoods~~

~~Section 609.2, of the IFC is hereby amended by deleting the Exception.~~

Section 703 amended - Fire-Resistance-Rated Construction

Section 703.2.3, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 703.2.3 Door Operation. Swinging fire doors shall close from the full open position and latch automatically. The door closer shall:

1. Exert enough force to close and latch the door from any partially open position.
2. Be UL listed for fire doors and of hydraulic type, spring type shall not be allowed. Spring hinges, while listed, do not function properly over time. The springs grow weak and need replaced more often resulting in a lower degree of safety.

Section 806 deletion - Decorative Vegetation in New and Existing Buildings

Section 806.1, of the IFC is hereby amended by deleting exception #2 "Trees shall be allowed within *dwelling units* in Group R-2 occupancies."

Section 901 addition - General

Section 901, of the IFC (correlation: IBC 901.8), is hereby amended by adding a new section, 901.4.6.1.1, as follows:

Section 901.4.6.1.1 Fire Sprinkler Riser Room. A fire sprinkler riser room shall not be exclusively accessed from an electrical room, but an electrical room may be accessed from the fire sprinkler riser room.

Section 901.4.6, of the IFC (correlation: IBC 902.1.5), is hereby amended by adding a new section, 901.4.6.5, as follows:

901.4.6.5 Temperature Sensors. Provide a low temperature sensor in the sprinkler riser room to be monitored to prevent freezing.

Will reduce the number of broken pipes experienced in occupancies where the riser room is located in a room subject to freezing. Many apartment buildings locate these rooms on the exterior of the building with limited access. Heating equipment is often shut off during warm weather and at times is not turned back on prior to freezing temperatures.

Section 903 amendments, and additions – Automatic Sprinkler System

Section 903.1, of the IFC (correlation: IBC 903.1), is hereby amended by adding a new section, 903.1.2, as follows:

903.1.2 Existing Buildings. For other than new construction or where current code contains retroactive provisions an automatic sprinkler system shall be provided pursuant to the building and fire codes in effect at the time of construction in accordance with provisions of the International Existing Building Code.

Section 903.2, of the IFC (correlation: 903.2), is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section 903.2 Where Required. An approved automatic fire extinguishing system is required if the gross square footage of a building is equal to or greater than the following:

For the purposes of this Section, "fire separations" shall not be permitted to reduce the total gross square footage of a building or area for the purpose of calculating the fire sprinkler square footage requirements.

For the purposes of this Section, "story" shall be defined as any level of a structure, whether above or below grade capable of occupancy.

Exemption. To be exempt from meeting the requirements to have fire sprinklers systems installed, the buildings or structures per legal lot or contiguous lots under common ownership, must be separated by twenty feet (20') and have 1 hour rated exterior walls on both buildings or structures so as not to have the combined total of their gross square footage applied to this Section of the Code. Note: The square footage used for calculating total "gross square footage" of a building or structure shall be measured using the outside dimensions of the total building or structure to include attached or detached buildings or structures meeting the above requirements.

Open Corridors/Hallways shall be required to have fire sprinklers installed in them when the building they are constructed in is required by this code to have a fire sprinkler system.

"An approved automatic fire extinguishing system" includes but is not limited to a complete automatic fire sprinkler system. The following Sections requiring complete automatic fire sprinkler systems shall install the fire sprinkler system following NFPA 13 standard unless otherwise noted. Alternative automatic extinguishing systems may be used if in the opinion of the Code Official the same life safety and property conservation measures are equivalent to the NFPA standard listed in this Code.

~~Sections 903.2.1, 903.2.1.1, 903.2.1.2, 903.2.1.3, 903.2.1.4, 903.2.1.5, 903.2.2, 903.2.3, 903.2.3.1, 903.2.4, 903.2.4.1, 903.2.4.2, 903.2.4.3, 903.2.5, 903.2.6, 903.2.6.1, 903.2.7, 903.2.8, 903.2.8.1, 903.2.8.2, 903.2.9, 903.2.9.1, of the IFC, are hereby amended by deleting said sections, including exceptions, and inserting in lieu thereof the following:~~

~~Section 903.2.1. Group A to read as follows: Sprinklers Required At:~~

~~Group A: A 1. Building or structures or portions thereof,
NFPA 13 having an assembly use, usually with fixed seating,
intended for the production and viewing of the
performing arts or motion pictures including,
but not limited to: See IFC Occupancy Classification
definition A-1.~~

~~1. Occupant load of 299 or less. 6,000 s.f.~~

~~2. Occupant load of 300 or more. 0 s.f.~~

~~NFPA 13 A 2. Building or structures or portions thereof,
having an assembly use intended for food and/or~~

drink consumption including but not limited to:

See IFC definition A-2.

1. Occupant load of 50 or more. _____ 0 s.f.

2. Occupant load of 49 or less. _____ 1,500 s.f.

NFPA 13 ~~A-3. Building or structures or portions thereof, having an assembly use intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A, including, but not limited to: See IFC Occupancy Classification definition A-3.~~

1. Occupant load of 299 or less. _____ 6,000 s.f.

2. Occupant load of 300 or more. _____ 4,500 s.f.

NFPA 13 ~~A-4. Building or structures or portions thereof, having an assembly use intended for viewing of indoor sporting events and activities with spectator seating, including but not limited to: See IFC Occupancy Classification definition A-4~~

1. Occupant load of 299 or less. _____ 6,000 s.f.

2. Occupant load of 300 or more. _____ 4,500 s.f.

NFPA 13 ~~A-5. Building or structures or portions thereof, an assembly use intended for participation in or viewing outdoor activities including, but not limited to: See IFC Occupancy Classification definition A-5 and IFC Section 903.2.1.5 for areas to be provided with protection.~~

1,000 s.f.

~~Section 903.2.2 Group B to read as follows: Sprinklers Required At:~~

~~Group B: Building or structures or portions thereof,~~

NFPA 13 ~~used for office, professional or service type transactions, including storage of records and accounts. Business occupancies shall include, but not be limited to: See IFC Occupancy Classification definition B.~~

6,000 s.f.

~~Section 903.2.3 Group E to read as follows: Sprinklers Required At:~~

~~Group E: Building or structures or portions thereof,~~

NFPA 13 ~~used by six or more persons at any one time for educational purposes.~~

0 s.f.

NFPA 13 ~~A Licensed Day Care is any buildings or structures, or portions thereof, used for educational, supervision or personal care services for more than five children older than 2 years of age shall be classified as~~

an E occupancy. _____ 0 s.f.

~~Section 903.2.4 Group F to read as follows: Sprinklers Required At:~~

Group F:	F-1. Moderate hazard factory and industrial	
NFPA 13	occupancies including factory and industrial	
	uses not classified as Group F, Division 2	
	Occupancies shall include, but not be limited to:	
	See IFC Occupancy Classification definition F-1.	6,000 s.f.
NFPA 13	F-1.1. Woodworking operations which generates	
	finely divided combustible waste or uses finely	
	divided combustible materials.	2,500 s.f.
NFPA 13	F-2. Low hazard factory and industrial	
	occupancies uses that involve the fabrication	
	or manufacturing of noncombustible materials	
	which during finishing, packing or processing	
	do not involve a significant fire hazard shall include,	
	but not be limited to: See IFC Occupancy	
	Classification definition F-2.	15,000 s.f.

~~Section 903.2.5 Group H. to read as follows: Sprinklers Required At:~~

Group H:	H-1. Building or structures or portions thereof,	
NFPA 13	that pose a detonation hazard in excess of those listed	
	in Table 307.7(1) (See 2003 IBC) shall include,	
	but not limited to: See IFC Occupancy	
	Classification definition H-1.	0 s.f.
NFPA 13	H-2. Building or structures or portions thereof,	
	which contain materials that pose a deflagration	
	hazard or a hazard from accelerated burning in excess	
	of those listed in Tables 307.7(1) (See 2003 IBC)	
	shall include, but not limited to:	
	See IFC Occupancy Classification definition H-2.	0 s.f.
NFPA 13	H-3. Building or structures or portions thereof,	
	which contain materials that readily support	
	combustion or pose physical hazard in excess of	
	those listed in Tables 307.7(1) (See 2003 IBC)	
	shall include, but not limited to:	
	See IFC Occupancy Classification definition H-3.	0 s.f.
NFPA 13	H-4. Building or structures or portions thereof,	
	which contain materials that are health hazards	
	in excess of those listed in Tables 307.7(1)	
	(See 2003 IBC) shall include,	
	but not limited to: See IFC Occupancy	
	Classification definition H-4.	0 s.f.
NFPA 13	H-5. Semiconductors fabrication facilities	

and comparable research and development areas in which production materials are used, and the aggregate quantity of material is in excess of those listed in Tables 307.7(1) and 307.7(2). **(See 2003 IBC)** Such facilities and areas shall be designed and constructed in accordance with Section 4154.9 of IBC. Design of the sprinkler system shall not be less than Table 903.2.4.2 0 s.f.

NFPA 13 — Pyroxylin plastics. Buildings or structures where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds. 0 s.f.

~~Section 903.2.6 Group I to read as follows: Sprinklers Required At:~~

~~Group I: I-1. Building or structures or portions thereof, housing~~

NFPA 13D — ~~more than 16 persons, on a 24-hour basis, who or because of age, mental disability or other reasons,~~

NFPA 13R — ~~live in a supervised residential environment but which provides personal care services. The occupants are capable of responding to an emergency situation without physical assistance from staff. A facility such as the above with five or fewer persons shall classified as Group R-3. A facility such as the above with at least six and not more than 16 persons shall be classified as Group R-4.~~ 0 s.f.

NFPA 13 — ~~I-2. Building or structures or portions thereof, used for medical, surgical, psychiatric, nursing or custodial care on a 24-hour basis of more than four persons who are not capable of self-preservation. A facility such as the above with four or fewer persons shall be classified as Group R-3.~~

~~Child Care facilities are any buildings or structures, or a portion thereof, which provides care on a 24-hour basis to more than five children 2 ½ years of age or less shall be classified as Group I-2.~~ 0 s.f.

NFPA 13 — ~~I-3. Building or structures or portions thereof, which are inhabited by more than five persons who are under restraint or security.~~

~~See IFC Occupancy Classification definition I-3 for type of condition.~~ 0 s.f.

NFPA 13 — ~~I-4. Building or structures or portions thereof, which are occupied by persons of any age who receive custodial care for less than 24 hours by individuals other than parents or guardians, relatives by blood, marriage~~

or adoption and in a place other than the home of the person cared for. A facility such as the above with five or fewer persons shall be classified as Group R-3. Place of worship during religious functions are not included. 0 s.f.

NFPA 13 — Adult care facilities provide accommodations for less than 24 hours for more than five unrelated adults and provides supervision and personal care services. Child care facilities provide supervision and personal care on less than a 24 hour basis for more than five children, 2 ½ years of age or less. 0 s.f.

~~Section 903.2.7 Group M to read as follows: Sprinklers Required At:~~

~~Group M: Building or structures or portions thereof, for the display and sale of merchandise, and involving stocks of goods, wares or merchandise, incidental to such purposes and accessible to the public shall include, but not be limited to: See IFC Occupancy Classification definition Group M.~~

~~(High piled storage to refer to Chapter 23 of the 2006 IFC) 6,000 s.f.~~

~~Section 903.2.8 Group R to read as follows: Sprinklers Required At:~~

~~Group R: R-1. Hotels, motels,~~

~~NFPA 13R — boarding houses (transient).~~

~~— (Occupy less than 30 days) 0 s.f.~~

~~NFPA 13R — R-2. Apartment houses, Condominiums,~~

~~or NFPA 13 — Boarding houses (non-transient), Convents~~

~~— Dormitories, Fraternities and Sororities, Monasteries 0 s.f.~~

~~NFPA 13D — R-3. Dwellings 8,000 s.f.~~

~~NFPA 13D — R-3. Townhouse~~

~~— In addition, townhouses, less than 8,000 s.f., that~~

~~— are not open on at least two sides are required to~~

~~— install fire sprinkler systems set forth in the~~

~~— IFC 2015 Edition. 8,000 s.f.~~

~~NFPA 13D — R-4. Residential Care/Assisted Living Facilities~~

~~or — for more than five but not more than 16 occupants,~~

~~NFPA 13R — excluding staff. 0 s.f.~~

~~Section 903.2.9 Group S to read as follows: Sprinklers Required At:~~

~~Group S: S-1. Moderate hazard storage occupancies~~

~~NFPA 13 — including building or portions of buildings~~

~~used for storage of combustible materials~~

~~not classified as Group S, Division 2 or~~

~~Group H Occupancies but not be limited to:~~

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	See IFC Occupancy Classification definition Group S-1.	6,000 s.f.
NFPA 13	1. A Group S-1 self-storage area exceeds 12,000 s.f. or;	
	2. A Group S-1 self-storage fire area is located more than three stories above grade plane.	6,000 s.f.
NFPA 13	Repair garages/Service stations	3,500 s.f.
NFPA 13	Bulk Storage of tires	20,000 cu.f.
NFPA 13	S-2. Low hazard storage occupancies including buildings or portions of buildings used for storage of noncombustible materials but not be limited to: See IFC Occupancy Classification definition Group S-2.	15,000 s.f.

~~Section 903.2.10 Group U to read as: Sprinklers Required At:~~

~~Group U: Private garages, carports, sheds and agricultural buildings.~~ n/a

Section 903.2.1.1 of the IFC (correlation: 903.2.1.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

Section 903.2.1.2 of the IFC (correlation: 903.2.1.2), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 1,500 square feet (1115 m²).
2. The fire area has an occupant load of 50 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

Section 903.2.1.3 of the IFC (correlation: 903.2.1.3), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.1.4 of the IFC (correlation: 903.2.1.4), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.2 of the IFC (correlation: 903.2.2), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.2 Group B. An *automatic sprinkler system* shall be provided throughout buildings containing a Group B occupancy where one of the following conditions exists:

1. A Group B *fire area* exceeds 6,000 square feet (557.5 m²).
2. A Group B *fire area* is located more than three stories above grade plane.

3. The combined area of all Group B *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m2).

Section 903.2.2.1 of the IFC (correlation: 903.2.2.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest *level of exit discharge*, the *level of exit discharge*, and all floors below the *level of exit discharge*.

Exception: Floors classified as an open parking garage are not required to be sprinklered.

Section 903.2.3 of the IFC (correlation: 903.2.3), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout stories containing Group E occupancies and throughout all stories from the Group E occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 1,500 square feet (1115 m2).
2. The fire area has an occupant load of 50 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

Section 903.2.4 of the IFC (correlation: 903.2.4), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.4 Group F-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 *fire area* exceeds 6,000 square feet (557.5 m²).
2. A Group F-1 *fire area* is located more than three stories above grade plane.
3. The combined area of all Group F-1 *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Section 903.2.7 of the IFC (correlation: 903.2.7), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.7 Group M. An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 6,000 square feet (557.5 m²).
2. A Group M *fire area* is located more than three stories above grade plane.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (2230 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

Section 903.2.8.1 of the IFC (correlation: 903.2.8.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.8.1 Group R-3. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be required all buildings containing a Group R-3 occupancy where one of the following conditions exists:

1. 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.
2. The building is a townhome complex where the aggregate area of the building exceeds 8,000 square feet to include all floors of each townhome and attached garages.
3. The building is a townhome complex where the aggregate area of the building does not exceed 8,000 square feet and townhomes are not open on two sides.

Section 903.2.9 of the IFC (correlation: 903.2.9), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.9 Group S-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 6,000 square feet (557.5 m²).
2. A Group S-1 *fire area* is located more than three stories above grade plane.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).
6. A Group S-1 occupancy used for Self-Service Storage Facility (mini-storage) exceeds 6,000 square feet (557 m²).

Section 903.2.9.1 of the IFC (correlation: 903.2.9.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.2.9.1 Repair garages. An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the *International Building Code*, as shown:

1. Buildings having two or more stories above grade plane, including *basements*, with a *fire area* containing a repair garage exceeding 10,000 square feet (929 m²)
2. Buildings not more than one story above grade plane, with a *fire area* containing a repair garage exceeding 3,500 square feet (325 m²).
3. Buildings with repair garages servicing vehicles parked in *basements*.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 3,500 square feet (325 m²).

Changes to these sections are intended to bring the code into agreement with the CICC recommendations. The major changes are to E occupancies, which were increased to 1,500 square feet. This reduces the need for sprinklers in small structures such as temporary classrooms, and greenhouses used by schools. The language in the R occupancies was updated to reflect the same format used for other occupancies and to clarify the means by which the area of an R-3 is calculated. The code language in the remainder of the R occupancies in the 2018 edition requires sprinklers and does not need amended.

Section 903.2.11.1, of the IFC (correlation: 903.2.11.1.3), is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 903.2.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

Section 903.3.1.2 amended – NFPA 13R sprinkler systems

Section 903.3.1.2, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R and I occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be installed throughout in accordance with NFPA 13, unless allowed to be sprinklered in accordance with NFPA 13D by the International Building Code. The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code shall be measured from the horizontal assembly creating separate buildings.

Currently working with fire sprinkler contractors to determine cost impact of this code change. The intent is to reduce the likelihood of having a total loss in these buildings should a fire quickly involve the attic. Nationwide a debate has been ongoing into the value of 13R systems. They are intended for life safety only and many times buildings with 13R systems have had the roof burn off resulting in a total loss, however, there is no loss of life. A 13 system would provide protection for occupants and the building.

Section 903.3.6 amended – Hose Threads

Section 903.3.6, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 903.3.6 Hose Threads Fire hose threads and fittings used in connection with automatic sprinkler systems shall be approved and shall be a siamese compatible with 2 ½" fire department hose threads, unless approved by the Fire Code Official.

Section 903.4.2, of the IFC (correlation: 903.4.2), is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 903.4.2 Alarms. An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Section 903, of the IFC, is hereby amended by adding a new section, 903.7, as follows:

Section 903.7 Fire Sprinkler for canopies. A canopy covering a door that is required to be marked as an exit shall be required to have fire sprinklers installed outside that door if the canopy extends more than 4 feet out from the door, regardless of whether the canopy is combustible or non-combustible. Canopies that have vehicle access under them with door openings shall be required to have fire sprinklers installed under the total canopy regardless of whether the canopy is combustible or non-combustible.

Exception: If the Code does not require a building to have a fire sprinkler system, section 903.7 does not apply.

Section 905 addition – Standpipe Systems

Section 905.3, of the IFC, is hereby amended by adding a new section, 905.3.9 (correlation: IBC 905.3.9), as follows:

Section 905.3.9 Building Footprint and Access. Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code official is authorized to require standpipes to be provided in approved locations. Class I manual standpipes shall be allowed.

Section 907 amendments and additions – Fire Alarm and Detection Systems:

Section 907.1, of the IFC (correlation: IBC 907.1.4), is hereby amended by adding a new section, 907.1.4, as follows:

907.1.4 FACP (Fire Alarm Control Panels). Each building shall have no more than 1 FACP. Installation of fire alarm panel shall be not exceed six feet in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

Section 907.2, of the IFC (correlation: IBC 907.2), is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 907.2 Where required ~~General~~ - new buildings and structures. An approved fire alarm system meeting provisions of this code and NFPA 72 shall be installed when the gross square footage of a building is equal to or greater than the area as specified in Sections 903.2.1 through 903.2.10 inclusive, subject to the authority having jurisdiction or by Section 907 which ever shall be more restrictive. The

fire alarm system shall provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Manual fire alarm boxes shall be required where deemed necessary by the fire code official.

Where corridors and/or hallways are protected by fire sprinkler systems they shall also be protected by smoke detection. Smoke detection shall be of the photoelectric type or as approved by the fire code official.

Exception:

1. Buildings with 8 or less initiating devices may use zoned systems provided only one device is used per zone. Each device shall have a plain English LCD (liquid crystal display). This alpha/numeric descriptor location is required to be reported to the Polk County dispatch center upon activation of the fire alarm system.
2. R-3 dwellings are not required to meet Section 907.2 of this Code.
3. Townhomes are required to be monitored only if a single fire sprinkler system is used for multiple units.

Sections 907.2.8 and 907.2.9, of the IFC, are hereby amended by deleting said sections, including exceptions, and inserting in lieu thereof the following:

Section 907.2.8 Group R General. Group R-1; Group R-2 apartment houses, condominiums and boarding houses (non-transient), convents, dormitories, fraternities, sororities, and monasteries; and Group R-4 shall have a monitored addressable fire alarm system.

Section ~~907.2.11~~ 907.2.10, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section ~~907.2.11~~ 907.2.10 Single and Multi-station Smoke Alarms. Listed single and multiple-station smoke alarms complying with UL 217 shall be installed in accordance with Sections 907.2.11.1 through 907.2.11.4 and the household fire warning equipment provision of NFPA 72. Smoke alarms in dwelling units shall be addressable with sounder bases and monitored by the building fire alarm system as a supervisory signal only. Mini horns in dwelling units are not required if notification from a building fire alarm system is through the smoke alarms with sounder bases.

Note: Section 907.2.10 only applies to R-1, R-2, R-4, and I-1.

Section 907.6.3, of the IFC (correlation: IBC 907.6.3), is hereby amended by deleting exceptions 1 and 2, and inserting in lieu thereof the following:

Section 907.6.3 Exception 1. Fire alarm systems with 8 or less initiating devices may use zoned systems provided only one device is used per zone. Each device shall have a plain English LCD (liquid crystal display). This alpha/numeric descriptor location is required to be reported to the Polk County dispatch center upon activation of the fire alarm system.

Section 907.6.3, of the IFC (correlation: IBC 907.6.3.2), is hereby amended by adding a new section, 907.6.3.2, as follows:

Section 907.6.3.2 Zone and address location labeling. Fire alarm panels shall have all zones and address points plainly and permanently labeled as to their location on the outside of the panel or on an easily readable map of the building, if no display screen is present.

Section 907.6.6, of the IFC (correlation: IBC 907.6.6), is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

Section 907.6.6 Monitoring. Fire alarm systems required by this chapter or by the International Building Code shall be monitored by a central station approved and listed under UL 827 in accordance with NFPA 72.

Exception: Monitoring station is not required for: 1. Automatic sprinkler and fire alarm systems in one- and two- family dwellings.

Section 907.2.9, of the IFC (correlation: IBC 907.2.9), is hereby amended by adding a new section, 907.2.9.4 and subsections 907.2.9.4.1 through 907.2.9.4.3 as follows:

907.2.9.4 Group R-4. Fire alarm systems and smoke alarms shall be installed in Group R- 4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3.

907.2.9.4.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual sleeping units and contiguous attic and crawl spaces to

those units are separated from each other and public or common areas by not less than 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, egress court or yard.

2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:

- 2.1 The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

- 2.2 The notification appliances will activate upon sprinkler water flow.

- 2.3 Not fewer than one manual fire alarm box is installed at an *approved* location.

3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at *exits* where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.

907.2.4.9.3 Automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in *corridors*, waiting areas open to *corridors* and *habitable spaces* other than *sleeping units* and kitchens.

Exceptions:

1. Smoke detection in *habitable spaces* is not required where the facility is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1.
2. An automatic smoke detection system is not required in buildings that do not have interior *corridors* serving *sleeping units* and where each *sleeping unit* has a *means of egress* door opening directly to an *exit* or to an exterior *exit access* that leads directly to an exit.

907.2.9.4.3 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

These sections, while changes to the 2018 code are not new requirements. These were required in previous editions of the IFC and were removed in the 2018 edition.

Section 910 amendments and additions – Smoke and Heat Vents:

Section ~~910.1~~ **910.2**, of the IFC, is hereby amended by adding the following exception:

Section ~~910.1 Exception 3~~ **910.2 Exception 4**. The Code Official may require smoke removal equipment to be installed if it is deemed necessary for the protection of life and property.

Section 910.2.1, of the IFC (correlation: IBC 910.2.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 910.2.1 Group F-1 or S-1. Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 30,000 square feet (2787 m²) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.

Exception: Group S-1 aircraft repair hangars.

Section 912 amended – Fire Department Connections

Section 912.4.2, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

Section 912.4.2 Clear space around connections. A working space of not less than 60 inches in width, 60 in depth and 78 inches in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, and if the fire department connection is accessible from a designated parking area, the space in front of the connection shall be marked "No Parking", except as otherwise required or approved by the Fire Chief.

Section 914.3.1.2, of the IFC (correlation: IBC 403.3.2), is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:

914.3.1.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

Section 1008 amendments and additions - Means of Egress Illumination

Section 1008.2, of the IFC (correlation: IBC ~~1008.2.3~~ 1008.2.4), is hereby amended by adding a new section, 1008.2.3 1008.2.4, as follows:

Section ~~1008.2.3~~ 1008.2.4 Additional emergency lights. Emergency lights may be required at the discretion of the code official to clarify an exit or exit access.

Section ~~1008.3.1~~, of the IFC (correlation: IBC ~~1008.3.1~~), is hereby amended by deleting said section, and inserting in lieu thereof the following:

~~Section 1008.3.1 General. In the event of the power supply failure in rooms and spaces that require two or means of egress or are 400 square feet or greater, an emergency electrical system shall automatically illuminate all of the following areas:~~

- ~~—1. Aisles.~~
- ~~—2. Corridors.~~
- ~~—3. Exit access stairways and ramps.~~

Section ~~1008.3.2~~, of the IFC (correlation: IBC ~~1008.3.2~~), is hereby amended by deleting said section, and inserting in lieu thereof the following:

~~Section 1008.3.2 Buildings. In the event of the power supply failure in rooms and spaces that require two or means of egress or are 400 square feet or greater an emergency electrical system shall automatically illuminate all of the following areas:~~

- ~~1. Interior exit access stairways and ramps~~
- ~~2. Interior and exterior exit stairways and ramps.~~
- ~~3. Exit passageways.~~
- ~~4. Vestibules and areas on the level of exit discharge used for exit discharge in accordance with Section 1028.1.~~
- ~~5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.~~

These sections were deleted by the CICC due to a lack clarity and difficulty in enforcing them.

Section ~~1008.3.3~~, of the IFC (correlation: IBC ~~1008.3.3~~), is hereby amended by deleting Item #5, and inserting in lieu thereof the following:

- ~~5. Restrooms containing at least one water closet/urinal or that are accessible.~~

Section 1008.3.3, of the IFC (correlation: IBC 1008.3.3), is hereby amended by deleting said section, and inserting in lieu thereof the following:

1008.3.3 Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms
2. Fire command centers
3. Fire pump rooms
4. Generator rooms
5. Public restrooms that contain at least one water closet/urinal or that are accessible
6. Meeting/conference rooms with an area greater than 400 square feet.
7. Classrooms in an E occupancy with an area greater than 400 square feet.

This section addressed many issues noted in the sections above that were deleted.

Section 1009 addition - Accessible Means of Egress:

Section 1009.2, of the IFC (correlation: IBC 1009.2), is hereby amended by adding Item #11, as follows:

11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

Section 1010 additions - Doors, Gates and Turnstiles:

Section 1010.1.6, of the IFC (correlation: IBC 1010.1.6.1), is hereby amended by adding a new section, 1010.1.6.1, as follows:

Section 1010.1.6.1 For landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

~~Section 1010.1.9.1, of the IFC (correlation: IBC 1010.1.9.1), is hereby amended by adding new language to the end of the section, as follows:~~

~~Thumb Turn Locks shall not be allowed.~~

Section 1010.1.9.1, of the IFC (correlation: IBC 1010.1.9.1), is hereby amended by deleting said section, and inserting in lieu thereof the following:

1010.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building

Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

Clarification to the previous language noted in the section it is replacing above.

Section 1013 addition and deletion – Exit Signs:

Section 1013.1 of the IFC (correlation: IBC 1013.1.1), is hereby amended by adding a new section, 1013.1.1, as follows:

Section 1013.1.1 Additional Exit Signs: Exit signs may be required at the discretion of the code official to clarify an exit or exit access.

~~Section 1013.3, of the IFC (correlation: IBC 1013), is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof the following:~~

~~Section 1013.3 Exit Sign Illumination. Exit signs shall be illuminated internally or externally by an LED lighting system. Exit signs are required to have battery backup unless an onsite generator is used. Luminance on the face of an exit sign shall have intensity of not less than 5.0 footcandles (53.82 lux).~~

~~Exception:~~

~~———Tactile Exit signs required by Section 1013.4 need not be provided with illumination.~~

~~Section 1013.5, of the IFC (correlation: IBC 1013.5), is hereby amended by deleting said section, and not replacing with any language.~~

These sections were CICC amendments in the 2015 edition, and were viewed as too restrictive.

Section 1015 addition – Guards

Section 1015, of the IFC (correlation: IBC 1014.4), is hereby amended by adding a new section, 1015.9, as follows:

1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

These were CICC amendments new to the 2018 IBC/IFC.

Section 1028 addition - Exit Discharge

Section 1028.5, of the IFC (correlation: IBC 1028.5.1), is hereby amended by adding a new section, 1028.5.1, as follows:

Section 1028.5.1 Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

Section 1030 addition - Emergency Escape and Rescue

~~Section 1030.5, of the IFC (correlation: IBC 1030.5.3), is hereby amended by adding a new section, 1030.5.3, as follows:~~

~~Section 1030.5.3 Window wells drainage. All window wells shall be provided with approved drainage.~~

Section 1030.4, of the IFC (correlation: IBC 1030.4.3), is hereby amended by adding a new section, 1030.4.3, as follows:

Section 1030.4.3 Window wells drainage. All window wells shall be provided with approved drainage.

Renumbering of above section.

Section 1107 addition – Requirements for Fuel Fired Appliances

Chapter 11, of the IFC, is hereby amended by adding a new section, 1107, and subsections 1107.1 through 1107.3 as follows:

1107.1 Protection of Fuel Fired Appliances. Where required or upon notification from the fire code official an existing building or tenant space containing a fuel fired appliance(s) shall be protected with 1 hour rated construction enclosure or a limited area sprinkler system complying with Section 903.3.8.

Exception: Buildings protected by an approved automatic fire sprinkler system complying with Section 903.3.1.1 or 903.3.1.2.

1107.2 CSST Bonding Requirements in Rental Dwellings. All rental dwellings shall be bonded in accordance with sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

1107.3 CSST Bonding Requirements for Alterations, Repairs, or Additions. For other than rental dwelling units, where alterations, repairs or additions requiring a permit to occur, CSST shall be bonded in accordance with sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

Addition of these sections is to address emerging issues related to fuel fire appliance and CSST fires.

Section 1203 addition – Emergency and Standby Power Systems

Section 1203, of the IFC, is hereby amended by adding new sections, 1203.7 and 1203.8 as follows:

Section 1203.7 Shutdown of Emergency and Standby Power Systems. In addition to the requirements of NFPA 110 for a remote manual stop, a switch of an approved type shall be provided to shut down the generator. The switch shall be provided at an approved location.

Section 1203.8 Emergency Generator Signs. Main electrical disconnects and main breaker panels supplied by the generator shall be provided with approved signs. Additionally, doors accessing emergency and standby power systems shall be provided with approved signs. When approved switches for emergency power shut-down are located remote from the fire alarm annunciator, an approved sign shall be provided at fire alarm annunciator. Approved signs shall contain the word CAUTION in black letters at least 2 inches (50 mm) high on a yellow background. Such warning signs shall be placed so as to be readily discernible.

Relocated in 2018 from chapter 6.

Section 2306 amended – Flammable and Combustible Liquid Motor Fuel-Dispensing Facilities

Section 2306.2.5 Portable Tanks is hereby amended by defining the time limit as thirty calendar days. Uses exceeding thirty calendar days will require a new permit application.

Section 3202 amended - Definitions

Section 3202, of the IFC, is hereby amended by adding new language as follows:

SPECULATIVE BUILDING. A Group S, F or M occupancy having an interior clear height greater than 12 feet (3657 mm) where high-piled storage may accrue and the

client leasing or the occupant owner does not know the commodity that will be stored or the method of storage.

Section 3206 amendments and additions - General Fire Protection and Life Safety Features

Section 3206.2, of the IFC, is hereby amended by adding a new section, 3206.2.1, as follows:

Section 3206.2.1 Speculative building. Group S, F and M speculative buildings that have an interior clear height greater than 12 feet where high piled storage may accrue shall comply with this chapter.

Section 3206.4, of the IFC, is hereby amended by adding a new section, 3206.4.2, and subsections 3206.4.2.1 through 3206.4.2.7

Section 3206.4.2 Sprinkler design.

Section 3206.4.2.1 General. The design of *automatic sprinkler systems* for the protection of Group M and S occupancies containing high-piled storage or high-challenge commodities over an area equal to or greater than 2,500 ft.² (232 m²) and designed for the protection of hazardous materials stored more than one pallet high in Group M, S or H occupancies, shall be in accordance with this section. This section does not apply to miscellaneous storage within the scope of NFPA 13.

Section 3206.4.2.2 Requirements for all plan submittals. See Section 903.1.9. and 3201.3 for plan submittal requirements.

Section 3206.4.2.3 Minimum design requirements for speculative warehouses. The design of the *automatic sprinkler system* for speculative warehouses shall be based on storage of a cartoned Class A nonexpanded plastic to the available storage height. The storage height shall be determined by subtracting 48 inches (from the highest point of the roof above each system for ESFR and 30 inches for area density applications.

Section 3206.4.2.4 Minimum requirements for client leased or occupant-owned warehouses. The design of an automatic sprinkler system for client leased or occupant owned buildings containing high piled storage shall be based on the requirements of NFPA 13. The responsible Fire Protection Contractor shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The Contractor shall also make reasonable efforts to meet with

the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration.

The sprinkler design shall be based on the most demanding requirements determined through the on-site survey and discussions with the building owner or operator.

Technical Report shall clearly define the basis for determining the commodity and sprinkler design selection, along with how the commodities will be isolated or separated, and the referenced design document(s), including NFPA 13 or the current applicable Factory Mutual Data Sheets. If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

Section 3206.4.2.5 Required information at plan submittal. All plans, hydraulic calculations and technical reports shall be submitted with the plan submittal form. The individual submitting the design package shall ensure that all of the required information requested on the plan submittal form is included.

Section 3206.4.2.6 Minimum plan information requirements. In addition to the requirements of NFPA 13, the following information shall be included in the plans or technical report.

Section 3206.4.2.6.1 Class I-IV and Group A plastic commodities.

- A) An owner's certificate in accordance with NFPA 13. The design criteria, e.g., NFPA 13, Factory Mutual Data Sheet, or a specific fire test report.
- B) A Water Supply Flow & Pressure Test Report performed within 90 days of the plan submittal
- C) The type of design, e.g., Control Mode Density/Design Area Method; Specific Application Control Mode Method; Suppression Mode Method, including appropriate code references.
- D) A description of the stored commodities and how the commodity classification was determined.
- E) A layout of the proposed storage arrangement. If the storage is in racks, a plan and elevation detail illustrating rack heights, flue dimensions and arrangement. This detail is not required for speculation warehouses.
- F) The aisle dimensions between each storage array.
- G) If a high challenge commodity is separated using fire-resistive construction, the boundary of the fire-resistive construction shall be illustrated.
- H) A data sheet for the backflow preventer. If a data sheet is not available, the design professional shall include a statement addressing the minimum required pressure loss.
- I) A data sheet for each installed automatic sprinkler.
- J) A data sheet for each pipe hanger used to hang or support the sprinkler piping.
- K) If a fire pump will be installed or used, the manufacturer's factory test curve shall be included in the submittal.

- L) A cross-section view illustrating obstructions to the ceiling sprinklers, e.g., lights, structural members, cable trays, electrical bus ducts and HVAC ductwork.

Section 3206.4.2.6.2 Hazardous materials. In addition to the requirements of this section, the following information shall be included in a *hazardous materials* technical report.

- A) A hazardous materials inventory statement
- B) For flammable & combustible liquids, an analysis of the miscibility of Class I liquids, the size and type of the packaging, the packaging materials of construction, and if the containers have a pressure relieving mechanism.
- C) For Level 2 or 3 aerosols, a statement indicating that the aerosols are cartoned or uncartoned.

3206.4.2.7 Identification of sprinkler system capabilities and limitations. A label shall be permanently installed at or adjacent to each sprinkler riser. When a building contains more than four risers, the sign shall be located at an approved location inside the building. The minimum sign dimension is 6-inches (152 mm) high by 4-inches (101 mm) wide. The sign shall specify the capabilities and limitations of the *automatic sprinkler system*. The sign shall include the following information:

- A) The design base or basis, including the edition used
- B) A statement indicating if the sprinkler design is control mode density area method, control mode specific application, suppression mode, or any combination thereof.
- C) When used, all of the storage conditions stipulated NFPA 13 for Special Designs.
- D) The maximum storage height
- E) The minimum required aisle width
- F) If storage is in racks, the maximum rack width and minimum transverse and longitudinal flue widths.
- G) Storage Capabilities: Commodities designed to be protected by the automatic sprinkler system
- H) Limits on storage heights of idle wood and plastic storage
- I) Limits on storage heights of miscellaneous Group A plastic, tire and rolled paper storage
- J) Locations where in-rack sprinklers are required
- K) Locations where horizontal and/or vertical barriers are required
- L) Information explaining the manufacturer, sprinkler identification number, k-factor, and operating temperature of the overhead sprinklers protecting the high-piled storage.
- M) Fire Protection Contractor contact information

The following example illustrates a suggested label or sign:

Automatic Sprinkler System Capabilities & Limitations

Stored Commodity	Class I water miscible flammable liquids in 1 & 5 gallon polyethylene containers in fiberboard cartons
Design Documents	NFPA 13, 2013 edition & NFPA 30
Design Type	Control Mode, Density/Area Method
Max. Storage Height	25 feet
Min. Aisle Width	8 feet
Max. Rack Width	9 feet
Flue Dimensions	Longitudinal: Min. 6 inches Transverse: Min. 3 inches
System Capabilities	Class I-IV commodities, stored commodity, solid pile or palletized Group A plastics to 12 feet; rack storage of Group A plastics to 25 feet.
Idle Pallets	6 feet maximum storage height
Tire Storage	5 feet maximum storage height
Rolled Paper Storage	5 feet maximum storage height
In-rack sprinklers	In-rack sprinklers are required at each of 3 rack tiers containing the stored commodity. In-rack sprinklers are Tyco/Central FS-B, 17/32" orifice, QR 155°F element, SIN TY0041
Horizontal Barriers	Required at each rack tier containing the stored commodity.
Ceiling Sprinkler	Tyco ELO-231B, 3/4" orifice, SR 286°F element, upright, SIN TY0030
FP Contractor	ABC Sprinkler Co. Designer: John Smith

Section 3301 amended – General

Section 3301.2, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof, the following:

Section 3301.2 Purpose. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire and other emergencies during such operations.

Section 3310 addition - Access for Fire Fighting

Section 3310.1.1, of the IFC, is hereby amended by adding a new section, 3310.1.1, as follows:

Section 3310.1.1 Construction Site Access. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building as soon as construction commences. The fire apparatus access road shall comply with the requirements of Section 503.2 and this section and shall extend to within 100 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first

story of the building as measured by an *approved* route around the exterior of the building or facility.

Exception: The *fire code official* is authorized to increase the dimension of 100 feet (45 720 mm) where:

1. The building is equipped throughout with an *approved automatic sprinkler system* that is fully functional and installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar

Section 3311 amended – Means of Egress

Section 3311.1, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

3311.1 Stairways required. Where building construction exceeds 30-feet (9.144 mm) in height above the lowest level of fire department vehicle access, two temporary or permanent stairways shall be provided. As construction progresses, such stairways shall be extended to within one floor of the highest point of construction having secured decking or flooring.

Section 3313 amended – Standpipes

Section 3313.1, of the IFC, is hereby amended by deleting said section, and inserting in lieu thereof the following:

3313.1 Where required. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipe shall be installed prior to construction exceeding 30-feet (9.144 mm) in height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at approved locations complying with Section 3311.1. As construction progresses, such standpipes shall be extended to within one floor of the highest of construction having secured decking or flooring.

These sections were amended to address the issues related to the increasing number of fires in buildings under construction.

~~Chapter 38 addition – Special Events~~

~~Chapter 38, of the IFC, is hereby added as follows:~~

Chapter 40 addition - Special Events (Chapter Renumbered)

Chapter 40, of the IFC, is hereby added as follows:

CHAPTER 40 SPECIAL EVENTS

SECTION 4001 GENERAL

4001.1 Scope. Special events including trade shows and exhibitions, outdoor assembly events, outdoors mazes, special amusement buildings, and special scaffolding structures shall comply with this chapter and Section 1028. Temporary indoor vehicle displays and vehicle competition or demonstrations shall comply with this chapter and Section 314.

4001.2 Site plans.

A detailed site plan shall be submitted to the fire code official with each permit application for approval.

1. Outdoor events: The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

1. The means of egress.
2. Location and width of exits and aisles.
3. Location of exit signs.
4. Location of fencing or means used to confine attendees.
5. Total square footage of enclosed space.
6. Location and arrangement of all tents, booths or cooking equipment.
7. Locations of fire apparatus access roads.
8. Location of fire protection equipment.
9. Type and location of heating and electrical equipment where applicable.
10. Location of temporary staffed water stations and permanent water fountains.

2. Trade shows and exhibitions: The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

1. The means of egress.
2. Location and width of exits and aisles.
3. Location of exit signs.
4. Total square footage of space.
5. Location and arrangement of all booths and cooking equipment.

6. Location of all fire protection equipment.
 7. Type and location of heating and electrical equipment where applicable.
 8. Location of covered or multi-level exhibits or booths.
3. Mazes. The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:
1. Means of egress.
 2. Location and width of exits and aisles.
 3. Location of exit signs.
 4. Total square footage of space.
 5. Location and arrangement of all booths and cooking equipment.
 6. Location of all fire protection equipment.
 7. Location of means to confine attendees.
 8. Locations of *fire apparatus access roads*.
 9. Type and location of heating and electrical equipment where applicable.
 10. Locations of structures.

At time of permit application, the event coordinator shall submit a letter from the property owner authorizing the use of the site, the address of the site, dates and hours of operation and names and 24-hour phone numbers of at least two principals.

4. Temporary indoor vehicle displays: The permit application and site plan shall be submitted a minimum of 10 business days prior to the display of electric, liquid- or gas-fueled vehicles, boats or other motor craft. Floor plans shall include, but not be limited to:
1. The means of egress.
 2. Location and width of exits and aisles.
 3. Location of exit signs.
 4. Total square footage of space.
 5. Location and arrangement of all booths and cooking equipment.
 6. Location of all fire protection equipment.
 7. Type and location of heating and electrical equipment where applicable.
 8. Location and size of exhibits and booths.
 9. Location of structures.

Exception: Auto dealerships.

5. Vehicle competition or demonstration. The permit application and site plan shall be submitted a minimum of 10 business days prior to the competition or

demonstration of electric, liquid- or gas-fueled vehicles, boats or other motor craft. A floor plan shall include, but not be limited to:

1. The means of egress.
2. Location and width of exits and aisles.
3. Location of exit signs.
4. Total square footage of space.
5. Location and arrangement of all booths and cooking equipment.
6. Location of all fire protection equipment.
7. Type and location of heating and electrical equipment where applicable.
8. Location and size of exhibits and booths.
9. Location of structures.
10. Location of *fire apparatus access roads* where applicable.

SECTION 4002 DEFINITIONS

4002.1 Definitions. The following words and terms are defined in Chapter 2.

CROSS AISLES.

EXHIBITS.

FLAME EFFECT.

MAIN AISLE.

MAZE.

OUTDOOR ASSEMBLY EVENT.

TEMPORARY STRUCTURES.

TRADE SHOWS OR EXHIBITIONS.

4003 GENERAL REQUIREMENTS

4003.1 Access for firefighting and medical services. Approved vehicle access for firefighting and medical services shall be provided in accordance with Sections 503 and 512.

4003.2 Combustible storage. Combustible materials stored at special events shall be stored in approved locations and containers.

4003.3 Crowd managers. Crowd managers shall be provided where the fire code official determines that an indoor or outdoor gathering warrants crowd control. Crowd managers shall be in accordance with Section 403.3.

4003.4 Decorative materials and furnishings. Curtains, drapes and decorations including, but is not limited to drapes, signs, banners, acoustical materials, cotton, hay,

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fabric, paper, straw, moss, split bamboo, and wood chips shall be flame resistant as demonstrated by testing in accordance with NFPA 701, or provide documentation of flame retardancy. Field flame test shall be in accordance with Section 320. Materials that cannot be treated for flame retardancy shall not be used unless approved by the fire code official. This includes but is not limited to oilcloth, tarpaper, nylon, plastic cloth, and other plastic materials.

4003.5 Fire protection equipment clearance. Clearance around all fire protection equipment shall be in accordance with Section 901.4.6.

4003.6 Fire extinguishers. Fire extinguishers shall be in accordance with Section 906 and NFPA 10

4003.7 Fire watch. Fire watch shall be in accordance with Section 403.12.1.

4003.8 Fireworks, pyrotechnics. Fireworks and pyrotechnics shall comply with Chapter 56.

4003.9 Housekeeping. The special event area and related areas shall be kept free from combustible debris at all times.

4003.10 LP-gas heaters. Fuel supplies for liquefied-petroleum gas-fired heaters shall comply with Chapter 61 of the International Fire Code.

4003.11 Open flame devices. Open flame devices shall comply with Section 308.

4003.12 Waste disposal. Combustible debris shall not be accumulated at special events. Combustible debris, rubbish and waste material shall be removed from special events at the end of each shift of work. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.

SECTION 4004 TRADE SHOWS AND EXHIBITIONS

4004.1 General. Trade shows and exhibitions conducted within any occupancy shall comply with Chapter 38.

4004.2 Vehicles. Liquid- and gas-fueled and electric vehicles, boats or other motorcraft and equipment used for display, competition or demonstration within a building shall be in accordance with Section 314.

4004.3 Means of egress. *Means of egress* shall comply with this section and the requirements of Chapter 10.

4004.3.1 Travel distance. The maximum travel distance from any point in an exhibit to an exit access aisle shall not exceed 50 feet (15240mm).

4004.3.2 Aisles.

4004.3.2.1 Aisle width. Minimum aisle width inside a trade show or exhibition shall comply with the following:

Square Footage of Trade Show or Exhibition	Minimum Aisle Width
Greater than 15,000 square feet (1393m ²)	10 feet (3048mm)
5,000 square feet (465 square meters) to 15,000 square feet (1393m ²)	8 feet (2438mm)
Less than 5,000 square feet (465 m ²)	6 feet (1829mm)

4004.3.3 Obstructions. Aisles shall be kept clear of all obstructions, including but not limited to, fixtures and displays of goods for sale, chairs, tables, product, displays, vehicles, and trailer tongues.

4004.3.4 Exit signs. Exit signs shall be visible from all locations in the occupancy.

4004.4 Exhibit construction and materials. The materials used for an exhibit shall comply with Section 3804.4 and Chapter 8

4004.4.1 Materials. Shall be one of the following:

1. Noncombustible or limited-combustible materials.
2. Wood that is greater than ¼-inch (6mm) nominal thickness
3. Wood ¼-inch (6mm) nominal thickness or less that is pressure-treated fire-retardant wood meeting the requirements of NFPA 703, Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials. The product shall be marked or labeled by the manufacturer. The product shall not be painted or similarly modified until the material has been inspected and the marking or labeling verified, or provide documentation acceptable to the fire code official.

4004.4.1.1 Flame retardant materials. Materials shall comply with Chapter 8.

4004.4.1.2 Wall and ceiling coverings. Textile wall coverings, such as carpeting and similar products used as wall or ceiling finishes shall comply with Chapter 8.

4004.4.1.3 Plastics. Plastics shall be limited to those that comply with Chapter 8. Plastics used in trade shows and exhibitions with an occupant load of 300 or more shall

be Class A or Class B. Plastics used in trade shows and exhibitions with an occupant load of less than 300, shall be Class A, Class B or Class C.

4004.5 Combustible materials storage

4004.5.1 Quantity. Combustible materials shall be limited to a one-day supply

4004.5.2 Location. Storage of combustible materials behind exhibits, booths, or tents is prohibited. Combustible materials, including but not limited to wood crates, paper and cardboard boxes, shall be stored outside the building in an approved area or in a storeroom having a fire-resistance rating of at least one hour and protected by an approved automatic fire-extinguishing system

4004.6 Covered exhibits and booths.

4004.6.1 Fire Protection.

4004.6.1.1 Automatic sprinkler systems. An approved sprinkler system shall be provided in covered exhibits and booths exceeding 300 square feet (2787 m²). Each level of multi-level exhibit booths shall be protected throughout, including the uppermost level where the uppermost level is covered with a ceiling.

4004.7 Multi-level booths. Construction documents for all multi-level exhibits shall be approved and stamped by a licensed structural engineer or architect and shall be submitted with the permit application. This includes any exhibit where a live load is proposed above the exhibit area floor level, regardless of the accessibility of the area to the public. Upper levels of multi-level booths with an occupant load greater than 10 persons shall have at least 2 remote exits.

4004.8 Hazardous Materials. Hazardous materials shall comply with this section and Chapters 50 through 67.

4004.8.1 Specific prohibitions. The following hazardous materials shall not be stored, handled or used in trade shows and exhibitions:

1. Division 1.1, 1.2, 1.3, and 1.5 explosives as classified by the U.S. Department of Transportation.
2. Detonable, Class I and Class II organic peroxides.
3. Class I-A flammable liquids.
4. Class 4 and Class 3 oxidizers.
5. Class 4 and Class 3 (unstable) reactive materials.
6. Class 3 water-reactive materials.

7. Pyrophoric materials.
8. Highly toxic materials
9. Toxic gases.
10. Fueling or defueling of flammable or combustible that are stored or used as liquids, cryogenics or compressed gases.

4004.9 Demonstration cooking and warming equipment or devices.

4004.9.1 General. Cooking and warming devices for demonstration purposes only shall be in accordance with Section 3804.9.

4004.9.2 Public Isolation. Equipment and devices shall be isolated from the public by not less than 4 feet (1219 mm) or by a noncombustible 3-sided barrier between the equipment and devices and the public.

4004.9.3 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.
2. The cooking surface shall not exceed 288 square inches (1858 cm²).
3. The equipment shall be placed on a noncombustible surface.
4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609mm).

4004.9.4 Cooking equipment shall be separated from combustible materials by a horizontal distance of at least 2 feet (609mm).

4004.9.5 Butane. Butane for cooking equipment shall be limited to one 10 oz cylinder and one spare in storage, of the same size, per appliance. Storage location shall be approved by the fire code official.

4004.9.5.1 Portable butane-fueled appliances. Portable butane-fueled appliances are allowed in restaurants and in attended commercial food catering operations where fueled by not more than two 10 oz (284gL) LP-gas capacity, nonrefillable butane containers that have a water capacity not exceeding 1.08 lb (0.5 kg) per container. The containers shall be directly connected to the appliance, and manifolding of containers is not permitted. Storage of cylinders is limited to 24 containers, with an additional 24 permitted where protected by a 2-hour fire-resistance-rated barrier.

SECTION 4005 OUTDOOR ASSEMBLY EVENTS

4005.1 General. Outdoor assembly events shall be in accordance with this Section 3805 and Chapter 10.

4005.2 Occupant load. The fire code official shall establish an occupant load for the event site.

4005.3 Exits. Exits shall comply with Chapter 10 and be as remote from each other as practical and shall be provided as follows:

Occupant Load	Minimum Number of Exits
1 to 500	2
501 to 1,000	3
1,001 or 1,500	4
each additional 500 persons	36 additional inches of exit width

4005.3.1 Width. The aggregate clear width of exits shall be a minimum of 36 inches wide (914mm) for each 500 persons to be accommodated.

4005.3.2 Signs. Exits shall be identified with signs that read "EXIT". The signs shall be weather-resistant with lettering on a contrasting background. The lettering shall be of sufficient height and brush stroke to be immediately visible from 75 feet (22,860mm). Placement of the exit signs shall be approved by the fire code official.

4005.4 Concession stands, food booths, and retail booths.

4005.4.1 General. Concession stands, food booths and retail booths shall be in accordance with Section 3805.4.

4005.4.1.1 Distances. A minimum of 20 feet (6096mm) shall be provided between every 150 linear feet (45,720mm) of booth space. A minimum of 30 feet (9144mm) shall be provided between booths used for cooking and the vehicles, generators, or any other internal combustion engines. A minimum of 30 feet (9144 mm) shall be provided between booths used for cooking and amusement rides or devices.

4005.4.2 Cooking appliances or devices.

4005.4.2.1 Public isolation. Cooking appliances or devices shall be isolated from the public by not less than 4 feet (1219 mm) or by a non-combustible 3-sided barrier between the equipment and devices and the public.

4005.4.2.2 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.
2. The cooking surface shall not exceed 288 square inches (18,580mm).
3. The equipment shall be placed on a noncombustible surface.
4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609mm).

4005.4.2.3 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 61 and NFPA 58.

4005.4.2.3.1 Maximum number and quantity. A maximum of a total aggregate water capacity of 50 gallons (95L) of LP-gas is permitted at one concession stand or booth used for cooking.

4005.4.2.3.2 LP-gas high-pressure cylinder hoses. Hoses shall be designed for a working pressure of 350 PSIG (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI(2413 kPa) WORKING PRESSURE, and the manufacturer's name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 PSIG (4826 kPa). Hose shall not exceed 12 feet (3638 mm) unless approved by the fire code official.

4005.4.2.3.3 LP-gas low-pressure cylinder hoses. Hoses with a working pressure of 5 psig shall be allowed when a fix regulator is set a 5 psi and is connected directly to the LP GAS cylinder. The hose shall not exceed 12 feet (3658 mm) unless approved by the fire code official.

4005.4.3.3 Storage of containers. Containers shall be stored in accordance with Chapter 61.

4005.4.4 Generators / electrical.

The generators shall be installed at least 10 feet (3048mm) from combustible materials, and shall be isolated from the public by physical guard, fence, or enclosure installed at least 3 feet (914mm) away from the internal combustion power source, and be provided with a compliant portable fire extinguisher per Section 906 and NFPA 10.

4005.4.5 Temporary water stations.

When outdoor temperatures are expected to exceed 90oF (35oC), the event sponsor shall provide and maintain a minimum of one staffed water station for each 1,000-projected attendance. The water station shall include adequate water supply, cups, and a means for rapid replenishing of exhausted water. Each water station shall be located as far apart as practicable to allow ease of access for event attendees.

SECTION 4006 MOBILE FOOD VEHICLES

4006.1 General. Mobile food vehicles which are temporarily or permanently stored on a property where food items are processed or prepared and sold to the public shall comply with this section.

Exception: Food peddlers operating a retail food establishment from a vehicle designated to be readily movable in which food is; sold or given away but not composed, compounded, thawed, reheated, cut, cooked, processed or prepared.

4006.2 A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. Commercial kitchen exhaust hoods shall comply with the requirements of the *International Mechanical Code*.

4006.2.1 Maintenance. Hoods shall be inspected, tested, and maintained in accordance with this code and the *International Mechanical Code*.

4006.2.2 Inspections and tests. Kitchen hood extinguishing systems shall be inspected and tested every six months by a state of Iowa licensed fire protection contractor.

4006.3 Fire extinguishers. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. An approved 2A:20B:C rated dry chemical fire extinguisher shall be provided within 30 feet (9144 mm) of any commercial cooking equipment. Additionally, cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher in accordance with Section 904.12.5.1 or 904.12.5.2, as applicable.

4006.4 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 61 and NFPA 58.

4006.4.1 Maximum number and quantity. A maximum of two LP-gas containers with a total aggregate water capacity of 50 gallons (190 L) is permitted at one mobile food vehicle.

4006.4.2 LP-gas cylinder hoses. Hoses shall be designed for a working pressure of 350 psig (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI WORKING PRESSURE, and the manufacturer's name or trademark. Hose assemblies, after the application of couplings, shall have a design

capability of 700 psig (4826 kPa). Hose assemblies shall be leak tested at the time of installation at not less the operating pressure of the system in which they are installed.

4006.5 Location. Mobile food vehicles shall not be located within 20 feet (6096 mm) of buildings, tents, canopies or membrane structures.

SECTION 4007 SPECIAL AMUSEMENT BUILDINGS

4007.1 General. [B] Special amusement buildings shall be in accordance with this section and Section 411 of the International Building Code.

Exception: Amusement buildings or portions thereof, which are without walls or a roof and are constructed to prevent the accumulation of smoke.

4007.2 Use of combustible decorative materials. Use of combustible decorative materials shall be in accordance with Chapter 8.

4007.3 Assistance. Adult monitors with flashlights shall be available to provide assistance in the event someone becomes lost or disoriented. One adult monitor shall be provided for every 60 persons.

4007.4 Automatic sprinkler system. Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Chapter 9.

4007.4.1 Temporary special amusement buildings. Where the special amusement building is temporary, the sprinkler water supply shall be of an approved temporary means. The sprinkler piping shall be connected to a temporary water supply having sufficient capacity (flow and pressure) to supply residential or standard quick spray response sprinkler heads at a minimum design density of 0.15 gpm (.57 LPM) per square foot of protected floor area. The design shall be based on flowing the six most hydraulically remote sprinkler heads. Should the temporary amusement building contain less than six heads, the design shall assume that all heads are flowing simultaneously. The temporary water supply may be connected to a domestic water line, a fire line, or temporary on-site storage tank as long as the minimum design densities are met. An indicating type control valve shall be installed in an accessible location between the sprinkler system and the connection to the water supply.

SECTION 4008 MAZES

4008.1 General. Mazes including, but not limited to corn stalk or hedge mazes, shall be in accordance with Section 3808.

4008.1.2 Safe refuge areas. Safe refuge areas shall be established outside of the maze or building and structure, and shall not be closer than 50 feet (15240mm).

4008.1.3 Paths. Paths throughout the maze shall be a minimum of 36 inches (914mm) in width and shall be clear and unobstructed width.

4008.1.4 Separation. A minimum of 20 feet (6096mm) shall be provided between mazes and buildings and structures. The 20-foot (6096mm) clearance shall be free from vegetation and obstructions.

4008.1.5 Means of egress. Each exit shall be a minimum of 6 feet (1828mm) wide.

4008.1.5.1 Travel distance. The maximum travel distance to reach an exit access shall not exceed 75 feet (22,860mm). The travel distance shall be determined by using the maze path.

4008.1.5.2 Number. The travel distance required to reach an exit access shall determine the number of exits required. Locking devices shall remain unlocked on exits when the maze is occupied.

4008.1.5.3 Exit signs. Exit signs shall be provided next to or above each exit. The lettering shall be a minimum of 12 inches (305mm) high with 2-inch (51mm) brushstroke. The signs shall read EXIT with lettering in a color contrasting to the sign's background.

4008.2 Event plans. The following plans shall be submitted to the fire code official.

4008.2.1 General fire safety plan. The plan shall include, but not be limited to procedures that shall be used to prevent over-drying of vegetation throughout the site, documentation of decorative materials flame-retardancy, the maximum number of attendees.

4008.2.2 Security plan. The plan shall document who shall provide security (e.g., off-duty police officers, sheriff's posse, employees). All security personnel shall be provided with a 2-way radio and flashlight.

4008.2.3 Evacuation plans. The plan shall document the responsibilities of all on-site employees. The plan shall also document how attendees will be evacuated, and where they will be evacuated.

4008.2.4 Maze rules. Maze rules shall be posted at maze entrance.

4008.3 Employee responsibilities. Each employee shall be familiar with the evacuation plan and with fire extinguisher locations. Documentation of training shall be provided to the fire code official.

4008.3.1 Guides. An employee shall be responsible for guiding a group of not more than 14 attendees through the maze. Each employee shall be provided with a minimum of one flashlight and two-way radio. The employees shall be responsible for detecting and reporting fire or smoke to a competent person posted at the maze main entrance and begin evacuation procedures.

4008.3.2 Main entrance employee. Each maze shall be manned by an employee at the entrance. The employee shall be capable of communicating with the employees and shall be provided with a cellular telephone. When the main entrance employee receives a report of smoke, fire or injury, the employee shall immediately call 9-1-1.

4008.4 Watering. Corn stalk and hedge mazes shall be provided with sufficient water and at a frequency that prevents the vegetation from becoming dry or brittle. Failure to comply with this provision is an imminent hazard and the fire code official shall issue a stop order.

4008.5 Buildings and structures. When buildings and structures are intended to be occupied by attendees, the building and structure shall comply with Section 3807.

SECTION 4009 COVERED MALL BUILDINGS

4009.1 General. Temporary use of the common pedestrian area within a covered mall building for promotional, Group A, Group E, Group M or similar activities shall be in accordance with Section 3809.

4009.2 General requirements.

4009.2.1 Main aisle width. Main aisles shall be a minimum of 10 feet (3048mm) in width or the minimum required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10. Main aisles shall not be obstructed.

4009.2.2 Cross aisle width. Cross aisles shall be a minimum of 15 feet (4572mm) in width or the required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10.

4009.2.3 Fueled equipment. Liquid- or gas-fueled, or electric appliances, tools, apparatus, craft or vehicles shall be displayed in a mall in accordance with Section 314.

CHAPTER 154

FIRE CODE

LP-gas powered floor maintenance machines may be used when in accordance with Chapter 61.

4009.3 Combustible decorative materials. Combustible decorative materials shall be in accordance with Chapter 8.

Section 5601 addition - General

Section 5601.4, of the IFC, is hereby amended by adding and exception, as follows:

Exception: Persons in charge of fireworks display or pyrotechnic special effect operations may be less than 21 years of age if they possess a valid PGI display fireworks operator certification or equivalent certification approved by the fire code official.

Section 6104 addition and amendment - Location of LP-Gas Containers

Section 6104.2, of the IFC, is hereby amended by deleting said section, including exceptions, and inserting in lieu thereof, the following:

Section 6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the installation of liquefied petroleum gas shall be prohibited unless specifically approved by the fire code official, and in that case the aggregate capacity of any one installation shall not exceed a water capacity of 1,000 gallons (3785 L) (see Section 3 of the Sample Legislation for Adoption of the *International Fire Code* on page xxi).

Exception: Containers shall not exceed a water capacity of 20 gallons, must be located outside of the building, and used for cooking purposes only.

Section 6104.3, of the IFC, is hereby amended by inserting a new section, 6104.3.3, as follows:

Section 6104.3.3 LP Gas Containers in Group R Occupancies. LP Gas shall not be stored or used inside of a building.

Adopting Appendix I

Appendix I is being adopted by specific reference as the guideline for Fire Protection Systems - Noncompliant Conditions

CHAPTER 154

FIRE CODE

154.120 New materials, processes or occupancies which require permits. The Building Official and Fire Code Official shall act as a committee to determine and specify, after giving affected persons and opportunity to be heard, any new materials, processes or occupancies for which permits are required in addition to those enumerated in either the Building Code or Fire Code. The fire code official shall post such list in a conspicuous place in the building department and distribute copies thereof to interested persons.

154.130 Outstanding permits. If a building permit is outstanding on the effective date of this chapter and the fire code adopted by this chapter, the provisions of this chapter and the fire code adopted by this chapter, shall apply to the work authorized by such permit, except to the extent that the fire code official and building official shall determine that the application of such provisions to such work would be unreasonable. The burden shall be upon the holder of such permit to show the unreasonableness of such provisions.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5. Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed by the City Council on this day of , .

CHAPTER 155

PLUMBING CODE

155.01 Adoption of 2009 2015 Uniform Plumbing Code 155.02 Amendments, Modifications and Deletions

155.01 ADOPTION OF 2009 UNIFORM PLUMBING CODE. Pursuant to published notice and public hearing as required by law, the 2009 **2018** Uniform Plumbing Code and all provisions are hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2009 **2018** Uniform Plumbing Code is on file in the office of the Clerk.

155.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the 2009 **2018** Uniform Plumbing Code are hereby made:

~~1. Section 20.7 is amended by deleting the schedule of fees and substituting the following therefore: The Council shall, from time to time, by resolution, adopt the schedule of fees which shall be in effect until amended by the Council, and such schedule shall be maintained by the Clerk at City Hall.~~

Delete table

Plumbing Permit Fee Schedule
New Residential \$75.00 base fee per dwelling unit
Residential Remodel/Addition/Miscellaneous \$35.00 base fee
Commercial Itemized
Except as provided by law, where work has been started prior to obtaining a permit, the regular fee therefore may be doubled at the discretion of the Building Official.

Code Section: UPC 407.3

Insert the following language at the end of the Code section:

Tempering devices shall be installed at or as close as possible to the point of use.

Modify Code Section: UPC 408.4

Insert the following Exception.

Exception: In a residential dwelling unit where a 2-inch waste pipe is not accessible, and approval from the Authority Having Jurisdiction has been granted, the waste outlet, fixture tailpiece, trap and trap arm may be 1 ½ inch

when an existing tub is being replaced by a shower sized per Section 408.6(2). This exception only applies where one shower head rated at 2.5 gpm is installed.

Modify Code Section: UPC 409.4

Insert the following language at the end of the Code section:

Tempering devices shall be installed at or as close as possible to the point of use.

Modify Code Section: UPC 410.3

Insert the following language at the end of the Code Section:

Tempering devices shall be installed at or as close as possible to the point of use.

Modify Code Section: UPC 418.3

Insert the following language:

(5) At least one floor drain or receptor approved by the AHJ 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. Floor drains in other locations may be no less than two inches in diameter.

Modify Code Section: UPC 608.5

Insert the following language to the end of Code section (2):

relief valve drains material and installation shall meet the manufacture approved temperature and pressure rating of the relief valve.

Modify Code Section: UPC 609.1

Insert the following language at the end of the Code Section:

Building supply yard piping wherever feasible shall be not less than 60 inches below earth cover.

Modify Code Section: UPC 701.2

Insert the following underlined language into the Code Section:

(2) ABS and PVC DWV piping installations shall be installed in accordance with applicable standards referenced in Table 701.2 and Chapter 14 "Firestop Protection." Except for individual single-family dwelling units, materials exposed within ducts or plenums shall have a flamespread index of not more than 25 and a smoke-developed index of not more than 50, where tested in accordance with ASTM E84 or UL 723. ABS and PVC DWV piping may be installed in the vertical position between Cast Iron piping if supported properly and the cast iron does not impose a load on the vertical ABS or PVC piping. These tests shall comply with all requirements of the standards to include the sample size, both for width and length. Plastic pipe shall not be tested filled with water.

Add Code Section: UPC 703.1.1

Insert the following language:

703.1.1 Size of Drainage Piping. The main building drain shall be a minimum 4" diameter.

Modify Code Section: UPC 715.3

Insert the following language at the end of the Code Section:

Compromised piping is determined by the AHJ that would consist of significant cracks, out of alignment piping, missing pieces from piping, and or fittings. If any portion of a bituminous fiber ("Orangeburg") building sewer fails, the Orangeburg sewer shall be replaced in its entirety from the building to the public sanitary sewer with new sewer that fully complies with this Code.

Modify Code Section: UPC 717.1

Replace the last sentence of the Code Section with:

No building sewer shall be smaller than 4" in diameter and or the building drain.

Add Code Section: UPC 718.3.1

Insert the following underlined language to the Code Section:

718.3 Protection from Damage. No building sewer or other drainage piping or part thereof, which is constructed of materials other than those approved for use under or within a building, shall be installed under or within 2 feet (610 mm) of a building or structure, or part thereof, nor less than 1 foot (305 mm) below the surface of the ground. Building sewers less than 42" below grade shall be protected with an engineered system to prevent damage from freezing and frost heave. The provisions of this subsection include structures such as porches and steps, whether covered or uncovered; breezeways; roofed porte cochere; roofed patios; carports; covered walks; covered driveways; and similar structures or appurtenances.

Modify Code Section: UPC 813.1

Insert the following underlined language to the Code Section:

813.1 General. In other than single family dwellings and duplexes, pipes carrying wastewater from swimming pools, wading pools, or hot tubs, including pool drainage, backwash from filters, shall be installed as an indirect waste by an air gap. Where the recirculation pump is used to discharge waste pool water to the drainage system, the pump discharge shall be installed as an indirect waste, with an air gap, to the sanitary sewer.

Modify Code Section: UPC 814.5

Insert the following underlined language to the Code Section:

814.5 Point of Discharge. Air-conditioning condensate waste pipes shall connect indirectly to a properly trapped fixture, floor drain or open sight drain, or except where permitted in Section 814.6, to the drainage system through an air gap or air break to trapped and vented receptors, dry wells, leach pits, sump pump,

surface area (permission must be obtained from the building official for this point of discharge), the tailpiece of plumbing fixtures or indirectly to the building storm sewer through a roof drain. A condensate drain shall be trapped in accordance with the appliance manufacturer's instructions or as approved.

Modify Code Section: UPC 1014.1

Insert the following language at the end of the Code Section:

Notwithstanding provisions of section 1014.1, regulations of Fat Oil and Grease (FOG) and sizing of FOG removal devices where connected to Wastewater Reclamation Authority (WRA) system shall be in accordance with WRA regulations for the regulations of industrial wastewater and commercial wastewater. Grease drainage lines shall be clearly identified by one of the following ways.

1. Stenciled with "Grease Drainage". Letters size shall be 1½" for 2" piping, and 2" for 3" and larger piping. Stenciling shall be applied every 3 feet of piping and labeled at the future stubbed locations.

Or

2. Prior approval of an identification system approved by the AHJ.

Modify Code Section: UPC 1103.1

Insert the following language at the end of the Code Section:

Vertical leader shall be sized based on a 4 inch per hour rainfall.

Modify Code Section: UPC 1103.2

Insert the following language at the end of the Code Section:

Horizontal storm drains shall be sized based on a 4 inch per hour rainfall.

Modify Code Section: UPC 1103.3

Insert the following language at the end of the Code Section:

Gutters shall be sized based on a 4 inch per hour rainfall.

Modify Code Section: UPC 1208.5.3.4

Insert the following language:

1208.5.3.4 Corrugated Stainless Steel. Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section 1211.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect ~~XXX X, 2020 July 1,~~ 2017 after its final passage, approval and publication as provided by law.

CHAPTER 156

RESIDENTIAL BUILDING CODE156.01 Adoption of 2015~~18~~

International Residential Code

156.02 Amendments, Modifications
and Deletions

156.03 Plan Approval

156.04 Temporary Permit

156.05 Fee Schedule

156.06 Conflict With State Laws

156.07 Administration and Enforcement

156.01 ADOPTION OF 2015~~18~~ INTERNATIONAL RESIDENTIAL CODE. Pursuant to published notice and public hearing as required by law, the 2015~~18~~ International Residential Code is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2015~~18~~ International Residential Code is on file in the office of the Clerk.

156.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the 2015~~18~~ International Residential Code are hereby made:

Section 4. Delete Section R313; refer to Grimes Ordinance Chapter 154 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 419 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 28 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: 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>

Delete Code Section: IRC 302.13

Modify Code Section: IRC R303.3

Replace with the following language and exception:

Section R303.3 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 R305.1.1 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 R308.4.2 (Existing exceptions to remain)

Replace with the following language:

Section R308.4.2 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 (1524 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 R308.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

Insert Exception #1 into Code Section: IRC 310.2.2

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 Code Section: IRC R310.2.4

Replace with the following language:

Section R310.2.4 Emergency escape windows under decks and porches. Emergency escape and rescue openings installed under decks and porches shall be fully openable and provide a path not less than 36 inches (914mm) in height to a yard or court. Cantilever areas of all construction elements shall be regulated in accordance with this section.

Modify Exception to Code Section: IRC R310.6

Replace with the following language:

Exception: New habitable spaces created in an existing *basement* shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

Modify Exception to Code Section: IRC R311.3.2

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 311.7.5.1

Add to the following language:

Exception

3. 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.

Modify Code Section: IRC R312.1.1

Replace with the following language and add exception:

R312.1.1 Where required. *Guards* shall be provided for those portions of open-sided walking surfaces, including stairs, ramps and landings, driveways, sidewalks, patios, and decks that are located more than 30 inches (762 mm) measured vertically to the floor or *grade* below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a *guard*.

Exception: Portions of retaining wall where the horizontal distance between the edge of the walking surface and the face of the wall is greater than 36-inches.

Delete Code Section: IRC 313.1

Replace with the following language:

313.1 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. Townhouse structures less than eight thousand (8,000) square feet of floor space.

Delete Code Section: IRC 313.2

Replace with the following language:

313.2 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. One-and two-family dwellings containing less than eight thousand (8,000) square feet of floor space.

Modify Exception #3 to Code Section: IRC R403.1.4.1

Replace with the following exception:

Exception

3. Decks less than 30" above grade and not supported by a dwelling, shall not require footings that extend below the frost line.

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 1-1/2") 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 wall 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
		<u>Unit</u>				
<u>Gross</u>	<u>Net</u>	<u>Concrete</u>	<u>Masonry</u>	<u>Concrete</u>	<u>Masonry</u>	Masonry
<u>8</u>	<u>7' 8"</u>	<u>7 ½"</u>	<u>8"</u>	<u>½"</u> 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
<u>9</u>	<u>8' 8"</u>	<u>8"</u>	<u>See Chapter 18 IBC</u>	<u>½"</u> bars 2' o.c. horizontally & 20" vertically o.c.	See Chapter 18 IBC	Same as above
<u>10</u>	<u>9' 8"</u>	<u>8"</u>	<u>See Chapter 18 IBC</u>	<u>(5/8"</u> 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 R506.2.4

Insert the following language and Exception:

Section R506.2.4. 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

Add Code Section: IRC R1305.1.1.1

Insert the following language:

M1305.1.1.1 Appliances in Closets, Alcoves, or similar compartments. Appliances installed within a closet, alcove or compartment, such space shall measure no less than 30 inches wide and the opening into such space shall also be no less than 30 inches wide.

Modify Code Section: IRC M1502.4.2

Replace with the following language and exception:

M1502.4.2 Duct installation. Exhaust ducts shall be supported at intervals not to exceed 4 feet, (3658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1 and shall be mechanically fastened. Ducts shall not be joined with screws or similar fasteners. Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall be of sufficient size to allow the installation of the duct, without changing the configuration of the duct.

Exception: Dryer duct sections that are longer than 4 feet shall be supported minimally every 6 feet.

Add additional item to Code Section: IRC M1601.3

Insert the following language:

5. The use of air-inflated/encapsulated duct wrap to achieve required R-values shall be prohibited.

Add additional item to Code Section: IRC M1602.3

Insert the following language:

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

Delete Code Section: IRC G2414.5.3 (403.5.4)

Replace with the following language:

G2414.5.3 (403.5.4): Corrugated Stainless Steel Tubing.

Arc resistant corrugated stainless steel tubing shall be listed in accordance with ANSI LC 1 (Optional Section 5.16)/CSA 6.26.

Steel Tubing.

Arc resistant corrugated stainless steel tubing shall be listed in accordance with ANSI LC 1 (Optional Section 5.16)/CSA 6.26.

Delete Code Section: IRC G2415.5.2 (404.2)

Replace with the following language:

G2415.2 (404.2) CSST.

Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

Add Code Section: IRC E3704.7.1

Insert the following language:

3704.7 Prohibited Locations. Feeders supplying a Townhome shall not cross a property line other than the individual unit served. For the purposes of this provision, the term Townhome shall mean a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

~~Insert Code Section: IRC 1601.4.11~~

~~Insert the following language:~~

~~Section 1601.4.11. Air plenum and duct separation. Air plenums and ducts located in floor and wall cavities shall be separated from unconditioned spaces by construction with sufficient insulation to meet energy code requirements. These areas include but are not limited to exterior walls, cantilevered floors, and floors above garages.~~

1. Section ~~3109.4.1 – 3109.4.3~~ **326.1 – 326.12** is hereby instated with the following amendments:
 - A. 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 50 of this Code of Ordinances and the City may invoke remedies and penalties provided in said chapter. This section provided for construction regulations and permit fees with regard to swimming pools.
 - B. 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.
 - C. Permit Required. No person shall construct or any alteration, addition, remodeling or other improvements to a swimming pool without a permit therefore. Swimming pools shall be maintained in accordance with the provisions of this chapter.
 - D. Application. A person seeking a permit shall make an application to the Clerk **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.

E. Issuance of Permit. If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee as specified in chapter xx of ~~\$15.00 for an above ground pool, three (3) feet or less in height, or a fee of \$50.00 for all other types of pools,~~ **shall be paid to the Development Services Department.** Clerk.

F. 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.

G. 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 ~~2015~~ **2018** Uniform Plumbing Code.

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

I. This Ordinance shall apply to all existing and new swimming pools. All existing swimming pools shall comply within fourteen (14) days of the effective date of this ordinance.

(For reference the IBC states the following:

~~3109.4 Residential swimming pools.~~

~~Residential swimming pools shall comply with sections 3109.4.1 through 3109.4.3.~~

~~Exception: A swimming pool with a power safety cover or a spa with a safety cover complying with ASTM F 1346.~~

~~3109.4.1 Barrier height and clearances.~~

~~The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).~~

~~3109.4.1.1 Openings.~~

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

~~3109.4.1.2 Solid barrier surfaces.~~

~~Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.~~

~~3109.4.1.3 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 (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.~~

~~3109.4.1.4 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 (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.~~

~~3109.4.1.5 Chain link dimensions.~~

~~Maximum mesh size for chain link fences shall be a 2.25 inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1.75 inches (44 mm).~~

~~3109.4.1.6 Diagonal members.~~

~~Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 1.75 inches (44 mm).~~

~~3109.4.1.7 Gates.~~

~~Access gates shall comply with the requirements of Sections 3109.4.1.1 through 3109.4.1.6 and shall be equipped with a locking device.~~

~~Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and the gate and barrier shall have no opening greater than 0.5 inch (12.7mm) within 18 inches (457mm) of the release mechanism.~~

~~3109.4.1.8 Dwelling wall as a barrier.~~

~~Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:~~

~~1. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door.~~

~~2. The pool shall be equipped with a power safety cover which complies with ASTM F 1346.~~

~~3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the administrative authority, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Section 3109.4.1.8, Item 1 or 2.~~

~~3109.4.1.9 Pool structure as barrier.~~

~~Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps either shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier which meets the requirements of Sections 3109.4.1.1 through 3109.4.1.8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.~~

326.1 General. The provisions of this section shall apply to the design of barriers for pools and spas. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such pools or spas. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 326.3 through 326.12.

Exceptions:

1. Spas and hot tubs with a lockable safety cover that complies with ASTM F 1346.
2. Swimming pools with a powered safety cover that complies with ASTM F 1346.

326.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 326.3 through 3109.12.

326.3 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 (1219 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).

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

326.5 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 (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 13/ 4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/ 4 inches (44 mm) in width.

326.6 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 (1143 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 13/ 4 inches (44 mm).

326.7 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 13/ 4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom which that reduce the openings, such openings shall be not more greater than 13/ 4 inches (44 mm).

326.8 Gates. Access gates shall comply with the requirements of Sections 326.9 through 326.12 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.

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

326.10 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.

326.11 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 (1219 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 3110.
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.

~~3109.4.3~~ **326.12 Prohibited locations.**

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

~~2. FENCE~~

~~Definitions: The following Construction terms are defined for use in this chapter only:~~

- ~~1. "Fence" means a freestanding structure over thirty-five (35) inches in height and shall be designed to restrict or prevent movement across a boundary.~~

- ~~2. "Fence, decorative" means a freestanding structure less than thirty-five (35) inches in height used to enhance the appearance of a property, garden or other landscaping and is not designed to restrict or prevent movement across a boundary~~
- ~~3. "Lot, Corner" means a lot adjacent to two (2) or more streets at their intersection.~~
- ~~4. "Lot, double frontage" means a lot having frontage on two (2) non-intersecting streets.~~
- ~~5. "Lot, triple frontage" means a lot having a frontage on three (3) intersecting streets.~~
- ~~6. "Yard, front" means the area from the public right-of-way to the front setback of the residence or building exclusive of any porches and is located where the primary entrance of the structure is facing. If ambiguous circumstances exist the front yard may be defined at the City Administrator's/designee's discretion.~~
- ~~7. "Yard, side" means a yard extending from the front yard to the rear yard and measured between the side lot lines and the nearest building.~~
- ~~8. "Yard, rear" means a yard extending across the full width of the lot and measured between the rear lot line and the building or any projections other than steps, unenclosed balconies or unenclosed porches. On corner lots, double frontage lots, triple frontage lots and interior lots, the rear yard is the yard opposite of the front yard.~~

~~Construction. No fence may be constructed within the City unless the following requirements are met:~~

- ~~A. Building Permit Required. The plans for the proposed fence must be submitted to the City Building Official along with a building permit application and a fifteen dollar (\$15.00) fee must be paid upon issuance of the building permit to construct the fence.~~
- ~~B. The fence must be constructed such that the finished side of the fence is facing the street or adjacent yard.~~

- C. ~~Fence constructed on side yards adjacent to street frontage — the fence may be constructed no closer to the side yard property line than the height of the fence itself.~~
- D. ~~Fence construction on side yards that are not adjacent to street frontage — the fence may be constructed on the side yard property line.~~
- E. ~~Fence construction in front yards — no fence may be constructed in a front yard~~
- F. ~~F. Fence construction in rear yards on double or triple frontage lots — fences may be constructed no closer than ten (10) feet from the rear yard property line.~~
- G. ~~Fence construction in rear yards on all lots other than double or triple frontage lots — fences may be constructed on the rear yard property line.~~
- H. ~~Fences constructed along trails or sidewalks. Fences that border trails or sidewalks must be constructed with a minimum setback of 10 feet. Fences that border trails or sidewalks that run in-between two properties must be constructed with a minimum setback of 3 feet.~~
- I. ~~Portions of this ordinance may be waived due to extenuating circumstances upon presentation to and approval by the City Council.~~
- J. ~~Fences may not be installed anywhere within a forty (40) foot vision triangle.~~
- K. ~~Fences constructed on commercial or industrial zoned property — no fence shall be added to an existing site plan without submitting a revised site plan showing the new fence has been approved per Grimes Code of Ordinances.~~
- L. ~~Fence height — shall not exceed six (6) feet tall unless approved by the Grimes City Council and/or used in commercial or industrial zones.~~
- M. ~~Barbed Wire and Electric fences — shall not be allowed to enclose land within without the consent of the City Council unless such land consists of ten (10) or more acres and is used as agricultural land.~~
- N. ~~Fences are to be constructed of customarily used materials such as chain-link, welded wire mesh, wrought iron, aluminum, wood, polyvinyl chloride (PVC), ornamental woven wire or other similar materials. Fences shall be~~

~~firmly connected to posts sunk in the soil at least two feet or more as necessary to properly support the fence. Any fence considered by the Building Administrator or his/her designee, to not be a standard or customarily styled or construction fence is prohibited.~~

~~The use of materials such as sheet metal, chicken wire, temporary construction fencing, snow fencing, woven wire commonly used for the penning of livestock or other animals or similar materials shall not be permitted for permanent fencing. A fence shall not be constructed or covered with: paper sheets or strips; cloth or fabric tarps, sheets or strips; plastic or vinyl tarps, sheets, mesh, or strips; bamboo; reed; plywood sheeting. Chain link or woven wire type fences shall not include plastic or wood slats or strips, bamboo, or reed. Wood fences shall be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay. All fences must be of an earth tone, neutral, or natural color such as white, black, gray (silver), tan, brown, or green. Bright or fluorescent colors are not permitted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on fences.~~

~~An exception may be approved by the Building Administrator, or his/her designee, for sun and/or wind screen material applied to fences directly associated with a sports or recreation facility such as tennis court fences, baseball field fences, or basketball courts.~~

- ~~1. Walls are to be constructed of brick, stone, textured concrete, precast concrete, tile block, etc. Walls constructed of weather resistant wood or manufactured substitutes may be used if brick or stone columns are incorporated and spaced no more than twenty feet (20') on center.~~
- ~~2. Prohibited Materials: A fence or wall may not be designed to cause pain or injury to humans or animals. Therefore, the use of spikes, broken glass, barbed wire, razor wire, nails, electrical charge or other similar materials shall be prohibited, unless specified otherwise herein.~~
- ~~3. Construction and Maintenance: All fences shall be constructed in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, painting, and other acts required for maintenance. The Building Administrator, or his/her designee, after ten (10) days' notice to the owner of the fence, may order the removal of any fence that is not maintained in accordance with the provisions of this code and the cost assessed against the property where said fence is located. An extension of time may be granted, upon filing a verified statement that the delay is not a result of any act of the owner.~~

156.04 TEMPORARY PERMIT. The Building **Administrator** ~~Inspector~~ 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 Clerk 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.

~~156.05 FEE SCHEDULE. Building permits. A fee for each building permit shall be paid to the City Clerk as set forth in the fee schedule entitled "Building Permit Fees," as adopted by the City Council by resolution from time to time. If construction on the building project has either commenced or finished prior to the time that the building permit application is submitted, the Clerk shall charge a fee which is double that set forth in the "Building Permit Fees" schedule.~~

FEES:

~~———— \$1.00 to \$500.00 — Fee is \$22.00~~

~~\$501.00 to \$2000.00 — Fee is \$22.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2000.00.~~

~~\$2,001.00 to \$50,000.00 — Fee is \$63.00 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.~~

~~\$25,001.00 to \$50,000.00 — Fee is \$352.00 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.~~

~~\$50,001.00 to \$100,000.00 — Fee is \$580.00 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.~~

~~\$100,001.00 to \$500,000.00 — Fee is \$895.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.~~

~~\$500,001.00 to \$1,000,000.00 — Fee is \$2,855.00 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.~~

~~\$1,000,001 and up — Fee is \$4,955.00 for the first 1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof.~~

~~Other Inspection Costs:~~

~~Inspections requested of the Building Inspector after normal business hours shall be paid according to Grimes Code of Ordinances Chapter 8 and shall be \$50.00 per hour with a minimum of 2 hours charged.~~

~~Inspections after normal business hours are subject to availability of personnel.~~

156.06 CONFLICT WITH STATE LAWS. Nothing in this chapter or in the 2015 ~~2018~~ 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.

156.07 ADMINISTRATION AND ENFORCEMENT. This chapter shall be enforced by the Building Official. No building permit or certificate of occupancy shall be issued by the Clerk unless in accordance with the provisions of this chapter.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Effective Date. This ordinance shall be in effect January 1, 2021 ~~July 1, 2017~~ after its final passage, approval and publication as provided by law.

CHAPTER 157

MECHANICAL CODE

157.01 Adoption of ~~2015~~ 2018 International Mechanical Code
State Law

157.03 Conflicts with

157.02 Amendments, Modifications and Deletions

157.01 ADOPTION OF ~~2015~~ 2018 INTERNATIONAL MECHANICAL CODE.

Pursuant to published notice and public hearing as required by law, the ~~2015~~ 2018 International Mechanical Code, and all the provisions of the International Mechanical Code Standards, published in the ~~2015~~ 2018 International Mechanical Code are hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the ~~2015~~ 2018 International Mechanical Code is on file in the office of the Clerk.

157.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the ~~2015~~ 2018 International Mechanical Code are hereby made:

1. Delete all references to the "International Fuel Gas Code" and insert in lieu thereof "NFPA 54 and NFPA 58."
2. **Modify Code Section: IMC 304.11**
Remove and Insert the following language to the Exception:
Exception: Guards are not required where permanent fall arrest/restraint anchorage connector device that comply with ANSI/ASSE Z 359.1 are and affixed for the use during the entire lifetime of the roof covering. The devices shall be placed not more than 10 feet (3048 mm) on center along hip and ridge lines and places not less than 10 feet (3048 mm) from the roof edges and the open sides of walking surfaces.
3. **Modify Code Section: IMC 306.1**
Insert the following language at the end of the code section:

An unobstructed level working space at least 30 inches deep and 30 inches wide shall be provided on any side of equipment where service access is required. Code official or designee may approve service space reductions prior to equipment installation, provided manufacturer's instructions are met. (Excluding Suspended Ceiling)
4. **Modify Code Section: IMC 306.5**
Insert the following language at the end of the code section:

If the tenants of a multiple tenant building have, or are allowed to have, mechanical facilities on or which penetrate the roof, then roof access ladders must be provided for use by all such tenants and their agents and contractors in a manner that does not require accessing space under the control of another tenant.

5. Modify Code Section: IMC 306.5

Remove the Exception:

~~Exception: This shall not apply to Group R-3 occupancies.~~

6. Delete Code Section: IMC 307.2.4.1

Replace with the following language:

307.2.4.1 Ductless mini-split system traps: Ductless mini-split equipment that produces condensate shall be installed per manufacturer's instructions.

7. Delete Code Section: IMC 401.2

Replace with the following language:

401.2 Ventilation required. Every occupied space shall be ventilated by mechanical means in accordance with section 403. Where the air infiltration rate in a dwelling is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2 inches of water column in accordance with Section 402.4.1.2 of the energy conservation code, the dwelling shall be ventilated by mechanical means in accordance with Section 403.

8. Delete Code Section: IMC 402.

9. Modify Code Section: IMC 508.1.1

Insert the following language at the end of the code section:

The temperature differential between makeup air and the air in the conditioned space shall not exceed 10°F (6°C) except where the added heating and cooling loads of the makeup air do not exceed the capacity of the HVAC system. All kitchen makeup air shall be tempered.

Exception: An Iowa Registered Mechanical Engineer submits a report to the local jurisdiction verifying the kitchen HVAC system is capable of handling the additional load created by non-tempered make up air.

10. Modify Code Section: IMC 604.3

Insert the following language at the end of the code section:

The use of air-inflated/encapsulated duct wrap to achieve required R-values shall be prohibited.

11. Modify Code Section: IMC 603.1

Insert the following language at the end of the code section:

Air plenums and ducts located in floor and wall cavities shall be separated unconditioned space by construction with insulation to meet energy code requirements. These areas include but are not limited to exterior walls, cantilevered floors, and floors above garages.

12. Modify Code Section: IMC 603.6.1.1

Insert the following language at the end of the code section:

Flexible air ducts shall be designed and installed per manufacturer's installation instructions and requirements.

13. Modify Code Section: IMC 1107.5.4

Insert the following language at the end of the code section:

All press-connect fittings must be listed and labeled for refrigerant piping and installed per manufacturer's instructions.

~~Any person desiring a permit required by this Code shall at the time of filing an application therefore pay a fee as required by the City Council, which Council shall adopt by resolution a schedule of fees to be known as mechanical fees which shall upon adoption by the Council be effective until amended or revoked by a comparable resolution and which is on file in the office of the City Clerk at the City Hall.~~

Mechanical Permit Fee Schedule
New Residential - \$75.00 base fee per dwelling unit
Residential Remodel/Addition/Miscellaneous - \$35.00 base fee
Commercial - Itemized
Except as provided by law, where work has been started prior to obtaining a permit, the regular fee therefore may be doubled at the discretion of the Building Official.

Remove Fee Schedule

157.03 CONFLICTS WITH STATE LAW. Nothing in this chapter or in the International Mechanical Code shall be construed to be in conflict with State law and in the event there is such a conflict, the State law shall prevail.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Effective Date. This ordinance shall be in effect XXX X, 2020 ~~July 1, 2017~~ after its final passage, approval and publication as provided by law.

CHAPTER 158

ELECTRICAL CODE

158.01 Purpose; Reliance Upon Chapter
158.02 Interpretation
158.03 Adoption
158.04 Scope
158.05 Application to Moved Buildings

158.06 Deletions, Modifications and Amendments
158.07 Official Copy
158.08 Outstanding Permits
158.09 Governments Exempt
158.10 Conflict With Code

158.01 PURPOSE; RELIANCE UPON CHAPTER. It is the purpose of this chapter to require architects, builders, contractors, property owners, their agents and others, to meet their responsibilities with respect to proper installation, construction, construction techniques and premises safety and to provide for inspections and fees as a means of compelling compliance therewith. It is not the purpose of this chapter to create any duty on the part of the City, its officers, agents or employees, owing to any individual member of the public or to protect any particular or circumscribed class of persons. Specifically, it is not the intent of this chapter to create any duty or liability by the City, its officers, agents or employees, to premises occupants, owners, tenants or any other person. No person shall place reliance upon this chapter, any inspections performed or certificates issued pursuant to this chapter, as indicating the safety of or quality of construction of any particular premises. Neither this chapter nor inspections made pursuant thereto nor certificates issued are intended to assume the duty of any person to adequately construct and maintain a premises or provide a safe premises or to, in any way, indicate a decrease in the risk associated with the use or occupancy of any premises. A certification that a premise has been inspected pursuant to this chapter shall not in any way constitute a warranty or guarantee of the safety or quality of that premises.

158.02 INTERPRETATION. The foregoing statements of legislative intent shall govern and take precedence over any other language contained in this chapter or the *National Electrical Code* adopted in this chapter.

158.03 ADOPTION. The *National Electrical Code*, ~~2014~~ 2017 Edition, published by the National Fire Protection Association, except those provisions thereof which are hereinafter deleted, modified or amended, is adopted as and shall constitute the "Electrical Code of the City of Grimes, Iowa" to regulate the practice and materials used in the installation, maintenance, extension and alteration of all wiring, fixtures, appliances and appurtenances in connection with various electrical systems in the City. The same is, by this reference, incorporated in this chapter as fully and completely as if set forth in full in this chapter. The use of the term "*National*

Electrical Code” in this chapter shall be interpreted to refer to the *National Electrical Code*, Current Edition.

158.04 SCOPE. The provisions of this chapter shall apply to:

- ~~1.~~ The electrical conductors, equipment and materials installed within or on public and private buildings and other premises;
- ~~2.~~ The conductors that connect the installation to a supply of electricity and other outside conductors on the premises;

Additions to, alterations of and repairs to existing electrical equipment covered by this chapter shall comply with its provisions. When such additions, alterations or repairs are made, the Electrical Inspector may order other reasonable additions or alterations in a building or structure or on premises, when a danger to life or property may result if such other additions or alterations are not made. Installations which were in compliance with this chapter in existence at the time such installations were made shall be presumed to be safe and proper, which presumption may be rebutted by evidence that the installation may be dangerous to life or property. If the classification of a building has been changed due to a change in occupancy, the wiring in the entire building shall comply with all the electrical standards applicable to the new classification. If the occupancy of a building has been changed to a mixed occupancy, each occupancy shall comply with its own particular classification and shall be wired in compliance with the electrical standards of its particular classification.

158.05 APPLICATION TO MOVED BUILDINGS. Buildings or structures moved into or within the City shall comply with the provisions of this chapter for new buildings or structures.

158.06 DELETIONS, MODIFICATIONS AND AMENDMENTS. The following deletions, modifications and/or amendments are made to the *National Electrical Code*, ~~2014~~ **2017** Edition:

- 1. Chapter 1 General is modified by adding a new article thereto after Article 110 as follows:

Article 120
Permits and Registration

Table 120.1

Remove Fee Table

Electrical Permit Fee Schedule
New Residential - \$75.00 base fee per dwelling unit
Residential Remodel/Addition/Miscellaneous - \$35.00 base fee
Commercial - Itemized

Except as provided by law, where work has been started prior to obtaining a permit, the regular fee therefore may be doubled at the discretion of the Building Official.

120.1 Homeowners may apply for a permit when performing work on their own primary or non-rental/non-commercial property. Homeowner must pass a written exam prior to commencement of work and approval of permit, such exam shall be written and administered by the Building Official. ~~This permit is valid during the code cycle the test was passed under.~~

120.2 Electrical Contractor's Registration. No person shall engage in the activity, or represent themselves to the public as engaging in the activity of installing, altering, maintaining or repairing any electrical equipment within the scope of this subchapter unless they have first registered with the City their State Electrical Contractor's License and those parties responsible for obtaining permits. Nothing contained in this section shall be deemed to exclude the performance of maintenance or sign wiring work by electrical contractors. The provisions of this section shall not apply to nor be deemed to include, the electrical work of a public utility, telephone, telegraph or railroad company where such electrical work is an integral part of the plant used by such companies in rendering its duly authorized service to the public.

~~2. Add the following exceptions to section 210.8, paragraph (A), subparagraph (2):~~

- ~~a. Exception No. 1 to (2): Receptacles that are not readily accessible.~~
- ~~b. Exception No. 2 to (2): A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord and plug connected in accordance with 400.7(A)(6), (A)(7), or (A)(8).~~

- ~~e. Receptacles installed under the exceptions to 210.8(A)(2) shall not be considered as meeting the requirements of 210.52(G).~~
- ~~3. Add the following exceptions to section 210.8, paragraph (A), subparagraph (5):~~
- ~~a. Exception No. 2 to (5): Receptacles that are not readily accessible.~~
- ~~b. Exception No. 3 to (5): A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord and plug connected in accordance with 400.7(A)(6), (A)(7), or (A)(8).~~
- ~~e. Receptacles installed under the exceptions to 210.8(A)(5) shall not be considered as meeting the requirements of 210.52(G).~~

~~4.~~ **120.3** Permits are not transferable. Electrical work performed under the provisions of this chapter must be done by a contractor meeting the licensing provisions as set forth by the Iowa Electrical Examining Board in accordance with Iowa Code Chapter 103. A responsible person or an electrician licensed by the State of Iowa Electrical Examining Board as a "Master A or B" may sign and obtain a permit for the contractor for which they are employed only when said responsible person or "Master A or B" has provided proof of employment or written confirmation by said licensed contractor. Any permit required by the provisions of this code may be revoked by the Building Official upon the violation of any provision of this code.

~~5.~~ **120.4** A State of Iowa licensed Electrical Contractor or Residential Contractor shall be allowed only to secure permits for himself or herself, or for a single firm or corporation. When a State of Iowa licensed electrical contractor has secured such a permit, only the employees of such contractor when meeting the provisions of Iowa Code Chapter 103 shall perform the work for which the permit was obtained.

Add Code Section and Exception: NEC 215.13.1 Townhomes not to be supplied through another.

NEC 215.13 Prohibited Locations. Feeders supplying townhomes shall not extend through any townhome unit other than the unit served. For the purposes of this provision, the term townhome shall mean a single-family dwelling unit constructed in a group of two or more

attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Exception: If a recorded easement is established in a concealed space or attic within a townhome unit, feeders are allowed within that easement.

Justification *

Feeders run through someone else's property are subject to tampering and an easement agreement may be necessary to obtain access to such piping. Townhouses are separated by property lines and feeders should not cross property lines. If a townhouse unit burns down, any feeders that extended through it to serve adjacent units will be destroyed resulting in a loss of service to the adjacent units. If a failure of the feeder occurs necessitating replacement, it is not possible to replace it without significantly disturbing other units. The right of entry into adjacent units is not guaranteed as they are private property. The NEC already has provisions (230.3) which prohibiting the service conductors from passing through another unit. The International Fuel Gas Code prohibits gas lines from passing through adjacent townhouses (404.3) The reasoning given at the IFGC code hearings is similar to the reasoning being suggested here. The definition included on the proposed language seeks to clarify this is limited to residential units only, as does not apply to condo's or apartments which are typically built on a single lot. The Building Official always maintain the right to accept alternate means and methods such as a recorded easement agreement.

158.07 OFFICIAL COPY. An official copy of the electrical code, as adopted by this chapter, including the certificate of the Clerk as to its adoption and effective date, is on file in the office of the Clerk.

158.08 OUTSTANDING PERMITS. If an electrical permit is outstanding, the provisions of this chapter and the electrical code adopted hereby shall apply to work authorized by such permit, except to the extent that the electrical inspector shall determine that the application of such provisions to such work would be unreasonable. The burden shall be upon the holder of such permit to show the unreasonableness of such provisions.

158.09 GOVERNMENTS EXEMPT. The provisions of this code shall not apply to the United States of America and the State of Iowa or any of their agencies.

158.10 CONFLICT WITH CODE. The words and numbers used in this chapter shall prevail if and when there is a variance in the words and numbers used in this chapter and in the *National Electrical Code*, adopted in this chapter.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Effective Date. This ordinance shall be in effect XXX X, 2020 after its final passage, approval and publication as provided by law.



Development Services
410 SE Main Street, Suite 102
Grimes, IA 50111
Phone (515) 986-4050
Fax (515) 986-4480
www.grimesiowa.gov

Policy

Commercial As Built Submittal Requirements:

General: Submittal shall include an electronic copy of As-Built drawing in AutoCAD and PDF format and provide Shapefiles for all exterior utilities. Submittals shall include CAD files with the most current version of AutoCAD. As-built drawings should be prepared from the approved construction plans and include any field modification or other changes to the approved construction plan. Changes from the approved plan shall be struck through and as-built information inserted adjacent to it.

Provide As-Built Calculation for all impervious surface areas (for incorporation into the storm water utility)

The following information shall be shown for all waterlines:

Note length, size and material of all lines as installed.

Show all fire hydrants, valves, curb stops, vaults and pits, services, etc.

Show the location of all water line bends, tees, couplings, crossings, etc.

The following information shall be shown for all sanitary sewer lines:

Note length, size, slope and material of all lines as installed. Show all manholes, intakes, clean outs, traps/separators, service lines, etc. Label the type, locations, rim and invert elevations with flowline direction (N, S, E, W, etc.)

The following information shall be shown for all storm sewer lines:

For all inlets, manholes, drop structures and other misc. structures show type, location, rim and invert elevations with referenced benchmarks.

For all storm lines show plan and profile with pipe size, material, slope, rims and all incoming and outgoing pipes with inverts.

The following information shall be shown for grading:

Provide point elevations for the low spot at each location where an overland flowage easement crosses a property line and the midpoint location across each lot. The grade between shots should also be labeled (2% min.). Measurements identifying the distance from the spot elevation to the nearest property line should also be indicated on the plans where the elevation is not on the property line. Intersection details to show as-built elevations and slope of all sidewalk ramps and design engineer to provide certification that all ramps meet ADA and PROWAG requirements.

The following information shall be shown for Detention and drainage swale areas:

As-built plans of all storm water management facilities on site and a certification statement signed by the facility designer indicating that facilities were constructed as designed.

AS BUILT ORDINANCE ADD

160.xx **As-builts.** Commercial Projects shall submit a final grade as-built, signed and sealed by an Iowa registered professional engineer or professional land surveyor, to Development Services for review prior to the issuance of a certificate of occupancy. The “as built” shall be submitted as detailed per the City of Grimes “As Built” policy.

CHAPTER 160

BUILDING CODE

160.01 Adoption of 2015 2018 International Building Code	160.04 Temporary Permit
160.02 Amendments, Modifications and Deletions	160.05 Fee Schedule
1. Fences	160.06 Conflict with State Laws
	160.07 Administration and Enforcement
160.03 Plan Approval	160.08 Climate and Geographical Criteria

160.01 ADOPTION OF ~~2015~~ 2018 INTERNATIONAL BUILDING CODE. Pursuant to published notice and public hearing as required by law, ~~2015~~ 2018 International Residential Code is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2015 International Building Code is on file in the office of the Clerk.

160.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the ~~2015~~ 2018 International Building Code are hereby made:

Delete Section ~~3109.4.1 — 3109.4.3~~ 3109.1 replace with the following amendments:

A. 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 50 of this Code of Ordinances and the City may invoke remedies and penalties provided in said chapter. This section provided for construction regulations and permit fees with regard to swimming pools.

B. 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.

C. Permit Required. No person shall construct or any alteration, addition, remodeling or other improvements to a swimming pool without a permit therefore. Swimming pools shall be maintained in accordance with the provisions of this chapter.

D. Application. A person seeking a permit shall make an application to the Clerk for such permit. The plans and specifications and plot plan, as well as other pertinent explanatory data, shall be submitted with each application.

E. Issuance of Permit. If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee ~~as specified in chapter xx of \$15.00 for an above ground pool, three (3) feet or less in height, or a fee of \$50.00 for all other types of pools,~~ **shall be paid to the Development Services Department.** Clerk.

F. 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.

G. 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 ~~2015~~ **2018** Uniform Plumbing Code.

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

I. This Ordinance shall apply to all existing and new swimming pools. All existing swimming pools shall comply within fourteen (14) days of the effective date of this ordinance.

For reference the IBC states the following:

~~3109.4~~ **3109.2** Residential swimming pools
Residential swimming pools shall comply with sections ~~3109.4.1 through 3109.4.3.~~ **3109.2.1 through 3109.11**

~~**Exception: A swimming pool with a power safety cover or a spa with a safety cover complying with ASTM F 1346.**~~

~~3109.4.1 Barrier height and clearances.~~

~~The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches (51mm) measured on the side of the barrier that faces away from the swimming pool. Where the top of the pool structure is above grade, the barrier is authorized to be at ground level or mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches (102 mm).~~

~~3109.4.1.1 Openings.~~

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

~~3109.4.1.2 Solid barrier surfaces.~~

~~Solid barriers which do not have openings shall not contain indentations or protrusions except for normal construction tolerances and tooled masonry joints.~~

~~3109.4.1.3 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 (1143 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 1.75 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.~~

~~3109.4.1.4 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 (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1.75 inches (44 mm) in width.~~

~~3109.4.1.5 Chain link dimensions.~~

~~Maximum mesh size for chain link fences shall be a 2.25 inch square (57 mm square) unless the fence is provided with slats fastened at the top or the bottom which reduce the openings to no more than 1.75 inches (44 mm).~~

~~3109.4.1.6 Diagonal members.~~

~~Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 1.75 inches (44 mm).~~

~~3109.4.1.7 Gates.~~

~~Access gates shall comply with the requirements of Sections 3109.4.1.1 through~~

~~3109.4.1.6 and shall be equipped with a locking device. Pedestrian access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall have a self-latching device. Where the release mechanism of the self-latching device is located less than 54 inches (1372 mm) from the bottom of the gate, the release mechanism shall be located on the pool side of the gate at least 3 inches (76 mm) below the top of the gate, and the gate and barrier shall have no opening greater than 0.5 inch (12.7mm) within 18 inches (457mm) of the release mechanism.~~

~~3109.4.1.8 Dwelling wall as a barrier.~~

Where a wall of a dwelling serves as part of the barrier, one of the following shall apply:

- ~~1. Doors with direct access to the pool through that wall shall be equipped with an alarm which produces an audible warning when the door and its screen are opened. The alarm shall sound continuously for a minimum of 30 seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means to temporarily deactivate the alarm for a single opening. Such deactivation shall last no more than 15 seconds. The deactivation switch shall be located at least 54 inches (1372 mm) above the threshold of the door.~~
- ~~2. The pool shall be equipped with a power safety cover which complies with ASTM F 1346.~~
- ~~3. Other means of protection, such as self-closing doors with self-latching devices, which are approved by the administrative authority, shall be accepted so long as the degree of protection afforded is not less than the protection afforded by Section 3109.4.1.8, Item 1 or 2.~~

~~3109.4.1.9 Pool structure as barrier.~~

~~Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure, and the means of access is a ladder or steps, then the ladder or steps either shall be capable of being secured, locked or removed to prevent access, or the ladder or steps shall be surrounded by a barrier which meets the requirements of Sections 3109.4.1.1 through 3109.4.1.8. When the ladder or steps are secured, locked or removed, any opening created shall not allow the passage of a 4-inch-diameter (102 mm) sphere.~~

3109.2.1 General. The provisions of this section shall apply to the design of barriers for pools and spas. These design controls are intended to provide protection against the potential drowning and near drowning by restricting access to such pools or spas. These requirements provide an integrated level of protection against potential drowning through the use of physical barriers and warning devices restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections 3109.3 through 3109.11.

Exceptions:

1. Spas and hot tubs with a lockable safety cover that complies with ASTM F 1346.
2. Swimming pools with a powered safety cover that complies with ASTM F 1346.

3109.2.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections 3109.3 through 3109.11.

3109.3 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 (1219 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).

3109.4 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

3109.5 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 (1143 mm), the horizontal members shall be located on the pool or spa side of the fence. Spacing between vertical members shall not exceed 13/ 4 inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 13/ 4 inches (44 mm) in width.

3109.6 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 (1143 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 13/ 4 inches (44 mm).

3109.7 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 13/ 4 inches (44 mm). Where the fence is provided with slats fastened at the top and bottom which that reduce the openings, such openings shall be not more greater than 13/ 4 inches (44 mm).

3109.8 Gates. Access gates shall comply with the requirements of Sections 3109.9 through 3109.11 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.

3109.9 Utility or service gates. Gates not intended for pedestrian use, such as utility or service gates, shall remain locked when not in use.

3109.10 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.

3109.11 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 (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section 3109.3 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 3110.
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.

3109.12 Prohibited locations.

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

1. FENCE

~~Definitions: The following Construction terms are defined for use in this chapter only.~~

- a. ~~“Fence” means a freestanding structure over thirty-five (35) inches in height and shall be designed to restrict or prevent movement across a boundary.~~
- b. ~~“Fence, decorative” means a freestanding structure less than thirty-five (35) inches in height used to enhance the appearance of a property, garden or other landscaping and is not designed to restrict or prevent movement across a boundary.~~

~~Construction: No fence may be constructed within the City unless the following requirements are met:~~

- A. ~~Building Permit Required. The plans for the proposed fence must be submitted to the City Building Official along with a building permit application and a fifteen dollar (\$15.00) fee must be paid upon issuance of the building permit to construct the fence.~~
- B. ~~The fence must be constructed such that the finished side of the fence is facing the street or adjacent yard.~~
- C. ~~Fences constructed along trails or sidewalks. Fences that border trails or sidewalks must be constructed with a minimum setback of 10 feet. Fences that border trails or sidewalks that run in-between two properties must be constructed with a minimum setback of 3 feet.~~
- D. ~~Portions of this ordinance may be waived due to extenuating circumstances upon presentation to and approval by the City Council.~~
- E. ~~Fences may not be installed anywhere within a forty (40) foot vision triangle.~~
- F. ~~Fences constructed on commercial or industrial zoned property -- no fence shall be added to an existing site plan without submitting a revised site plan showing the new fence has been approved per Grimes Code of Ordinances.~~
- G. ~~Barbed Wire and Electric fences -- shall not be allowed to enclose land within without the consent of the City Council unless such land consists of ten (10) or more acres and is used as agricultural land.~~
- H. ~~Fences are to be constructed of customarily used materials such as chain-link, welded wire mesh, wrought iron, aluminum, wood, polyvinyl chloride (PVC), ornamental woven wire or other similar materials. Fences shall be firmly connected to posts sunk in the soil at least two feet or more as necessary to properly support the fence. Any fence considered by the Building Administrator~~

~~or his/her designee, to not be a standard or customarily styled or construction fence is prohibited.~~

~~The use of materials such as sheet metal, chicken wire, temporary construction fencing, snow fencing, woven wire commonly used for the penning of livestock or other animals or similar materials shall not be permitted for permanent fencing. A fence shall not be constructed or covered with: paper sheets or strips; cloth or fabric tarps, sheets or strips; plastic or vinyl tarps, sheets, mesh, or strips; bamboo; reed; plywood sheeting. Chain link or woven wire type fences shall not include plastic or wood slats or strips, bamboo, or reed. Wood fences shall be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay. All fences must be of an earth tone, neutral, or natural color such as white, black, gray (silver), tan, brown, or green. Bright or fluorescent colors are not permitted. Pictures, images, lettering, logos, graphics, or artwork are not permitted on fences.~~

~~An exception may be approved by the Building Administrator, or his/her designee, for sun and/or wind screen material applied to fences directly associated with a sports or recreation facility such as tennis court fences, baseball field fences, or basketball courts.~~

~~1. Walls are to be constructed of brick, stone, textured concrete, precast concrete, tile block, etc. Walls constructed of weather resistant wood or manufactured substitutes may be used if brick or stone columns are incorporated and spaced no more than twenty feet (20') on center.~~

~~2. Prohibited Materials: A fence or wall may not be designed to cause pain or injury to humans or animals. Therefore, the use of spikes, broken glass, barbed wire, razor wire, nails, electrical charge or other similar materials shall be prohibited, unless specified otherwise herein.~~

~~3. Construction and Maintenance: All fences shall be constructed in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, painting, and other acts required for maintenance. The Building Administrator, or his/her designee, after ten (10) days' notice to the owner of the fence, may order the removal of any fence that is not maintained in accordance with the provisions of this code and the cost assessed against the property where said fence is located. An extension of time may be granted, upon filing a verified statement that the delay is not a result of any act of the owner.~~

~~Delete IBC 2015 Section 113~~

Delete Chapter 113 Board of Appeals - Replace with:
City Ordinance Chapter 28 Board of Appeals

Delete Code Section: IBC 308.5.4

Replace with and add the following language:

308.5.4 Eight or fewer persons receiving care in a dwelling unit. Eight or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a group R-3 occupancy or shall comply with the International Residential Code.

Exception: Day care facilities that provide custodial care for 16 or fewer persons for less than 24-hours per day in a single-family dwelling, and where registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017, are permitted to comply with the International Residential Code.”

Delete Code Section: IBC 308.6.4

Replace with and add the following language:

~~308.6.4 Eight or fewer persons receiving care in a dwelling unit. A facility such as the above within a *dwelling unit* and having eight or fewer persons receiving *custodial care* shall be classified as a Group R-3 occupancy or shall comply with the *International Residential Code*.~~

Delete Code Section: IBC 310.4.1

Replace with and add the following language:

310.4.1 Care facilities within a dwelling. Care facilities within a dwelling refer to 308.5.4.

Delete Code Section: IBC 310.5 & 310.5.1

Replace with and add the following language:

~~310.5 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R-2, R-4 or I, including:~~

~~Buildings that do not contain more than two *dwelling units*~~

~~*Boarding houses* (nontransient) with 16 or fewer occupants~~

~~*Boarding houses* (transient) with 10 or fewer occupants~~

~~Care facilities as identified in Sections 308.3.4 or 308.4.2 that provide accommodations for five or fewer persons receiving care~~

~~Day care facilities as identified in section 308.6.4 located within single family dwellings with 8 or fewer persons receiving custodial care~~

~~*Congregate living facilities* (nontransient) with 16 or fewer occupants~~

~~*Congregate living facilities* (transient) with 10 or fewer occupants~~

~~*Lodging houses* with five or fewer *guest rooms*~~

~~310.5.1 Care facilities within a dwelling. Care facilities that are located within a single family dwelling are permitted to comply with the *International Residential Code* in accordance with this section.~~

~~310.5.1.1 24-hour care facilities within a dwelling. Care facilities as identified in sections 308.3.4 or 308.4.2 that provide accommodations for 5 or fewer persons receiving *custodial care* in a single-family dwelling for 24 hours per day are permitted to comply with the *International Residential Code* provided an *automatic sprinkler system* is installed in accordance with Section 903.3.1.3 or Section P2904 of the *International Residential Code*.~~

~~310.5.1.2 Day care facilities within a dwelling. Day care facilities as identified in section 308.6.4 that provide *custodial care* for 8 or fewer persons for less than 24 hours per day in a single-family dwelling are permitted to comply with the *International Residential Code*.~~

~~**Exception:** Day care facilities as identified in section 308.6.4 that provide *custodial care* for 16 or fewer persons for less than 24 hours per day in a single-family dwelling, and are registered with the State of Iowa Department of Human Services as child development homes on or before January 1, 2017, are permitted to comply with the *International Residential Code*.~~

Modify Code Section: IBC 403.3.2 (correlation: IFC 914.3.1.2)

Replace with the following language:

403.3.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

~~Insert into Code Section: IBC 423.4~~

~~Add the following Exception:~~

- ~~1. Existing schools undergoing alterations, additions, or construction of new accessory buildings.~~

Delete Code Section: IBC 423.4 (including subsections 432.4.1 and 423.4.2)

Replace with and add the following language:

423.4 Group E occupancy. In areas where the shelter design wind speed for tornadoes in 250 mph in accordance with Figure 304.2 (1) of ICC 500, all Group E occupancies with a program occupant load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.

The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.

Exceptions:

- 1 Group E day care facilities.
2. Group E occupancies accessory to place of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500.
4. Accessory structures to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U

423.4.1 Required Occupant Capacity. The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site (whichever is larger) and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.
2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

Exceptions:

1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the new building.
2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

423.4.2 Location. Storm shelters shall be located within the buildings they serve, or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet.

IBC Section Replace with the following:

Delete Code Section: IBC 502.1

Replace with the following language:

502.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the *fire code official*, address numbers shall be provided in greater dimension or additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the

building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 502.1

Minimum Height and Stroke Width^{a b}

Distance from the centerline of the Public Way (ft)		Minimum Height (in)	Minimum Stroke Width (in)
Less than 100		4	1/2
100	199	6	3/4
200	299	8	1
For each additional 100		Increase 2	Increase 1/2

^a Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.

^b Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

Add Exception to Code Section: IBC 707.5

Add the following language (Exception #3):

707.5 covers fire barriers/continuity and this adds an exception for shaft enclosures to the section.

3. Shafts required to be constructed as per section 713.3.2 having exterior walls that are not required to be fire rated per section 707.4 shall be permitted to be constructed of materials permitted by the building type of construction so long as a complete non-combustible separation of 2 hours is provided between the shaft and adjoining structure. In addition, the provisions of section 1023.7 shall be met.

Delete Code Section: IBC 713.3

Replace with the following language:

713.3 Materials. Shaft enclosures shall be as described in Sections 713.3.1 and 713.3.2.

Add Code Section: IBC 713.3.1

Add the following language:

713.3.1 – 1 Hour Shafts. Shafts that are allowed to have a fire resistance rating of 1 hour or less are allowed to be constructed of materials permitted by the building type of construction.

Add Code Section: IBC 713.3.2

Add the following language:

713.3.2 – 2 Hour Shafts. Shafts that are required to have a fire resistance rating of 2 hours or more serving Interior exit stairs or Interior exit ramps shall be constructed of concrete or masonry. All other shafts that are required to have a fire resistance rating of 2 hours or more shall be constructed of non-combustible materials.

Insert New Code Section: IBC 902.1.1.1 (correlation: IFC 901.4.6.1.1)

Language:

902.1.1.1 Fire Sprinkler Riser Room.

A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

Delete Section 903.2 Fire Sprinkler requirements, inserted in the Fire Code Ordinance Chapter 154

903.4.2 Alarms.

An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Modify Code Section: IBC 903.3.1.2 (correlation: IFC 903.3.1.2)

Replace with the following language:

903.3.1.2 NFPA 13R sprinkler systems. *Automatic sprinkler systems in Group R and I occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be installed throughout in accordance with NFPA 13, unless allowed to be sprinklered in accordance with NFPA 13D by the International Building Code. The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code shall be measured from the horizontal assembly creating separate buildings.*

903.2.11.1.3 Basements

Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

Insert Code Section: IBC 905.3.9 (correlation: IFC 905.3.9)

Language:

905.3.9 Building Footprint and Access

Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code official is authorized to require standpipes to be provided in *approved* locations. Class I manual standpipes shall be allowed.

Modify Code Section: IBC 907.2 (correlation: IFC 907.2)

Add the following exception:

3. Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in 907.2.1 through 907.2.23 may continue to utilize these methods as previously established by local jurisdiction determining the requirements for fire alarm systems in Section 907.2.1 through 907.2.23.

Insert Code Section: IBC 907.1.4 (correlation: IFC 907.1.4)

Language:

907.1.4 FACP (Fire Alarm Control Panels)

Each building shall have no more than 1 FACP.

Installation of fire alarm panel shall be not exceed six feet in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

Modify Code Section: IBC 907.6.6 (correlation: IFC 907.6.6)

Replace with the following language:

907.6.6 Monitoring

Fire alarm systems required by this chapter or by the International Building Code shall be monitored a central station approved and listed under UL 827 in accordance with NFPA 72.

Exception: Monitoring station is not required for:

1. Automatic sprinkler and fire alarm systems in one- and two- family dwellings.

Section 907.2.9, of the IFC (correlation: IBC 907.2.9), is hereby amended by adding a new section, 907.2.9.4 and subsections 907.2.9.4.1 through 907.2.9.4.3 as follows:

907.2.9.4 Group R-4. Fire alarm systems and smoke alarms shall be installed in Group R- 4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3.

907.2.9.4.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.

Exceptions:

1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual sleeping units and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by not less than 1-hour fire partitions and each individual sleeping unit has an exit directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:
 - 2.1 The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
 - 2.2 The notification appliances will activate upon sprinkler water flow.
 - 2.3 Not fewer than one manual fire alarm box is installed at an *approved* location.
3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at *exits* where located at all nurses' control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.

907.2.10.2 Automatic smoke detection system. An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens. Exceptions: 1. Smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1. 2. An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.

907.2.10.3 Smoke alarms. Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

Modify Code Section: IBC 910.2.1 (correlation: IFC 910.2.1)

Replace with the following language:

910.2.1 Group F-1 or S-1. Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than **30,000** square feet (2787 m²) of

undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.

Exception: Group S-1 aircraft repair hangars.

(Reduces from 50,000 sqft to 30,000 sqft)

Modify Code Section: ~~IBC 1008.3.1 (correlation: IFC 1008.3.1)~~

Replace with the following language:

~~1008.3.1 General.~~

~~In the event of the power supply failure in rooms and spaces 400 square feet or greater an emergency electrical system shall automatically illuminate all of the following areas:~~

- ~~1. Aisles.~~
- ~~2. Corridors.~~
- ~~3. Exit access stairways and ramps.~~

Replace with the following language:

~~1008.3.2 Buildings.~~

~~In the event of the power supply failure in rooms and spaces 400 square feet or greater an emergency electrical system shall automatically illuminate all of the following areas:~~

- ~~1. Interior exit access stairways and ramps~~
- ~~2. Interior and exterior exit stairways and ramps.~~
- ~~3. Exit passageways.~~
- ~~4. Vestibules and areas on the level of exit discharge used for exit discharge in accordance with Section 1028.1.~~
- ~~5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the exit discharge.~~

Modify Code Section: ~~IBC 1008.3.2 (correlation: IFC 1008.3.2)~~

Replace with the following language:

~~1008.3.2 Buildings.~~

~~In the event of the power supply failure in rooms and spaces 400 square feet or greater an emergency electrical system shall automatically illuminate all of the following areas:~~

- ~~1. Interior exit access stairways and ramps~~
- ~~2. Interior and exterior exit stairways and ramps.~~
- ~~3. Exit passageways.~~
- ~~4. Vestibules and areas on the level of exit discharge used for exit discharge in accordance with Section 1028.1.~~

~~5. Exterior landings as required by Section 1010.1.6 for exit doorways that lead directly to the *exit discharge*.~~

Modify Code Section: IBC 1008.3.3 (correlation: IFC 1008.3.3)

Replace Item # 5 with the following language:

2. Restrooms containing at least one water closet/urinal or that are accessible.

1008.3.3 Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms
2. Fire command centers
3. Fire pump rooms
4. Generator rooms
5. Public restrooms that contain more than one water closet/urinal or that are accessible
6. Meeting/conference rooms with an area greater than 400 square feet.
7. Classrooms in an E occupancy with an area greater than 400 square feet.

Modify Code Section: IBC 1009.2 (correlation: IFC 1009.2)

Add Item # 11 with the following language:

11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

Modify Code Section: IBC 1010.1.6 (correlation: IFC 1010.1.6.1)

Replace with the following language:

1010.1.6.1 For landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

~~Modify Code Section: IBC 1010.1.9.1 (correlation: IFC 1010.1.9.1)~~

~~Add the following language:~~

~~Thumb Turn Locks shall not be allowed.~~

Modify Code Section: IBC 1010.1.9.1 (correlation: IFC 1010.1.9.1)

Replace with the following language:

1010.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

Insert Code Section: IBC 1013.1.1 (correlation: IFC 1013.1.1)

Language:

1013.1. 1 Additional Exit Signs.

Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

~~Delete Code Section: IBC 1013.3 (correlation: IFC 1013.3)~~

~~Replace with the following language:~~

~~1013.3 Exit Sign Illumination.~~

~~Exit signs shall use an LED lighting system and shall be illuminated internally or externally. Exit signs are required to have battery backup unless an onsite generator is used. Luminance on the face of an exit sign shall have an intensity of not less than 5.0 footcandles (53.82 lux).~~

~~Exception: Tactile Exit signs required by Section 1013.4 need not be provided with illumination.~~

~~Delete Code Section: IBC 1013.5 (correlation: IFC 1013.5)~~

~~Do not replace with any other additional language.~~

~~Delete Code Section: IBC 1013.6 (correlation: IFC 1013.6) including 1013.6.1, 1013.6.2, and 1013.6.3.~~

~~Do not replace with any other additional language.~~

Add Code Section: IBC 1015.9 (correlation: IFC 1015.9)

Insert the following language:

1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

Insert Code Section: IBC 1028.5.1 (correlation: IFC 1028.5.1)

Language:

1028.5.1 Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

Insert Code Section: IBC 1030.4.3 (correlation: IFC 1030.4.3)

Language:

1030.4.3 Window wells drainage. All window wells shall be provided with approved drainage.

(Only renumbering)

~~Insert Code Section: IBC 1030.5.3 (correlation: IFC 1030.5.3)~~

~~Language:~~

~~1030.5.3 Window wells drainage.~~~~All window wells shall be provided with approved drainage.~~

Modify Code Section: IBC 1301.1

Replace with the following language:

Section 1301.1 Scope. The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in chapter 1 of the currently State adoption of the IECC and these regulations shall be known as the **City of Grimes**.

Modify Code Section: IBC 1608.2

Replace with the following language:

1608.2 Ground Snow Load. The ground snow load to be used in determining the design snow load for roofs is hereby established at 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided by code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

160.02 TEMPORARY PERMIT. The Building Inspector **Administrator or Building Division Designee** 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 Clerk 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.

~~160.05 FEE SCHEDULE. Building permits. A fee for each building permit shall be paid to the City Clerk as set forth in the fee schedule entitled "Building Permit Fees," as adopted by the City Council by resolution from time to time. If construction on the building project has either commenced or finished prior to the time that the building permit application is submitted, the Clerk shall charge a fee which is double that set forth in the "Building Permit Fees" schedule.~~

FEES:

~~———— \$1.00 to \$500.00 ——— Fee is \$22.00~~

~~\$501.00 to \$2000.00—Fee is \$22.00 for the first \$500.00 plus \$2.75 for each additional \$100.00, or fraction thereof, to and including \$2000.00.~~

~~\$2,001.00 to \$50,000.00—Fee is \$63.00 for the first \$2,000.00 plus \$12.50 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00.~~

~~\$25,001.00 to \$50,000.00—Fee is \$352.00 for the first \$25,000.00 plus \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.~~

~~\$50,001.00 to \$100,000.00—Fee is \$580.00 for the first \$50,000.00 plus \$6.25 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.~~

~~\$100,001.00 to \$500,000.00—Fee is \$895.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.~~

~~\$500,001.00 to \$1,000,000.00—Fee is \$2,855.00 for the first \$500,000.00 plus \$4.25 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.~~

~~\$1,000,001 and up—Fee is \$4,955.00 for the first 1,000,000.00 plus \$2.75 for each additional \$1,000.00, or fraction thereof.~~

~~Other Inspection Costs:~~

~~Inspections requested of the Building Inspector after normal business hours shall be paid according to Grimes Code of Ordinances Chapter 8 and shall be \$50.00 per hour with a minimum of 2 hours charged.~~

~~Inspections after normal business hours are subject to availability of personnel.~~

160.06 CONFLICT WITH STATE LAWS. Nothing in this chapter or in the 2015 International Building 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.

160.07 ADMINISTRATION AND ENFORCEMENT. This chapter shall be enforced by the Building Official. No building permit or certificate of occupancy shall be issued by the Clerk unless in accordance with the provisions of this chapter.

160.08 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	30-Sep-83 – No local amendments.	1833	48.6

Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

SECTION 4. Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 5: Effective Date. This ordinance shall be in effect xxxx x, 2020 after its final passage, approval and publication as provided by law.

Passed by the City Council on this x day of xxx 2020 and approved on this xx day of xxx, 2020, effective xxx x, 2020.

CHAPTER 161

EXISTING BUILDING CODE

161.01 Adoption of 2018 International Existing Building Code 161.03 Conflicts with State Law
161.02 Amendments, Modifications and Deletions

161.01 ADOPTION OF 2018 INTERNATIONAL EXISTING BUILDING CODE. Pursuant to published notice and public hearing as required by law, the 2015 International Existing Building Code, and all the provisions of the International existing Building Code Standards, published in the 2018 International Existing Building Code are hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2018 International Existing Building Code is on file in the office of the Clerk.

161.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the 2018 Existing Building Code are hereby made:

Delete Chapter 112 Board of Appeals - Replace with:
City Ordinance Chapter 28 Board of Appeals

Modify Code Section: IEBC 1001.2

Add the following language: An application for Zoning Compliance Certification shall be submitted to the Development Services Department prior to the Building Division issuing a Change of Certificate of Occupancy.

Delete Code Section: IEBC 1106

Replace with the following language (sections 1106.1, 1106.1.2, & 1106.1.3):

Section 1106.1 Addition to a Group E occupancy. Where an addition is added to an existing Group E occupancy located in an area where the shelter design wind speed for tornadoes is 250 mph in accordance with Figure 304.2 (1) of ICC 500 and the occupant load of the addition is 50 or more, the addition shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.

For the purposes of this section the installation of portable buildings for utilization on the campus or site for educational purposes shall be considered as an addition.

Exceptions: 1. Group E day care facilities. 2. Group E occupancies accessory to place of religious worship. 3. Additions meeting the requirements for shelter design in ICC 500. 4. Accessory structures and additions to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U

The aggregate area of all additions within a 10 (ten) year period shall be factored when determining the requirements of this section.

1106.1.2 Required Occupant capacity. The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site, whichever is larger and shall be the greater of the following: 1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy. 2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

Exceptions: 1. Where an addition is being added on an existing Group E site, and where the addition is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the addition. 2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

1106.1.3 Location. Storm shelters shall be located within the buildings they serve or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet.

161.03 CONFLICTS WITH STATE LAW. Nothing in this chapter or in the International Mechanical Code shall be construed to be in conflict with State law and in the event there is such a conflict, the State law shall prevail.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Effective Date. This ordinance shall be in effect XXX X, 2020 after its final passage, approval and publication as provided by law.

CHAPTER 162

FUEL GAS CODE

162.01 Adoption of 2018 International Fuel Gas Code
162.02 Amendments, Modifications and Deletions

162.03 Conflicts with State Law

162.01 ADOPTION OF 2018 INTERNATIONAL FUEL GAS CODE. Pursuant to published notice and public hearing as required by law, the 2015 International Mechanical Code, and all the provisions of the International Fuel Gas Code Standards, published in the 2018 International Fuel Gas Code are hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2018 International Fuel Gas Code is on file in the office of the Clerk.

162.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the 2018 International Fuel Gas Code are hereby made:

Add Code Section to 402:

Add the following language:

Section 402 Corrugated Stainless Steel. Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section 7.13.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

162.03 CONFLICTS WITH STATE LAW. Nothing in this chapter or in the International Fuel Gas Code shall be construed to be in conflict with State law and in the event there is such a conflict, the State law shall prevail.

Repealer. All ordinances or parts of ordinances in conflict with the provisions of these ordinances are hereby repealed.

Severability Clause. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the

validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Effective Date. This ordinance shall be in effect XXX X, 2020 after its final passage, approval and publication as provided by law.



*101 NE Harvey, Grimes, Iowa 50111
515.986.3036 Fax 515.986.3846*

AGENDA MEMO

For Meeting of February 23, 2021

AGENDA HEADING:

1861 SE Princeton Drive – Site Plan

SYNOPSIS:

The applicant is requesting approval of the site plan for a 15,840 square foot warehouse and office building located at 1861 SE Princeton Drive. Approximately 8,975 square feet is proposed to be warehouse and the remaining 6,864 square feet is proposed as office space.

The property is located within the M-1A zoning district and is within Zone 1 of the Highway 141 Mixed Use Development Corridor District.

FISCAL IMPACT:

N/A

PREVIOUS COUNCIL ACTION(S):

Approve Final Plat – 2002

BOARD/COMMISSION ACTION(S):

Recommendation of Approval – Planning and Zoning, 02/02/2021

STAFF/COMMITTEE RECOMMENDATION:

Staff would recommend approval of the site plan for 1861 SE Princeton Drive subject to any remaining staff comments.

Planning & Zoning Staff Report



TO: Planning and Zoning Commission
FROM: Evann Martin, Assistant Planner
DATE: February 2, 2021
RE: 1861 SE Princeton Drive – Site Plan

GENERAL INFORMATION:

Applicant:

Silverstone Development Group

Requested Action

Site Plan

Location

1861 SE Princeton Drive

SUPPORTING INFORMATION:



Location Map



Zoning Map

LAND USES & ZONING:

Location	Existing Land Use	Land Use Plan Designation	Current Zoning
Subject Site	Vacant	Light Industrial	M-1A
North	Vacant	Light Industrial	M-1A
South	Vacant	Light Industrial	M-1A
East	Industrial	Light Industrial	M-1A
West	Commercial	Mixed Use 2	M-1A

BACKGROUND:

The applicant is requesting approval of the site plan for a 15,840 square foot warehouse and office building located at 1861 SE Princeton Drive. Approximately 8,975 square feet is proposed to be warehouse and the remaining 6,864 square feet is proposed as office space.

The property is located within the M-1A zoning district and is within Zone 1 of the Highway 141 Mixed Use Development Corridor District.

ANALYSIS:*Building/Elevations:*

The façade is proposed to be principally constructed of textured cement block and brick with storefront windows and louvered awnings. The dumpster enclosure will be constructed of concrete block to match the building with a steel gate. The elevations appear to meet all of the minimum architectural standards within the Highway 141 Zone 1 Overlay.

Site Layout:

The site will be accessed from one driveway off of SE Princeton Drive which will line up with the driveway for Merkle Retirement Planning across the street. Pedestrian connectivity is provided via a 5 foot sidewalk along SE Princeton Drive with a sidewalk connection leading to the building.

Pole mounted light fixtures are provided throughout the parking lot. Up lighting is provided on the west elevation of the building facing SE Princeton Drive.

Parking:

The site provides almost double the required number of parking spaces for the site with 53 total parking spaces provided. Additional information is required from the applicant to demonstrate that the site meets the maximum parking standards in Section 165.34.

Landscaping/Streetscape:

The site meets the minimum required number of plantings for the Highway 141 Mixed Use Development Corridor District. Landscaping is provided along the project frontage, within

landscape islands, and around the transformer to shield it from public view. The groundcover will be sod.

Utilities:

A new 6" sanitary sewer will connect to the existing 10" sanitary sewer on the east side of SE Princeton and run east to the building.

A new 6" water service will connect to an existing 8" main located on the west side of SE Princeton Drive and will be constructed east to connect to the building. The building is proposed to be fitted with a fire suppression system and therefore an FDC is provided. Appropriate hydrant coverage is provided.

Stormwater is managed onsite within a detention basin located along SE Princeton Drive and within an underground detention system below the parking lot.

STAFF RECOMMENDATION:

Staff would recommend approval of the site plan for 1861 SE Princeton Drive subject to any remaining staff comments.

CITY OF GRIMES

Evann Martin
Assistant Planner



Development Services

410 SE Main St, Suite 102

Grimes, IA 50111

(515)986-4050

www.grimesiowa.gov

~~January 8, 2021~~

~~January 25, 2021~~

~~January 29, 2021~~

~~February 3, 2021~~

~~February 11, 2021~~

February 15, 2021

Civil Design Advantage

Attn: Keith Weggen

3405 SE Crossroads Drive, Suite G

Grimes, IA 50111

RE: 1861 SE Princeton Drive – Site Plan

Dear Mr. Weggen:

The Development Services Department is in receipt of a proposed Site Plan for 1861 SE Princeton Drive. Based on the review of the provided submittal materials, staff have the following comments:

General Comments:

- ~~1. The fire hydrant coverage depicted does not meet the requirements of Section 507.5.1 of the City of Grimes Fire Code, which requires fire hydrants within 150 feet of the building along an approved route. A hydrant is required in the rear of the building to meet this requirement.~~
- ~~2. The building is greater than 6,000 sq. ft. in size and appears to be tall enough to allow for high piled combustible storage. Due to these conditions a fire sprinkler system is required per Section 903.2 and Chapter 32 of the City of Grimes Fire Code. Due to the possibility of high piled combustible storage, a fire pump may be required. Note that the 6" main shown is not likely large enough to supply such a system.~~
- ~~3. Provide site detail page (ADA signage, dumpster enclosure, curb, etc.).~~
4. Please provide \$250 SWPPP fee.

Cover Sheet:

- ~~1. Correct spelling error in the title.~~

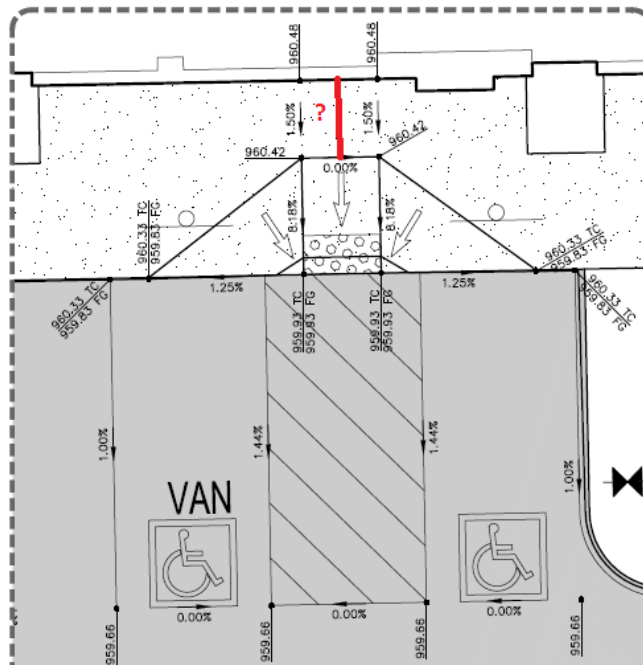
- ~~2. Update parking calculations. New standards were adopted in October.~~
- ~~3. Please add maximum building height requirement. Should be 45'.~~

C2.1:

- ~~1. Parking setback is 10' per the new ordinance. Please update setback label.~~
- ~~2. Label the typical width of parking spaces.~~
- ~~3. Label loading space dimensions and locations. A minimum of one per loading door is required (Section 165.34.5).~~
- ~~4. Please widen the internal sidewalk from SE Princeton to the building to 5'.~~
- ~~5. Extend sidewalk past property line on north end. Please add one additional sidewalk panel on the north end.~~
- ~~6. Label length of the dead end drive. The dead end is 174.5'. Anything longer than 150' needs to provide a turn around for the fire department (remove 2 parking spaces on each side). A looped drive around the building could also be provided.~~
- ~~7. Is the stoop on the north side of the building at grade? It appears that it extends into drive aisle.~~
- ~~8. Verify parking lot does not extend into the storm sewer easement.~~
- ~~9. Update City of Grimes Standard Notes. Sanitary notes need updated. City Specs provided.~~
- ~~10. Under Pavement Thickness Note add pavement in the ROW to be 8".~~
- ~~11. Please see the maximum parking requirements (165.34.4.E). Additional open space is required for increasing parking over 25% above the minimum requirement. Please ensure adequate open space is provided and provide justification for the increased parking. Since this property is located within Zone 1 of the Hwy 141 District, 20% open space is required. Please update the required open space calculation. In addition, please read the above referenced code section. Additional open space is required to provide more than 125% of the minimum number of parking spaces and justification statement is required. Please verify that enough open space is provided and provide a justification for the additional parking spaces.~~

C3.1:

1. ~~On Enlargement #3, label the slope from the sidewalk down to the parking lot on the west ramp.~~
2. ~~On Enlargement #2, what is the width of the sidewalk in front of the ramp?~~



C3.1:

1. ~~Verify that drainage from the north is not blocked by proposed curb.~~
2. ~~Isolate sidewalk through the driveway and provide expansion joints all the way around the isolated sidewalk. Please also show on Enlargement #1 on Sheet 3.1 for clarity.~~

C4.1:

1. ~~Verify if existing service stubs are already run to site for sanitary and water services. Please add a note to verify the location of existing service stubs.~~
2. ~~Provide a detail for the proposed weir plate at ST-9~~
3. ~~Provide a detail for the proposed 6" Standpipe at ST-5.~~

- ~~4. Switch the curb stop to the 2" service and the 6" valve to the 6" fire service.~~
- ~~5. Provide watermain lengths.~~
- ~~6. Add to water service bore under street note to utilize Certa Lok pipe or approved equal.~~
- ~~7. Add to sanitary sewer note ST-1 to utilize Romac Saddle or approved equal. Add note that existing sanitary main to be televised at tap location.~~

L1.01:

- ~~1. The open space provided on page 1 does not match the landscaping sheet. Which is accurate?~~
- ~~2. Show sod as the ground cover.~~

Lighting:

- ~~1. Can the wall lights on the front of the building be switched to the wall wash fixtures? Up lighting is required in Hwy 141. Was a new fixture selected? Please provide the cut sheet.~~
- ~~2. What is the height of the light poles? 35' max. height is permitted.~~

Elevations:

- ~~1. 75% of each wall needs to be primary material. The standard gray CMU is not considered primary material. Please provide material variation and architecture variation on the rear elevation. Staff suggests adding vertical treatments similar to the front elevation. The rear elevation needs to be at least 75% primary material. The gray CMU is not considered primary material. Please revise and adjust the material percentages.~~
- ~~2. Provide material percentages. The front elevation meets the requirements. However please adjust the material percentages to exclude the window area from the calculation. The percentages should add up to 100%.~~
- ~~3. Provide dumpster enclosure elevations. Label the height of the enclosure.~~
- ~~4. Identify the location of any roof top units and provide screening.~~

SWPPP

1. Provide SWPPP.

Stormwater Management Plan (SWMP)

1. ~~Provide WQv and CPv Hydrographs, and CPv and release rate calculations (ISWMM Ch. 9).~~
2. ~~“Post Developed Map” should be named “Post” instead of “Pre”.~~
3. ~~Pond 1B: PrfRsr invert should be elevation of lowest perforation. What is the bottom elevation of the basin?~~
4. ~~Site Characteristics—Existing and Proposed: How is off site DA draining onto site being handled?~~
5. ~~Provide CPv hydrographs.~~
6. ~~WQv 1A shows a peak release rate of 0.1 cfs and 1B as 0.02 cfs. Hydrographs show a release rate higher than that. Please adjust basin and underground storage to reduce the release rate.~~
7. ~~Site Characteristics—Existing and Proposed: How is off site DA draining onto site being handled? There is currently a pretty large area north of this site that drains onto this site, and it is blocked off by proposed grading. How is this area being handled?~~
8. ~~Provide CPv hydrographs. See Chapter 3, Section 1 of the ISWMM. Peak discharge rates of less than 2.0 cfs do not negate the requirement for detaining the CPv. CPv is required.~~
9. ~~Sheet 7, according to Hydrograph model, 5 year allowable release rate (including offsite bypass) is 3.26 cfs.~~
10. ~~Proposed Hydrograph model: DB 1 undetained shows 0.16 acres on model and 0.17 acres on Post Developed Map. Please fix.~~
11. ~~Storm Sewer Spreadsheet: Add runoff flow from ex 12” Storm sewer.~~
12. ~~Site Characteristics—Existing and Proposed: How is off site DA draining onto site being handled? There is currently a pretty large area north of this site that drains onto this site, and it is blocked off by proposed grading. How is this area being handled? See attached drainage map with drainage arrows.~~

- ~~13. CPv calculations were not included with the report, nor were any WQv or CPv hydrographs included for existing and proposed conditions.~~
- ~~14. Storm Sewer Spreadsheet: The runoff from the ex 12" storm sewer (2.53 cfs) was not added to L-1.~~

Site Plan

- ~~1. Sheet C4.1: Provide WQv and 100-yr flowrates for the Hydrodynamic separator, and specify 80% TSS removal for WQv flowrate.~~
- ~~2. Sheet C4.1: You cannot use a reducing tee on storm sewer. Provide a structure at the intersection of L-12 and L-11.~~
- ~~3. Sheet C4.1: Provide details for the underground storage. Size of chambers, isolator row, what is the perforated line on the west side of the chambers, typical cross section....~~
- ~~4. Sheet C4.1: Provide details on ST-9. Where is the weir wall placed in relation to all of the connected pipes?~~
- ~~5. Sheet C4.1: Provide details on ST-5.~~
- ~~6. Sheet C2.1: As per detail 3 on sheet C5.1, envelop ST-9 in 8" PCC. 8" PCC is only around half of it.~~
- ~~7. Sheet C4.1: Critical crossing information on L-11 is off the page.~~
- ~~8. Sheet C4.1: ST-4, RIM elevation is the same height as the top of the 6" opening. How is this going to work?~~
- ~~9. Sheet C4.1: Provide WQv and 100-yr flowrates for the Hydrodynamic separator, and specify 80% TSS removal for WQv flowrate.~~
- ~~10. Sheet C4.1: Provide callout to see sheet C5.2 for chamber details.~~
- ~~11. Sheet C4.1: Provide details on ST-9. Where is the weir wall placed in relation to all of the connected pipes?~~
- ~~12. Sheet C5.2: Rename as sheet C5.2.~~

~~13. Sheet C5.2: Details shown are just typical. Please provide specific details for this design. Size of chambers, isolator row, what is the perforated line on the west side of the chambers (if this is an underdrain, what size is it, and is it below the chamber systems at ele. 954.51, and is it below the outlet pipe ele. 954.36), depth of rock above and below chambers, are there any inspection ports.....~~

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

SITE PLAN SUBMITTAL SCHEDULE:

SUBMITTAL DATE: ~~January 15, 2021~~
 ~~January 29, 2021~~
 ~~February 10, 2021~~
 February 18, 2021

(1 PDF of Site plan with Elevation Plan included)

PLANNING & ZONING: February 2, 2021 at 5:30 at the Grimes City Hall

COUNCIL MEETING: February 23, 2021 at 5:30 at the Grimes City Hall

Please feel free to contact me at emartin@grimesiowa.gov or at (515) 986-4050 if you have any questions or need additional information.

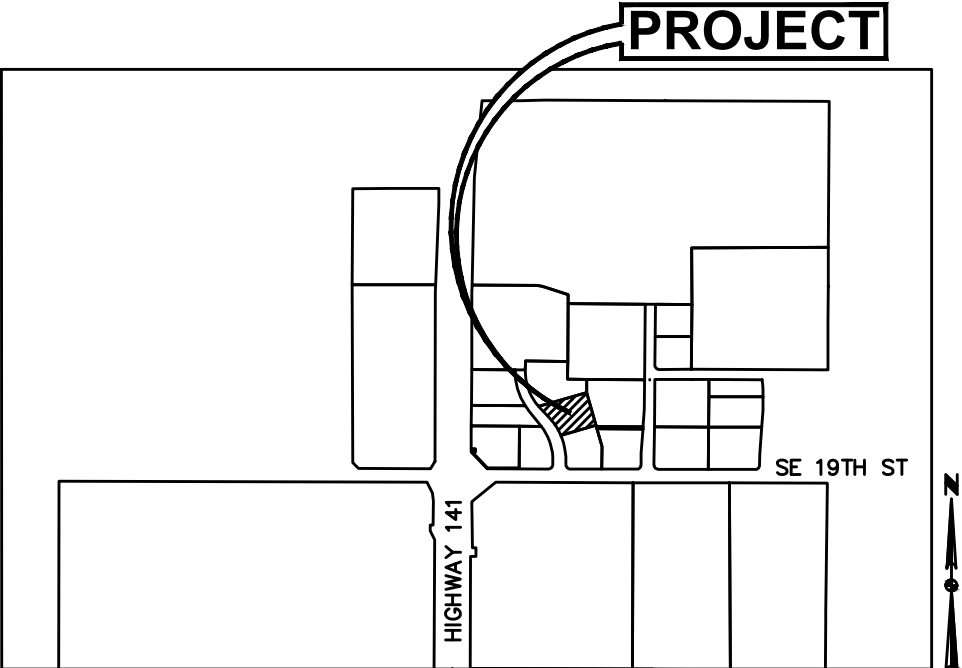
Sincerely,

Evann Martin
Assistant Planner

SITE PLAN FOR:
1861 SE PRINCETON DRIVE
GRIMES, IOWA

VICINITY MAP

NOT TO SCALE



GRIMES, IOWA

OWNER/APPLICANT

SILVERSTONE DEVELOPMENT GROUP
8424 PRAIRIE RIDGE DR
JOHNSTON, IOWA 50131
AJDIN NADAREVIC
PH. (515) 419-1882

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE, LLC
CONTACT: KEITH WEGGEN
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
EMAIL: KEITHW@CDA-ENG.COM
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

STUDIO MEELE
1312 LOCUST STREET, SUITE 100z
DES MOINES, IOWA 50309
CONTACT: JAMIE MALLOY
EMAIL: JAMIE@STUDIOSMEELE.COM
PH. (515) 314-9852

DATE OF SURVEY

SEPTEMBER 23, 2020

BENCHMARKS

CUT 'X' ON CURB @ SE CORNER OF DESTINATION DR AND 62ND STREET.
ELEVATION=962.679

LEGAL DESCRIPTION

LOT 5 PRINCETON SUBDIVISION PLAT, AN OFFICIAL PLAT IN THE CITY OF GRIMES, POLK COUNTY, IOWA. INCLUDING 1.54 ACRES (67,264 SF).

ZONING

M-1A (COMMERCIAL AND LIMITED LIGHT INDUSTRIAL) AND
ZONE 1-HIGHWAY 141 MIXED USE DEVELOPMENT CORRIDOR DISTRICT

EXISTING/ PROPOSED USE

EXISTING: UNDEVELOPED
PROPOSED: OFFICE & WAREHOUSE

DEVELOPMENT SUMMARY

SITE AREA: 1.54 ACRES (67,264 SF)

SETBACKS

FRONT: 25'
SIDE: NONE
REAR: 25'

BUILDING AREA

OFFICE: 6,864 SF
WAREHOUSE/STORAGE: 8,976 SF
15,840 SF

MAX BUILDING HEIGHT:

45 FEET

PARKING REQUIRED

OFFICE (3/1,000 SF OF GFA): 21 SPACES
FLEX WAREHOUSE (2.5/2,000 SF): 23 SPACES
44 SPACES

PARKING PROVIDED

STANDARD: 51 SPACES
ACCESSIBLE: 2 SPACE
53 SPACES

IMPERVIOUS AREA

BUILDING: 15,840 SF
PAVING: 34,086 SF
SIDEWALK: 2,324 SF
52,250 SF

OPEN SPACE

REQUIRED: 13,453 SF (20.0%)
PROVIDED: 15,014 SF (22.3%)

CONSTRUCTION SCHEDULE

ANTICIPATED START DATE = APRIL 2021
ANTICIPATED FINISH DATE = DECEMBER 2021

SUBMITTAL DATES

SITE PLAN SUBMITTAL #1 12/21/2020
SITE PLAN SUBMITTAL #2 01/15/2021
SITE PLAN SUBMITTAL #3 01/29/2021
SITE PLAN SUBMITTAL #4 02/10/2021

INDEX OF SHEETS

NO.	DESCRIPTION
C0.0	COVER SHEET
C1.1	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
C2.1	DIMENSION PLAN
C3.1	GRADING PLAN
C3.2	SEDIMENT AND EROSION CONTROL PLAN
C4.1	UTILITY PLAN
C5.1-C5.2	DETAILS
L1.1	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED

LOT LINE	---
PERMANENT EASEMENT	---P/E---
TYPE SW-501 STORM INTAKE	
TYPE SW-513 STORM INTAKE	
HDPE INTAKE BASIN	
STORM APRON	
TYPE SW-301 SANITARY MANHOLE	
STORM/SANITARY CLEANOUT	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
SIGN	
DETECTABLE WARNING PANEL	
SANITARY SEWER WITH SIZE	8"S
SANITARY SERVICE	S S S
STORM SEWER	ST ST
STORM SERVICE	ST ST
WATERMAIN WITH SIZE	8"W
WATER SERVICE	W W
SAWCUT (FULL DEPTH)	
SILT FENCE	

EXISTING

SANITARY MANHOLE	
WATER VALVE BOX	
FIRE HYDRANT	
WATER CURB STOP	
STORM SEWER MANHOLE	
STORM SEWER SINGLE INTAKE	
STORM SEWER DOUBLE INTAKE	
FLARED END SECTION	
ELECTRIC POWER POLE	
GUY ANCHOR	
STREET LIGHT	
POWER POLE W/ TRANSFORMER	
UTILITY POLE W/ LIGHT	
ELECTRIC BOX	
ELECTRIC TRANSFORMER	
ELECTRIC MANHOLE OR VAULT	
TRAFFIC SIGN	
TELEPHONE JUNCTION BOX	
TELEPHONE MANHOLE/VAULT	
TELEPHONE POLE	
GAS VALVE BOX	
CABLE TV JUNCTION BOX	
CABLE TV MANHOLE/VAULT	
BENCHMARK	
SOIL BORING	
UNDERGROUND TV CABLE	TV
GAS MAIN	G
FIBER OPTIC	FO
UNDERGROUND TELEPHONE	T
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	E
SANITARY SEWER W/ SIZE	8"S
STORM SEWER W/ SIZE	15"ST
WATER MAIN W/ SIZE	8"W



UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.



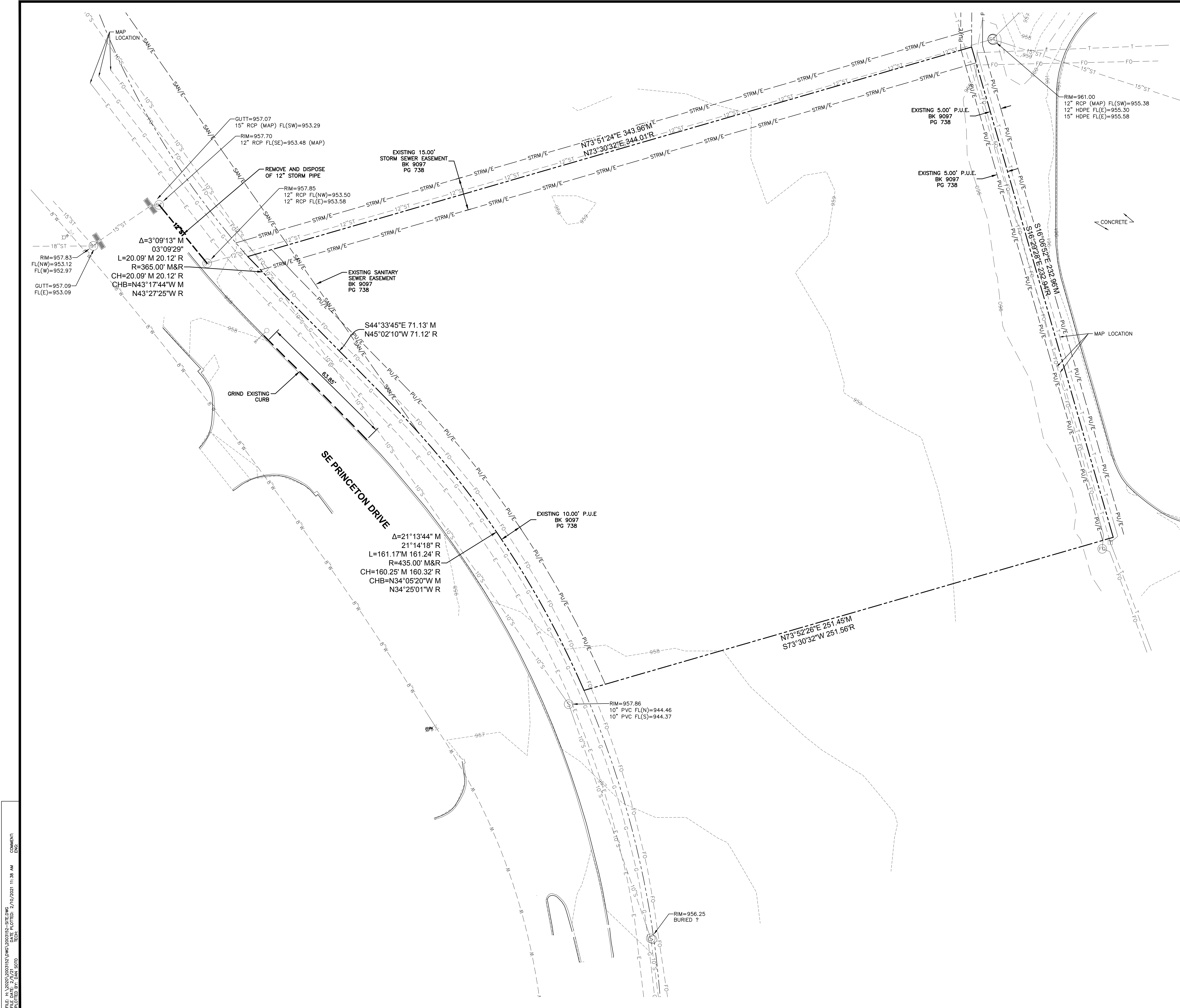
CIVIL DESIGN ADVANTAGE

3405 SE CROSSROADS DR. SUITE G, GRIMES, IOWA 50111

PH: (515) 369-4400 Fax: (515) 369-4410

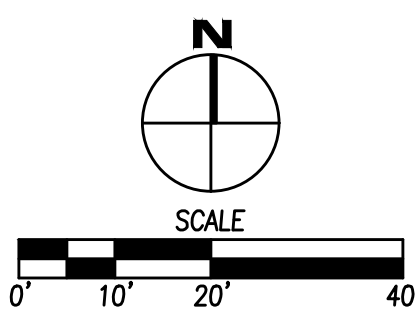
PROJECT NO. 2003.152

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.	
THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.	
THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMIT AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTOR'S USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.	
	I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. DATE DATE ALL SHEETS

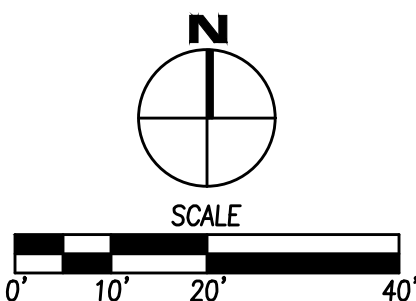


DEMOLITION NOTES

1. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
2. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
 - E. ARCHITECT
3. DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
4. PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
5. BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
6. FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
7. DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
8. ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
9. CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.



DATE	REVISIONS
02/10/2021	SITE PLAN SUBMITTAL #4
01/29/2021	SITE PLAN SUBMITTAL #3
01/15/2021	SITE PLAN SUBMITTAL #2
12/21/2020	SITE PLAN SUBMITTAL #1



1. THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL CONFORM WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED HEREIN SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER, ARCHITECT, AND UTILITY COMPANIES REPRESENTATIVE. NO PERMITS OR PERMISSIONS SHALL BE ALLOWED FOR DAMAGE TO OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SERVICES CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W.'S, EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC UTILITIES SHALL COMPLY WITH THE CITY OF GIMES STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
9. BUILD 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLANT 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
10. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
11. CONTRACTOR SHALL PERMITTS BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
12. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
13. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE CITY'S APPROVAL.
14. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
15. CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
17. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST CURB. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY OF GIMES CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
18. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
19. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF GIMES
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. CIVIL DESIGN ADVANTAGE
20. PARKING LOT STRIPING SHALL BE A 4" WHITE STRIPE UNLESS OTHERWISE NOTED (MINIMUM TWO COATS).
21. ALL EXTERIOR LIGHTING SHALL BE LOW-WALL FLUO TUFF TYPE FIXTURES AND SHALL NOT EXCEED 90 FOOT-CANDLES BEYOND THE PROPERTY LINE. THE CONTRACTOR SHALL COORDINATE FINAL LIGHTING AND ELECTRICAL DESIGN WITH THE OWNER.
22. ANY SITE CHANGES THAT DIFFER FROM THE SITE PLAN MUST BE APPROVED BY THE CITY OF GIMES PRIOR TO INSTALLATION/AMENDMENT.

- a. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT VERSION OF THE IOWA STATEwide URBAN DESIGN AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS ON THE DATE OF APPROVAL AND THE CITY OF GRIMES SUPPLEMENTAL SPECIFICATIONS.
- b. ALL UTILITIES LOCATING IS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE THIS MEETING. CONTACT CITY OF GRIMES ENGINEERING DEPT. (515.986.4050).
- c. ALL PERMITS (IDNR, SWP, IDOT, ARMY CORP., ETC.) SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- d. THE DEVELOPER AND/OR PROVIDER SHALL BE RESPONSIBLE TO PROVIDE THE CITY OF GRIMES WITH RECORD DRAWINGS OF ALL IMPROVEMENTS AS PER CITY STANDARD PROCEDURES.
- e. THE BIDDING SERVICE LAYOUT TO REFLECT THE CITY'S SERVICE ORDER FROM LEFT TO RIGHT FACING THE LOT, SANITARY, WATER, SUMP
- f. A KNOX BOX IS REQUIRED BY THE FIRE DEPARTMENT AND SHALL BE OBTAINED AT CITY HALL.
- g. ALL SITE LIGHTING SHALL NOT SPILL ONTO ADJACENT PROPERTIES OR RIGHT-OF-WAYS.
- h. PROVIDE A 4-YEAR MAINTENANCE BOND FOR ALL PUBLIC IMPROVEMENTS

2. SANITARY SEWER NOTES:

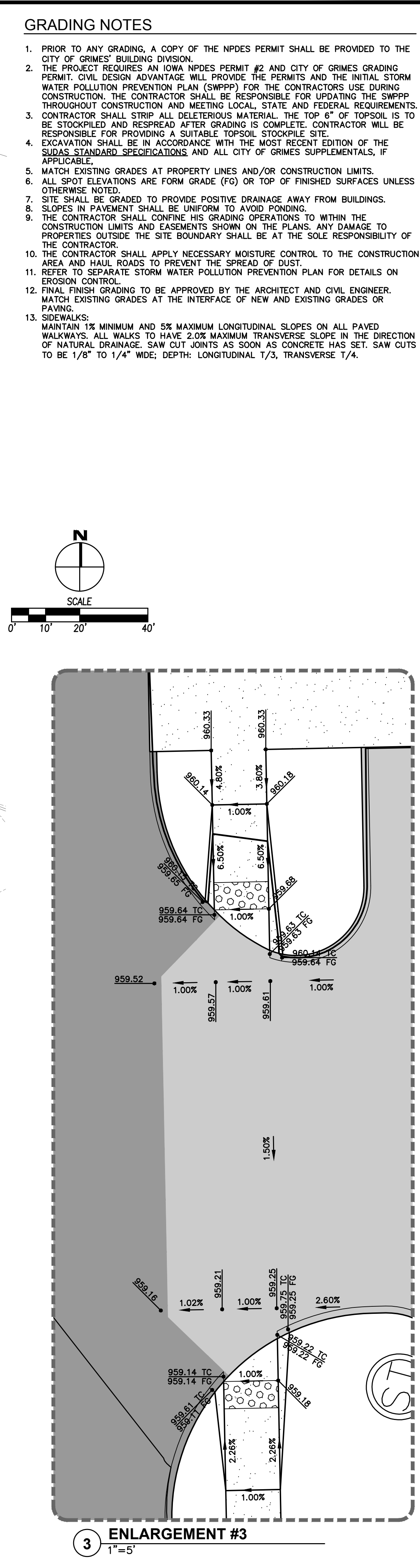
- a. THE CONTRACTOR IS REQUIRED TO PLACE A TEMPORARY PLUG IN THE EXISTING DOWNSTREAM SANITARY SEWER MANHOLE PRIOR TO THE START OF CONSTRUCTION. THE PLUG SHALL BE REMOVED FOLLOWING APPROVAL OF CONSTRUCTION BY THE CITY OF GRIMES.
- b. SANITARY GRAVITY PIPE MATERIAL SHALL BE PVC SDR 26 OR TRUSS (8" TO 15").
- c. SANITARY GRAVITY SERVICE PIPE MATERIAL SHALL BE PVC SDR 23.5 (4" TO 6").
- d. ALL SANITARY SEWER MANHOLES SHALL HAVE STEPS.
- e. SANITARY SEWER MANHOLES CASTINGS SHALL BE SEALED WITH HEAT SHRINK SLEEVES.
- f. ALL SANITARY SEWER MANHOLE CASTINGS LOCATED WITHIN PAVEMENT SHALL BE TYPE "A" CASTINGS.
- g. SANITARY SEWER TESTING, CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.

3. WATER MAIN NOTES:

- a. ALL FIRE HYDRANTS SHALL BE AMERICAN FLOW CONTROL-WATERPROOF PACER WB-67-250, MUELLER SUPER CENTURION 250 (3-WAY A=423), OR CLOW MEGALON F-254S. ALL HYDRANTS SHALL HAVE THE FOLLOWING: 6" MJ SHOE, 2-1/2" HOSE NOZZLE, 4-1/2" STEAMER NOZZLE, NST THREADS, PENTAGON OPERATING NUT, CHAIN ON CAP, OPEN LEFT, 5-1/2" BURY, AND FACTORY PAINTED RED. THE MINIMUM HOSE LENGTH FROM AUXILIARY VALVE TO HYDRANT SHOE SHALL BE 20'.
- b. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) WHEN THE HYDRANT IS INSTALLED. THE CITY OF GRIMES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
- c. A BAGER RECEPTACLE SHALL BE PROVIDED TO EACH HYDRANT, AA MANUFACTURING TRACER WIRE RECEPTACLE MODEL TW-18-2.
- d. ALL VALVES SHALL BE RESILIENT WEED GATE VALVES.
- e. WATER SERVICE SHALL BE 2" SCH 40 KOPPER.
- f. PROPOSED WATER MAIN SHALL BE PRESSURE TESTED AND CHLORINATED BY THE DEVELOPER. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF GRIMES. THE BACTERIA TEST AND SUBMITTAL OF TEST TO LAB SHALL BE DONE BY THE DEVELOPER AND RESULTS PROVIDED TO THE CITY OF GRIMES ENGINEERING DEPT. AND BY FAX TO US WATER AT 515-986-7300. IF THE TEST DOES NOT PASS, THE CONTRACTOR WILL BE REQUIRED TO PAY FOR ALL THE WATER USED TO REPEAT THE TEST.
- g. ALL WATERMAIN FITTINGS TO BE RESTRAINED JOINT, MEGA-LUG OR APPROVED EQUIV.

- a. ALL STORM SEWER IN THE ROW SHALL BE RCP, UNLESS OTHERWISE APPROVED BY THE CITY.
- b. ALL FLARED END SECTIONS SHALL HAVE FOOTINGS AND APRON GRATES. THE LAST 3 PIPE SECTIONS AND THE FLARED END SECTION ON ALL CULVERTS SHALL BE TIED.
- c. ALL STORM SEWER JOINTS SHALL BE WRAPPED WITH ENGINEERING FABRIC.
- d. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FIELD DAMAGE DURING CONSTRUCTION. THE TILE SHOULD BE DIRECTED TO PUBLIC STORM SEWER IF POSSIBLE. THE CONTRACTOR SHALL RECORD THE ELEVATION AND LOCATION OF ALL TILES.
- e. STORM SEWER CLEANING & TELEVISION SHALL BE COMPLETED PRIOR TO PAVING.
- f. THE SEWER SYSTEM SHALL BE FLUSHED WITH WATER PRIOR TO TELEVISION.
- g. USE O-RING GASKETS ON STORM SEWERS CROSSING OVER WATERMAIN PER IDNR

1. SIDEWALKS	4" P.C.C.	
2. STANDARD DUTY PAVING	6" P.C.C.	
3. HEAVY DUTY PAVING	8" P.C.C.	
4. R.O.W. PAVING	8" P.C.C.	



1861 SE PRINCETON DRIVE

GRADING PLAN

C3.1

2003.152

CIVIL DESIGN ADVANTAGE

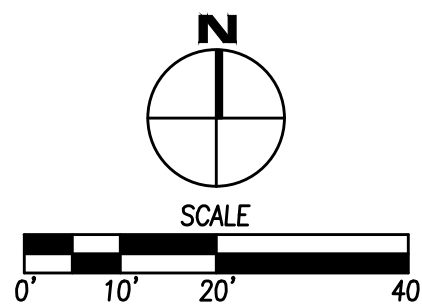
GRIMES, IOWA

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400 FAX: (515) 369-4410

REVISIONS		DATE
SITE PLAN SUBMITTAL #4		02/10/2021
SITE PLAN SUBMITTAL #3		01/29/2021
SITE PLAN SUBMITTAL #2		01/15/2021
SITE PLAN SUBMITTAL #1		12/21/2020

ENGINEER:

TECH:



ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,350
2	FILTER SOCK	LF	40
3	SEEDING, FERTILIZING, AND MULCHING	AC	1.10
4	INLET PROTECTION DEVICES	EA	5
5	CONCRETE WASHOUT PIT	EA	1

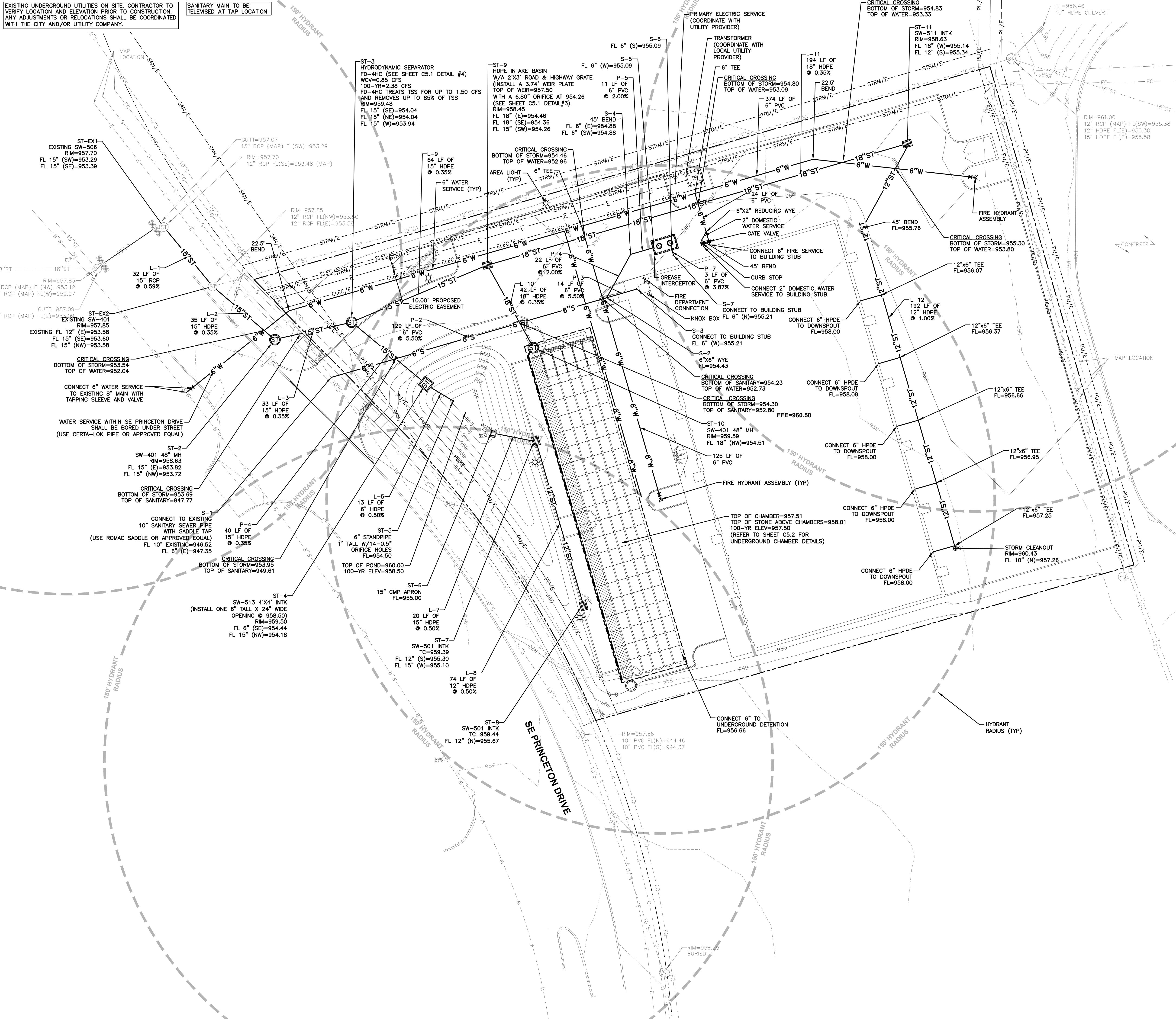
1. IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
2. DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

<u>DISCHARGE POINT #1 TO NORTH WALNUT CREEK +1,200 FT</u>	
TOTAL AREA DISTURBED TO DISCHARGE POINT	1.67 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT)	6,012 CU FT
VOLUME PROVIDED IN SILT FENCE (1,350 LF @ 4.5 CU FT/LF OF FENCE)	<u>6,075 CU FT</u>
TOTAL VOLUME PROVIDED	6,075 CU FT

DRAINAGE ARROW	
GRADING LIMITS	
FILTER SOCK	
SILT FENCE	
INLET PROTECTION	
PORTABLE RESTROOM	
CONCRETE WASHOUT PIT	
AREA TO BE SEEDED	
STRAW MAT	
UNDISTURBED AREA	
RIP-RAP	
GRAVEL ENTRANCE	
STAGING AREA	

EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. ANY ADJUSTMENTS OR RELOCATIONS SHALL BE COORDINATED WITH THE CITY AND/OR UTILITY COMPANY.

SANITARY MAIN TO BE TELEVIEWED AT TAP LOCATION



UTILITY NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
2. FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
4. BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMAINS.
5. ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
6. ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
7. ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
8. 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
9. MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
10. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
11. ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
13. PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2009 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
14. OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
15. CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
16. ALL LIGHT FIXTURES SHALL BE SHARP CUT-OFF AND LIGHT SHALL NOT SPILL OVER THE PROPERTY LINE.

DATE

02/10/2021

01/19/2021

01/19/2021

12/21/2020

REVISIONS

SITE PLAN SUBMITTAL #4

SITE PLAN SUBMITTAL #3

SITE PLAN SUBMITTAL #2

SITE PLAN SUBMITTAL #1

3405 S.E. CROSSROADS DRIVE, SUITE G

PHONE: (515) 369-4400 FAX: (515) 369-4410

TECH:

ENGINEER:

CIVIL DESIGN ADVANTAGE

GRIMES, IOWA

1861 SE PRINCETON DRIVE

UTILITY PLAN

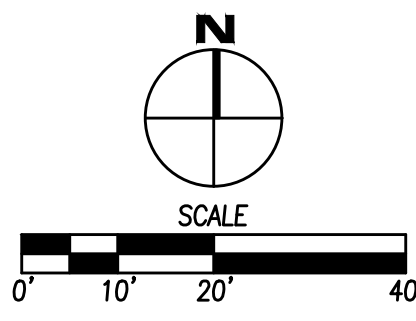
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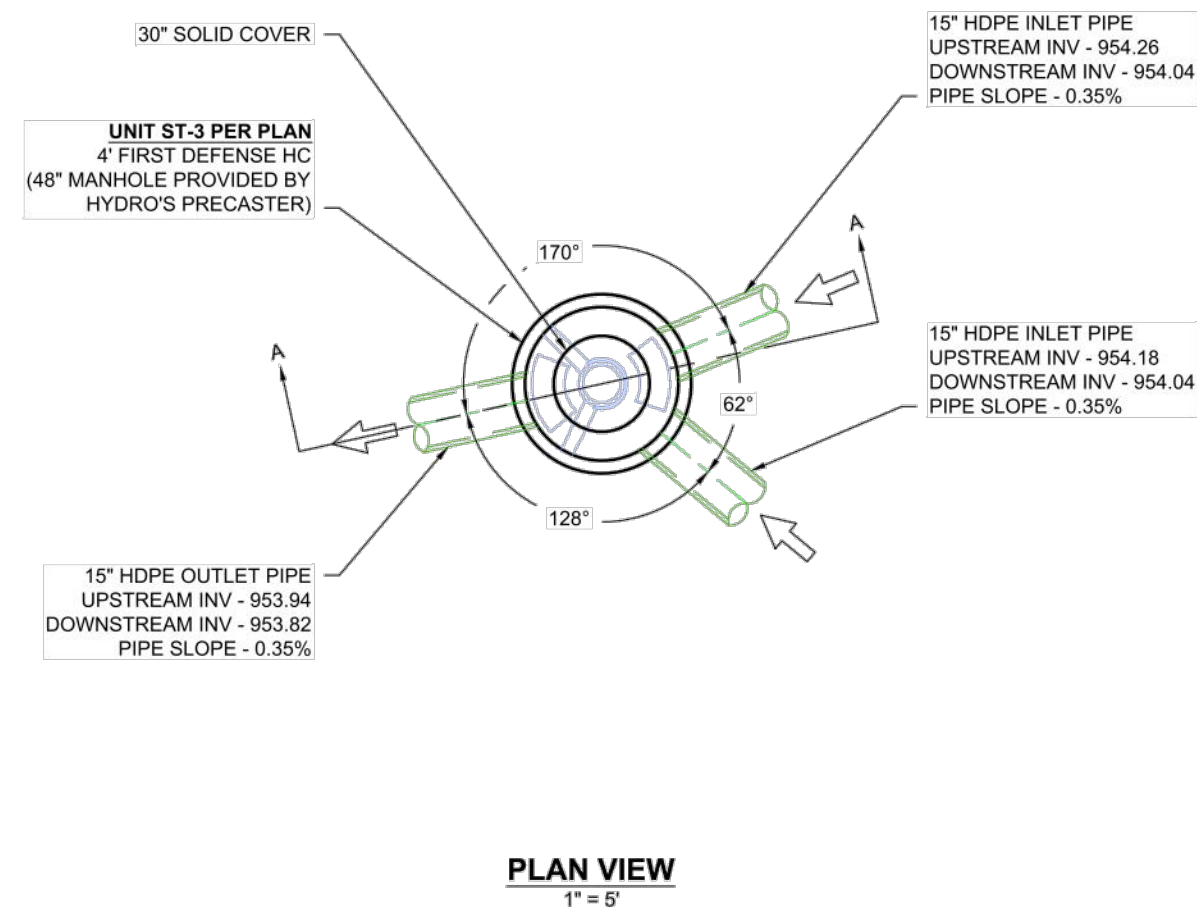
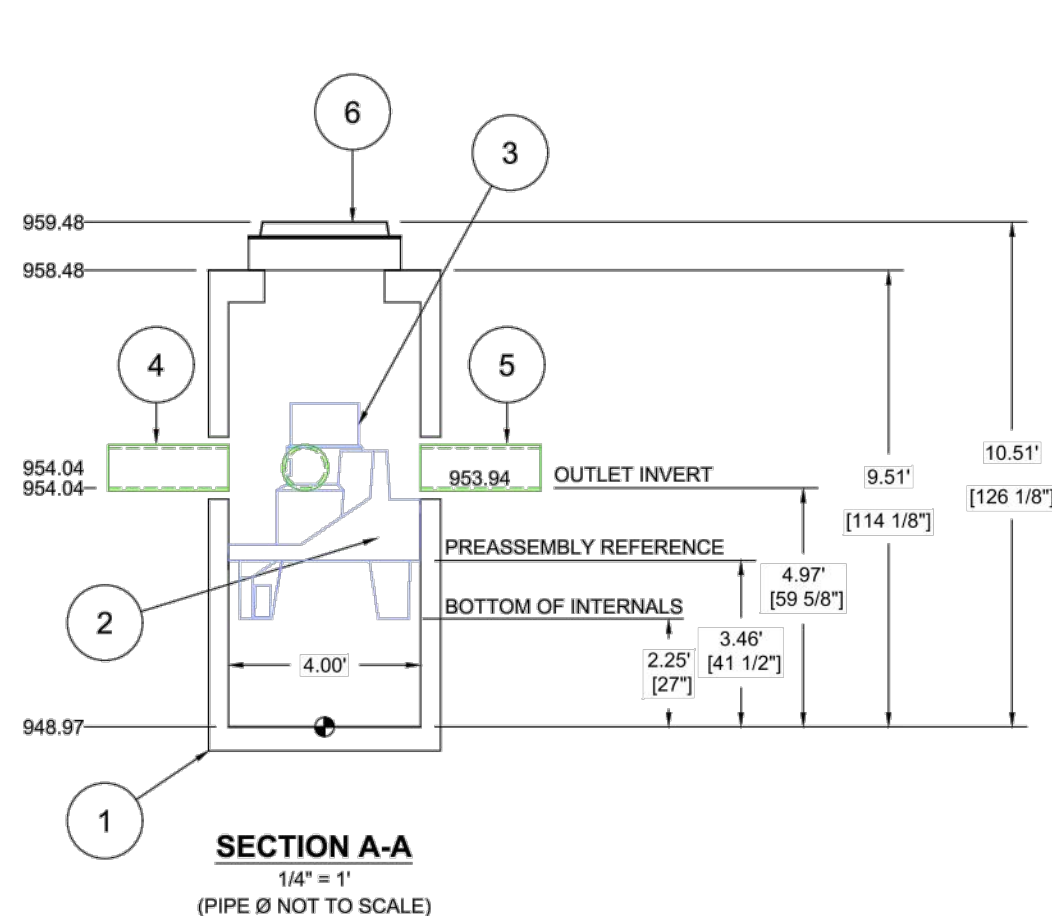
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PLOTTER: HP DesignJet T1200
PLOTED BY: DAN 3070

COMMENT:
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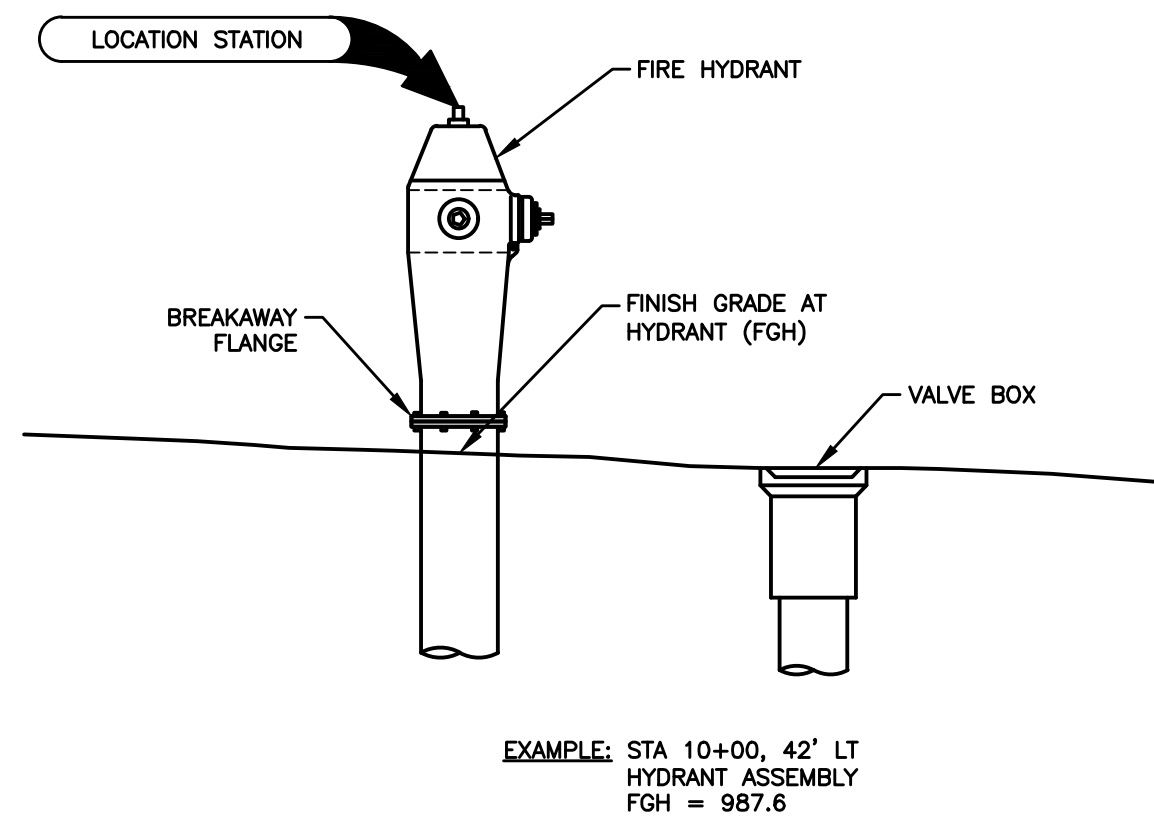
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NOTES:
ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS.

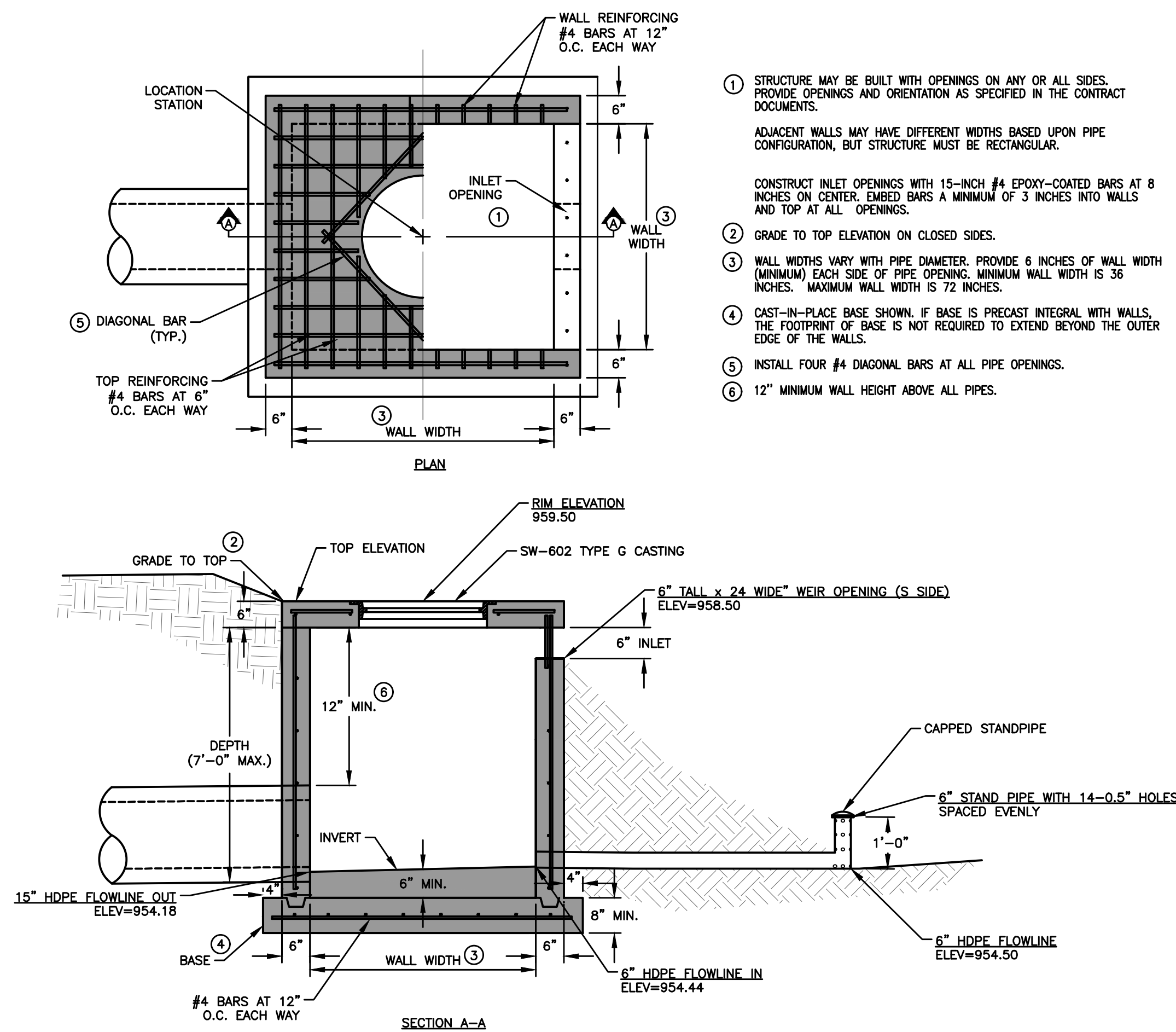
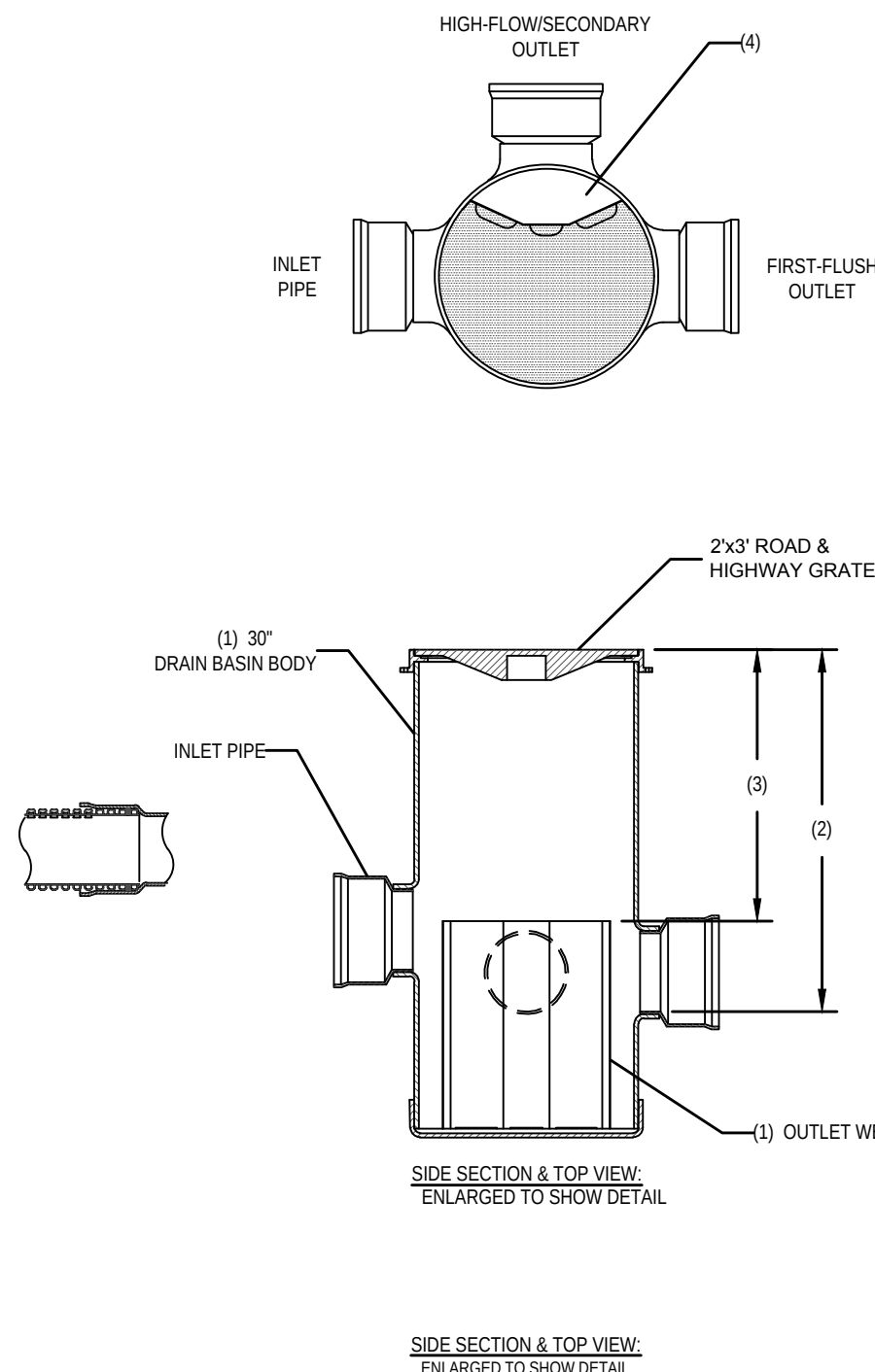
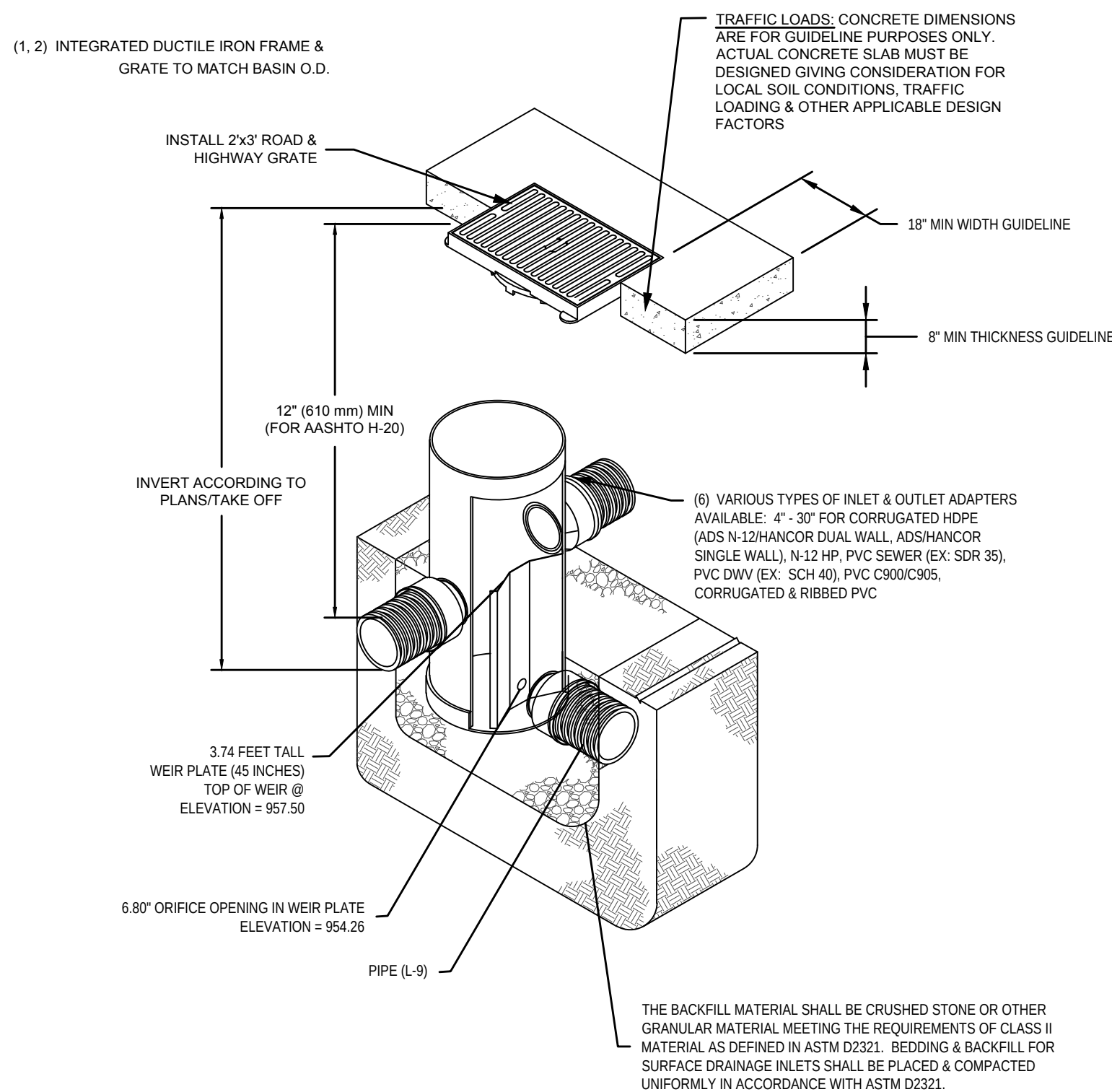


2	SHEET OF	2
 4840 TRUEJAN BLVD HILLIARD, OH 43026 ADVANCED DRAINAGE SYSTEMS, INC.		
AS NOTED THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL JURISDICTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND LOCAL JURISDICTIONS.		
Hydro-ADS International 8040 WILSON BLVD SUITE 100 COLUMBUS, OH 43240 (614) 891-1100 WWW.HYDRO-ADS.COM		
1816 PRINCETON DRIVE GRIMES, IA		
DATE: 01/14/21 DRAWN: BRE PROJECT #: 372560 CHECKED: HIL		
DESCRIPTION 1816 PRINCETON DRIVE, GRIMES, IA. THIS PROJECT IS A NEW CONSTRUCTION. IT IS THE LATEST DESIGN AND CONSTRUCTION. IT IS THE LATEST DESIGN AND CONSTRUCTION. IT IS THE LATEST DESIGN AND CONSTRUCTION.		



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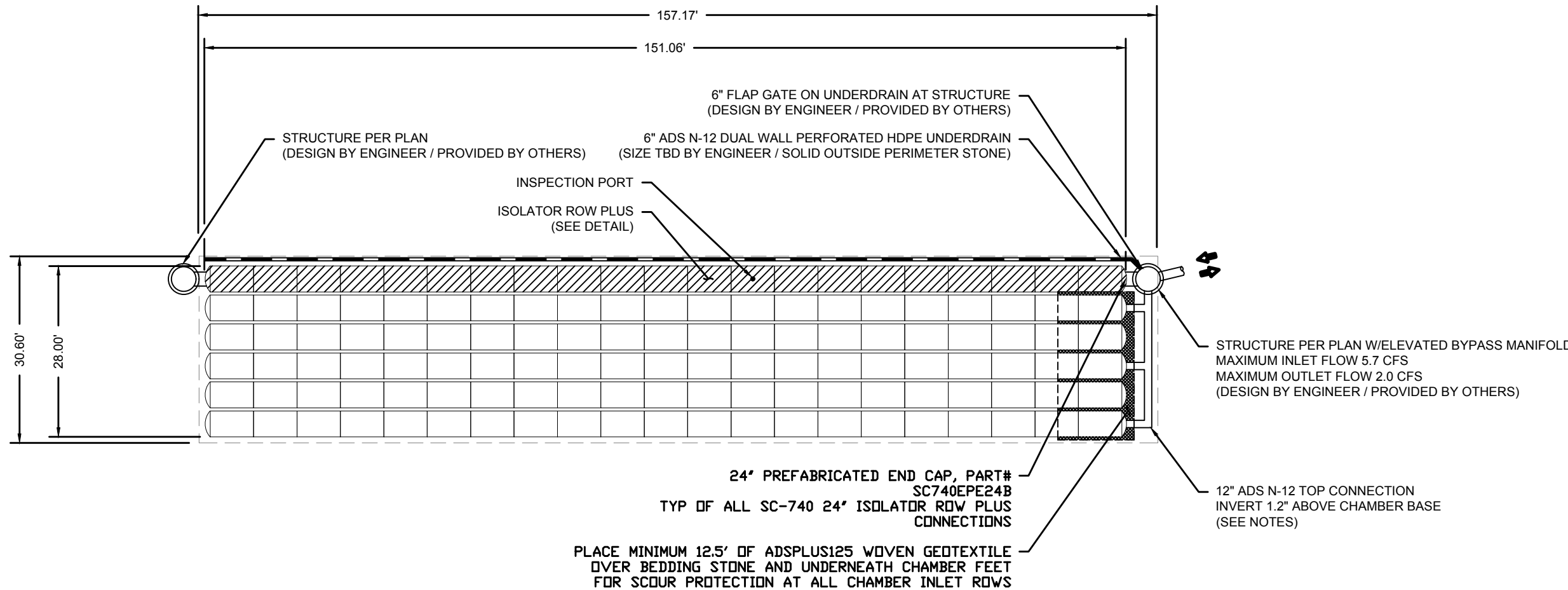
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A	PART #	GRATE/SOLID COVER OPTIONS		
" (200 mm)		PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2810AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

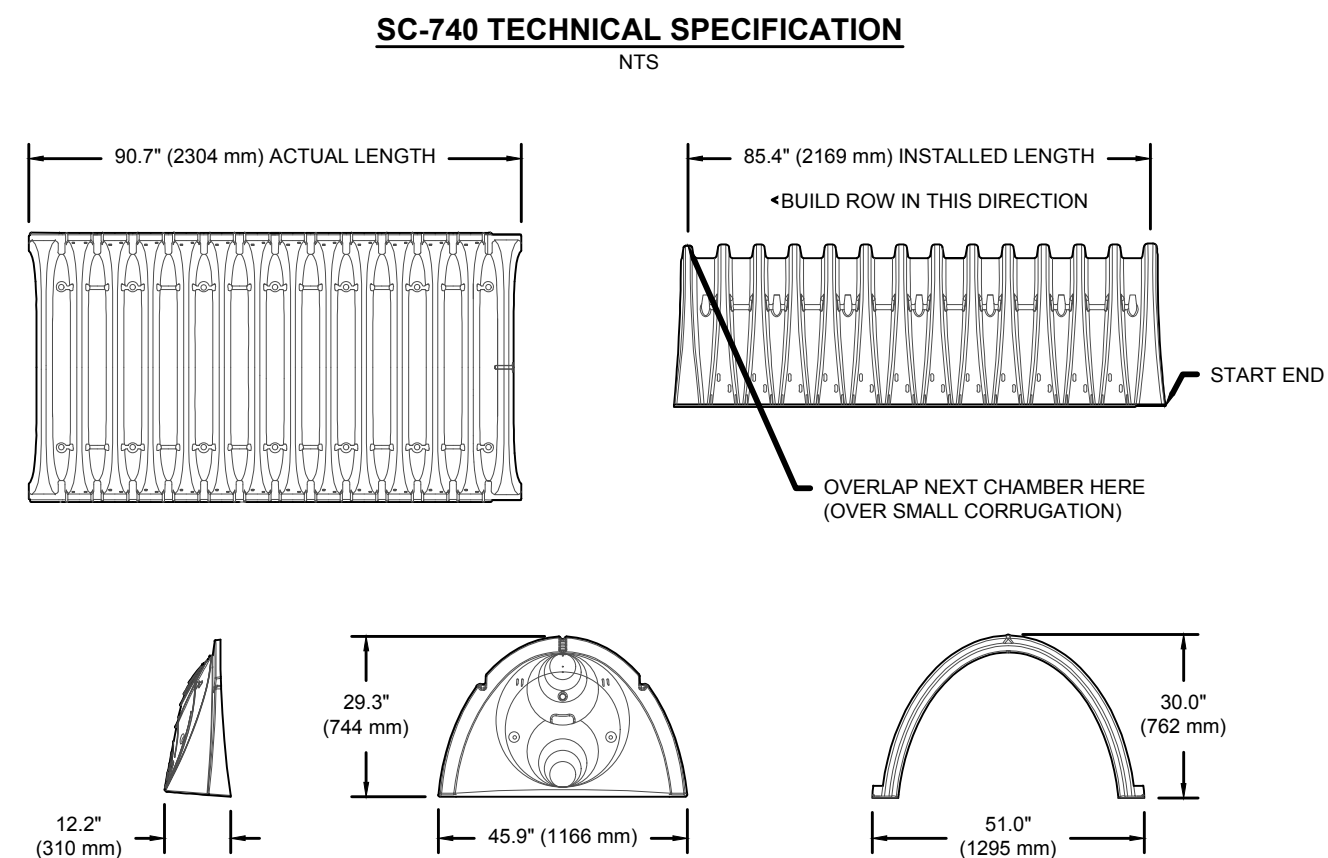
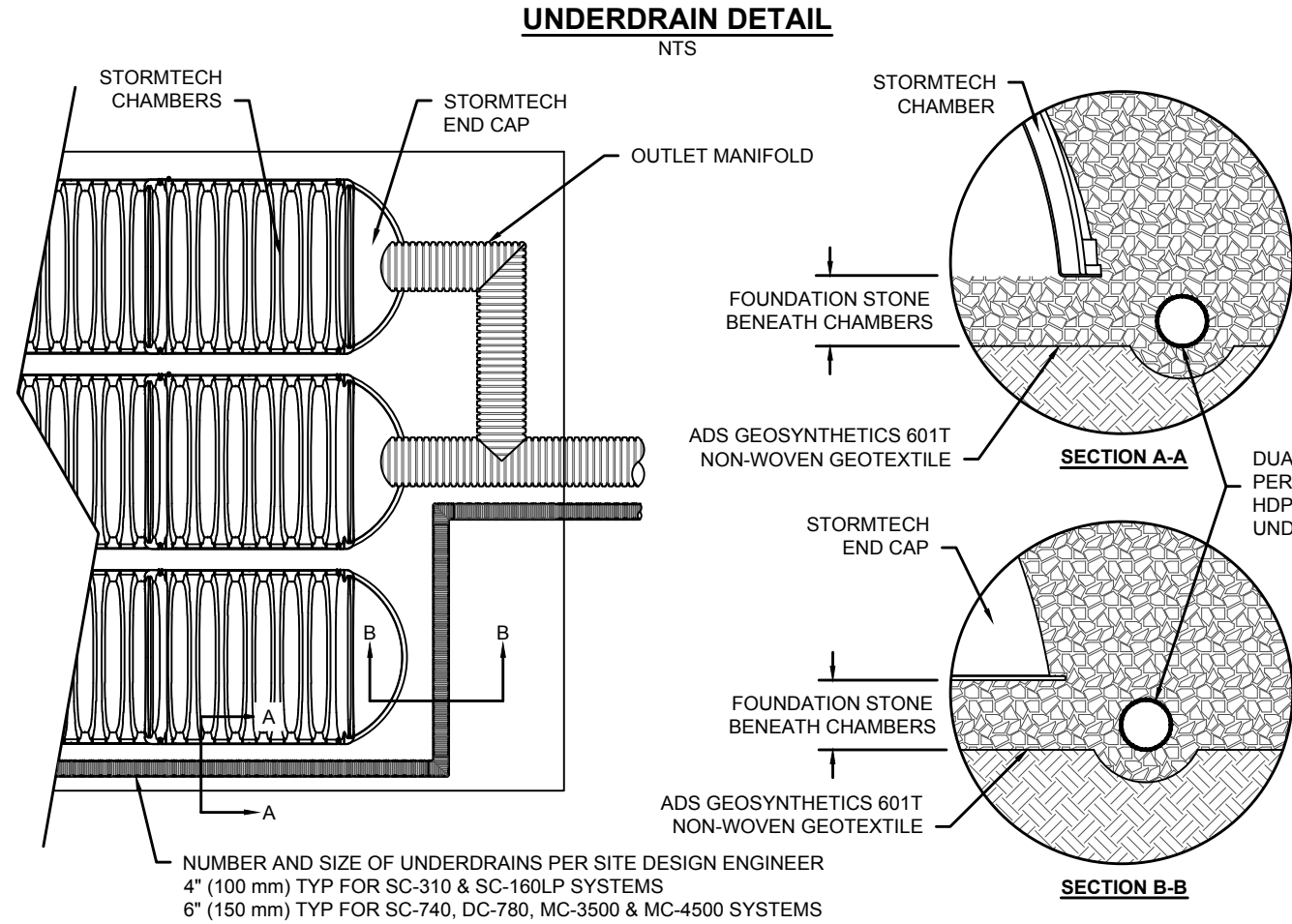
CONCEPTUAL LAYOUT	
126	STORMTECH SC-740 CHAMBERS
12	STORMTECH SC-740 END CAPS
6	STONE ABOVE (in)
6	STONE BELOW (in)
40	% STONE VOID
10208	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)
4810	SYSTEM AREA (ft²)
376	SYSTEM PERIMETER (ft)
CONCEPTUAL ELEVATIONS	
965.51	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)
969.51	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)
959.01	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)
959.01	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT)
959.01	MINIMUM ALLOWABLE GRADE (TOP OF RIGID PAVEMENT)
968.01	TOP OF STONE
957.51	TOP OF SC-740 CHAMBER
956.05	12" TOP MANIFOLD INVERT
955.02	24" ISOLATOR ROW PLUS CONNECTION INVERT
955.01	BOTTOM OF SC-740 CHAMBER
954.51	UNDERDRAIN INVERT
954.51	BOTTOM OF STONE

- NOTES**
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECHNICAL NOTE 6.32 FOR MANIFOLD SIZING GUIDANCE.
 - DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
 - THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
 - THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
 - THE SITE DESIGN ENGINEER MUST REVIEW THE PROXIMITY OF THE CHAMBERS TO THE SLOPE AND CONSIDER EFFECTS OF POSSIBLE SATURATED SOILS ON THE SLOPE'S INTEGRITY.



2 STORMTECH SC-740 CHAMBER SYSTEM

NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS	
SIZE (W X H X INSTALLED LENGTH)	51.0\"/>
CHAMBER STORAGE	45.9 CUBIC FEET (1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET (2.12 m³)
WEIGHT	75.0 lbs (33.6 kg)

*ASSUMES 6\"/>

PRE-FAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

PART #	STUB	A	B	C
SC740EPE06T / SC740EPE06TPC	6" (150 mm)	10.9" (277 mm)	18.5" (470 mm)	—
SC740EPE06B / SC740EPE06BPC	6" (150 mm)	—	—	0.5" (13 mm)
SC740EPE08T / SC740EPE08TPC	8" (200 mm)	12.2" (310 mm)	16.5" (419 mm)	—
SC740EPE08B / SC740EPE08BPC	8" (200 mm)	—	—	0.6" (15 mm)
SC740EPE10T / SC740EPE10TPC	10" (250 mm)	13.4" (340 mm)	14.5" (368 mm)	—
SC740EPE10B / SC740EPE10BPC	10" (250 mm)	—	—	0.7" (18 mm)
SC740EPE12T / SC740EPE12TPC	12" (300 mm)	14.7" (373 mm)	12.5" (318 mm)	—
SC740EPE12B / SC740EPE12BPC	12" (300 mm)	—	—	1.2" (30 mm)
SC740EPE15T / SC740EPE15TPC	15" (375 mm)	18.4" (467 mm)	9.0" (229 mm)	—
SC740EPE15B / SC740EPE15BPC	15" (375 mm)	—	—	1.3" (33 mm)
SC740EPE18T / SC740EPE18TPC	18" (450 mm)	19.7" (500 mm)	5.0" (127 mm)	—
SC740EPE18B / SC740EPE18BPC	18" (450 mm)	—	—	1.6" (41 mm)
SC740EPE24B	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)
SC740EPE24BR*	24" (600 mm)	18.5" (470 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B/SC740EPE24BR THE 24\"/>

NOTE: ALL DIMENSIONS ARE NOMINAL

2 STORMTECH SC-740 CHAMBER SYSTEM

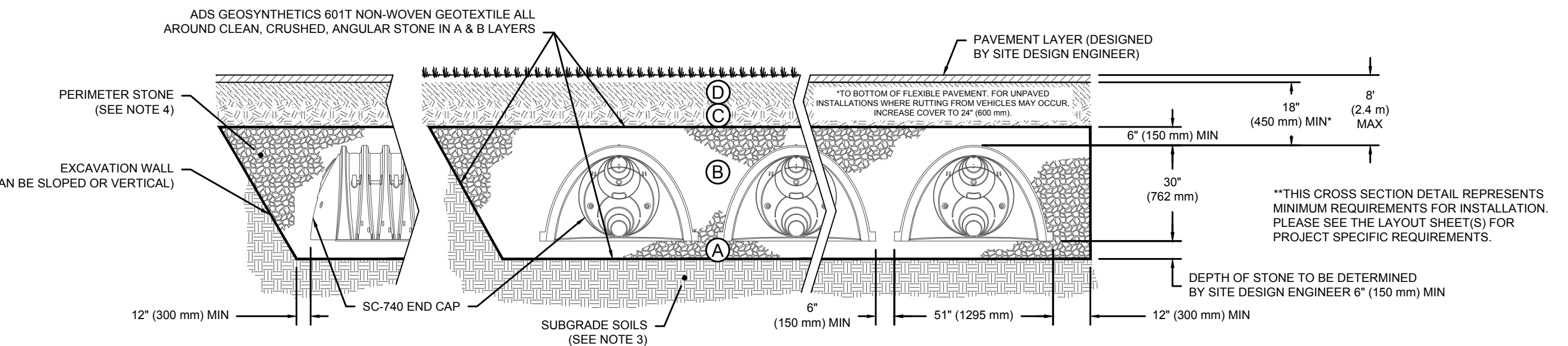
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ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18\"/>	AASHTO M145 ¹ A-1, A-2.4, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12\"/>
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:

- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
- STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6\"/>
- WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
- ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 STORMTECH SC-740 CHAMBER SYSTEM

NOT TO SCALE

INSPECTION & MAINTENANCE

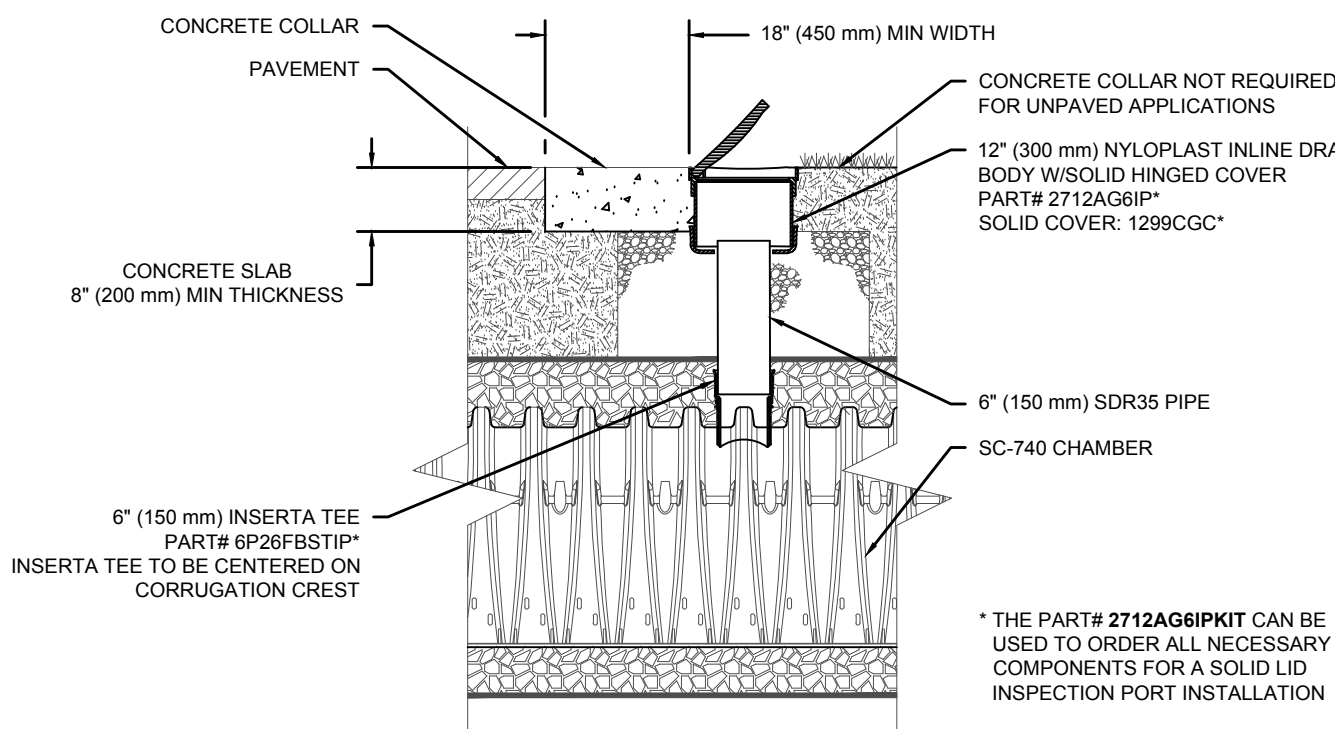
- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
- A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- A.5. IF SEDIMENT IS AT OR ABOVE, 3\"/>
- B. ALL ISOLATOR PLUS ROWS
- B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
- B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
- ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- B.3. IF SEDIMENT IS AT OR ABOVE, 3\"/>
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45\"/>
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS. RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

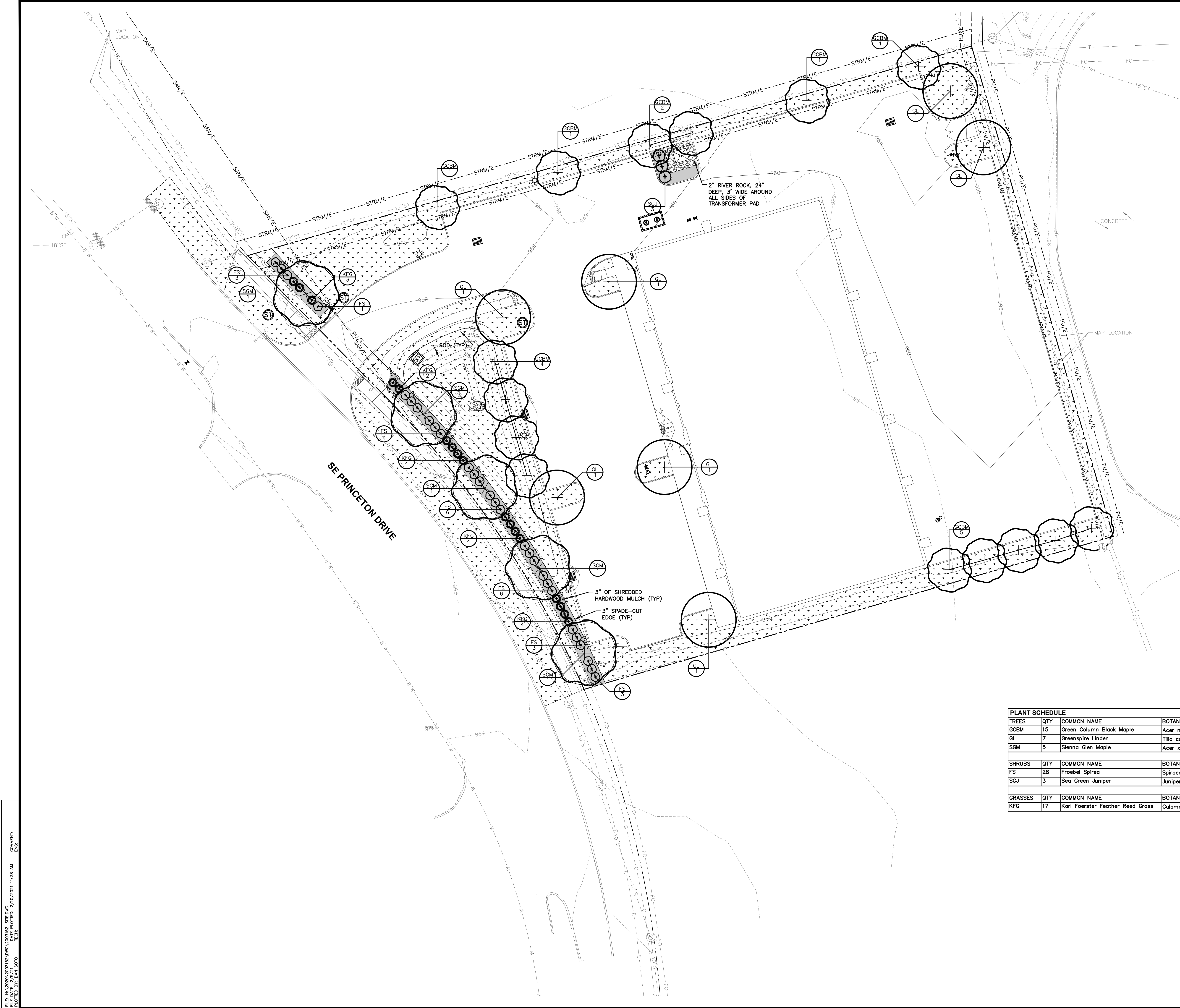
3 SC-740 TECHNICAL SPECIFICATION

NOT TO SCALE



SC-740 6\"/>

FILE: I:\JW\15051921\DWG\SC-740-INSPECTION-PORT-DETAIL.dwg
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PLOTTED BY: C:\Users\jw\OneDrive\Documents\SC-740-INSPECTION-PORT-DETAIL.dwg
PLOT DATE: 2/2/2021 11:38 AM
PLOT SCALE: 1\"/>



PLANT SCHEDULE				
TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GCBM	15	Green Column Black Maple	Acer nigrum 'Greencolumn'	B&B, 2" CALIPER
GL	7	Greenspire Linden	Tilia cordata 'Greenspire'	B&B, 2" CALIPER
SGM	5	Sienna Glen Maple	Acer x freemanii 'Sienna' TM	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
FS	28	Froebel Spirea	Spiraea x bumalda 'Froebelii'	CONT, 3 GAL
SGJ	3	Sea Green Juniper	Juniperus chinensis 'Sea Green'	3 GAL
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
KFG	17	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 3 GAL

LANDSCAPE NOTES

1. LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
2. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
3. TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
4. ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES, WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
5. SOD ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT DESIGNATED FOR BUILDING, PAVEMENT, SIDEWALKS, OR LANDSCAPE PLANTINGS.
6. BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
7. WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
8. SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
9. ALL EDGING SHALL BE SPADE CUT EDGE.
10. PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
11. ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
12. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
13. CONTRACTOR SHALL PROVIDE IRRIGATION DESIGN TO OWNER, IF REQUESTED, FOR APPROVAL.

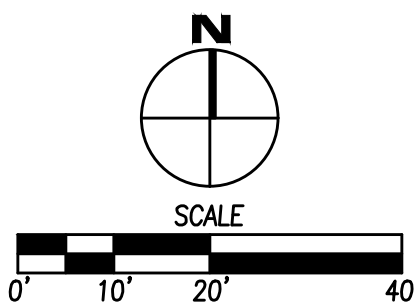
PLANTING REQUIREMENTS

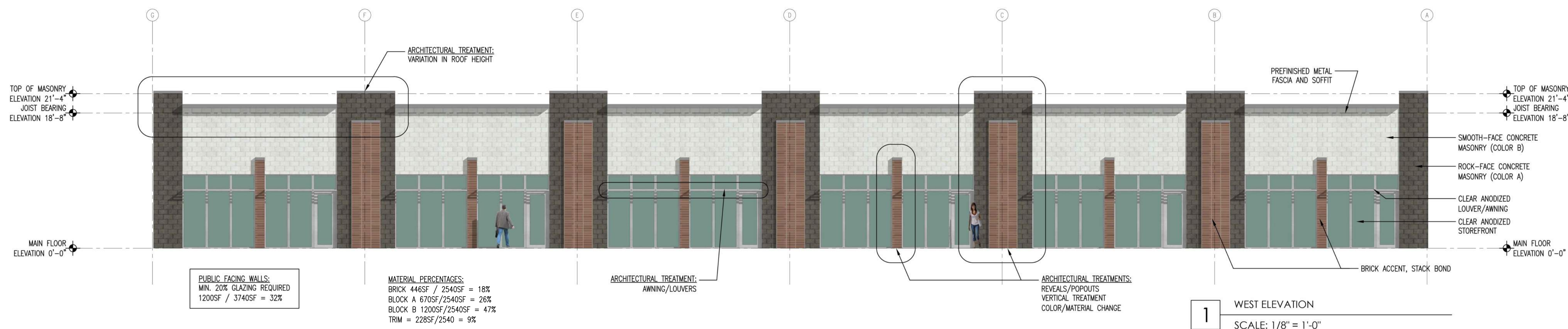
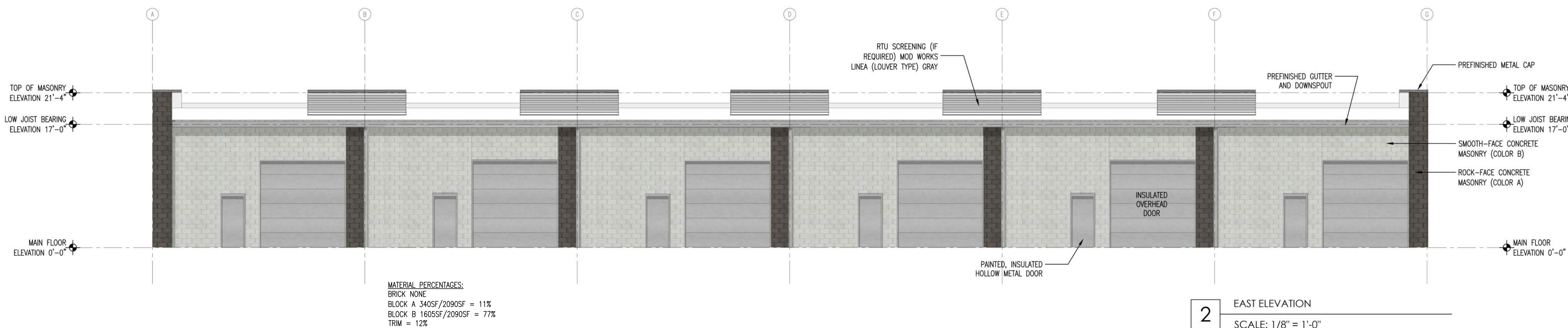
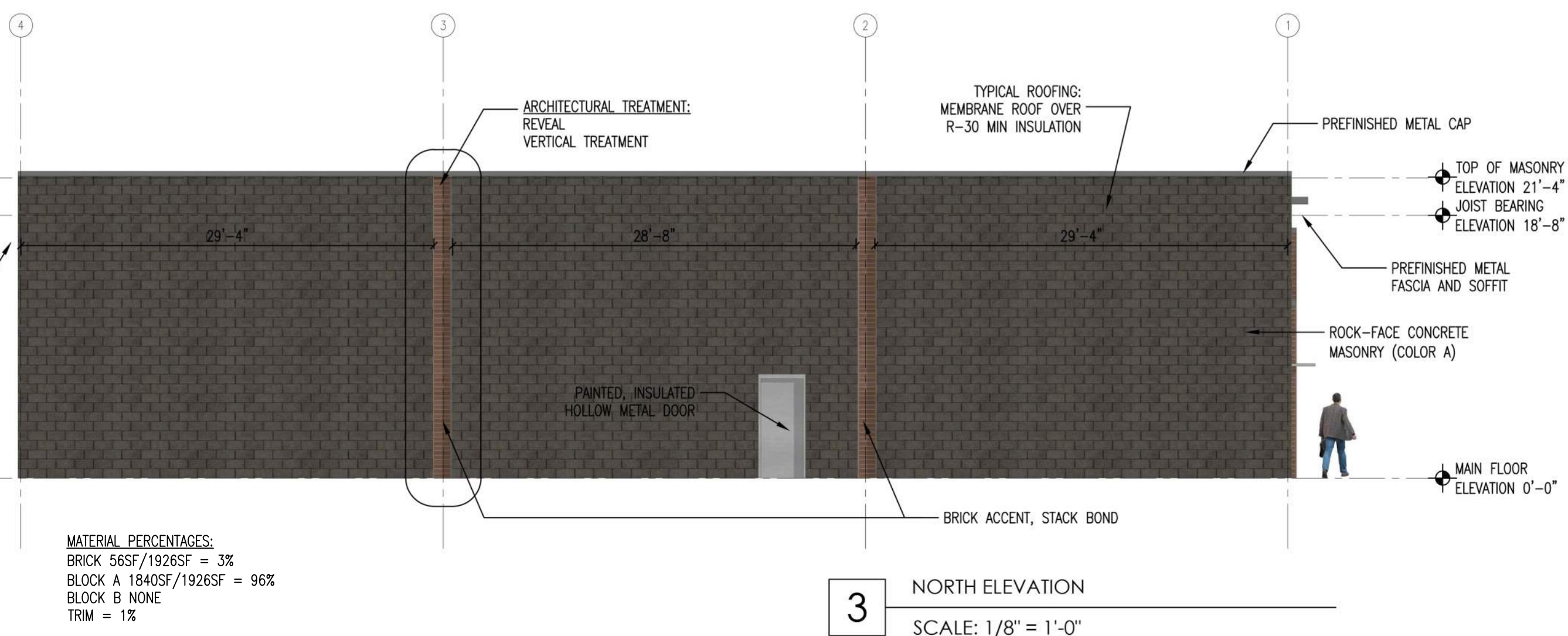
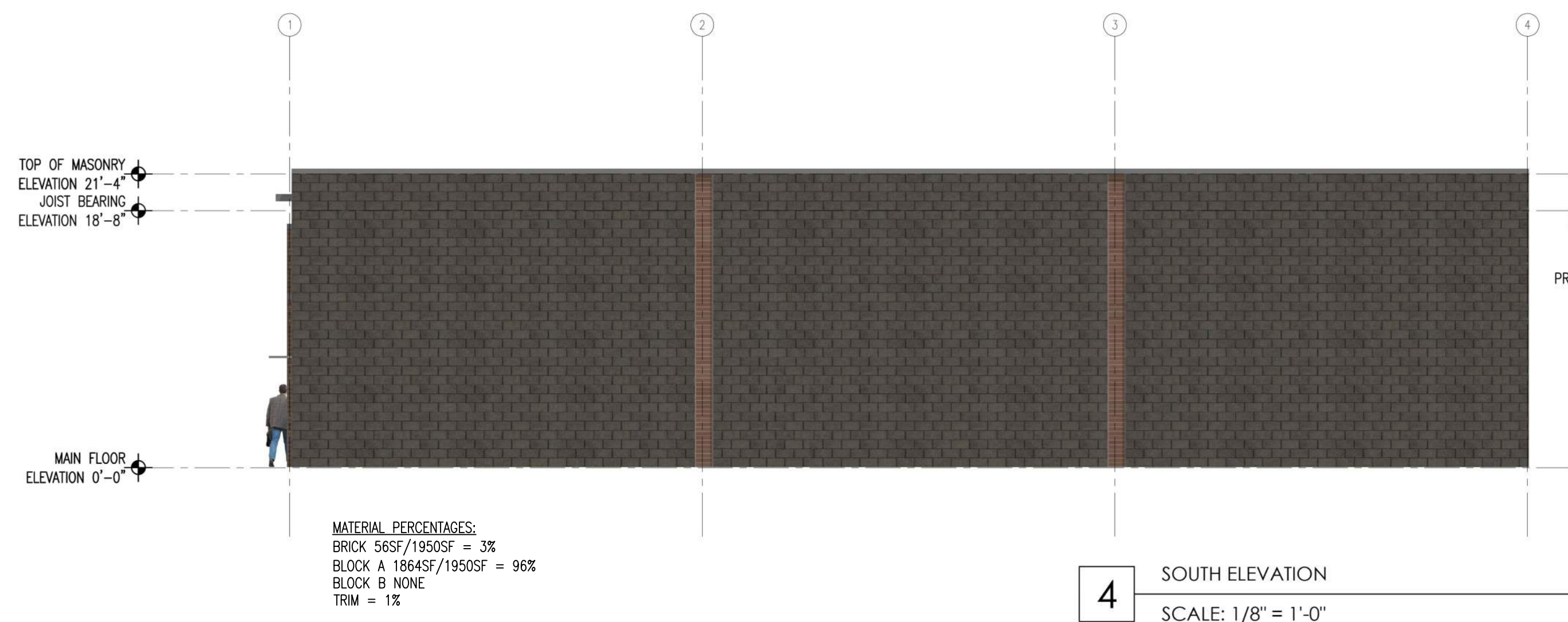
SITE AREA: 67,264 SF (1.54 ACRES)
FRONTAGE: 252 LF ALONG SE PRINCETON DRIVE
OPEN SPACE REQUIRED: 13,453 SF (20.0%)
OPEN SPACE PROVIDED: 15,014 SF (22.3%)

REQUIRED OPEN SPACE PLANTINGS
2 TREES PER 1,000 SF OF REQUIRED OPEN SPACE: 27 TREES
1 SHRUB PER 500 SF OF REQUIRED OPEN SPACE: 27 SHRUBS

REQUIRED ROW PLANTINGS
1 TREE PER 50 LF OF FRONTAGE: 5 TREES
SHRUBS EVERY 4' ON CENTER

PROVIDED PLANTINGS
TREES: 27 (ROW TREES COUNTED TOWARD OPEN SPACE TREE SATISFACTION)
SHRUBS: 50





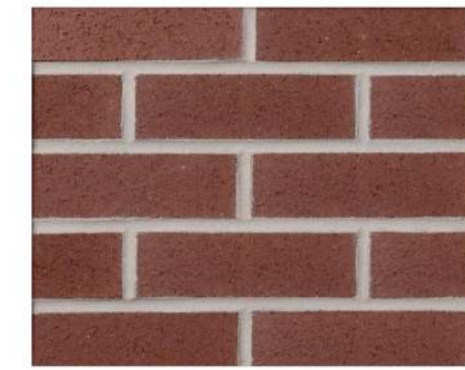
- PER CHAPTER 165A, ZONE 1
- ALL SIDES HAVE PRIMARY MATERIAL (BURNISHED CONCRETE BLOCK)
 - NO BLANK WALL SHALL EXCEED 30' HORIZONTALLY.
 - FIVE TREATMENTS ARE INCLUDED:
 1. REVEALS/POPOUTS
 2. VERTICAL TREATMENTS
 3. COLOR/MATERIAL CHANGE
 4. VARIATION IN ROOF HEIGHT
 5. AWNINGS (LOUVERS)
 - MIN 20% NON-REFLECTIVE GLASS ON WALL FACING PUBLIC ROW



8" SMOOTH-FACE CMU (COLOR B): COUNTY MATL. WHITE (OR SIM)

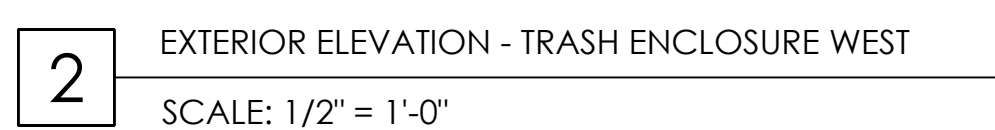


8" ROCK-FACE CMU (COLOR A): COUNTY MATL. COCOA-BEAN (OR SIM)



UTILITY BRICK ACCENTS: GLEN GERY PLUM VENEER (OR SIM)

PRELIMINARY NOT FOR CONSTRUCTION



A2.1

PRELIMINARY NOT FOR CONSTRUCTION

City of Grimes
Water Treatment Plant
&
Wastewater
Treatment Facility
MONTHLY OPERATING REPORT
January 2021



Prepared By:





Water and Wastewater Utility Operations, Maintenance, Engineering, Construction

January 31st, 2020

City of Grimes

Mayor Scott Mikkelsen
City of Grimes
101 NE Harvey St.
Grimes, IA 50111

RE: Monthly Update January 2021

Dear Mayor Scott Mikkelsen:

In accordance with contract requirements, we are pleased to provide the following monthly report for January 2021. Below is a list of the significant events that occurred during the month:

SUBMITTED TO: Mayor Scott Mikkelsen
Jake Anderson, City Administrator
Rochelle Williams, City Clerk
City Council, City of Grimes
Jeff DuPont, U.S. Water Services Corporation

We appreciate the opportunity to be of service to the City of Grimes. We are available to discuss this report, or any other aspect of our operations, at your convenience. Should you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Nick Deardorff
Project Manager
USW UTILITY GROUP

1.0 Facility Safety

There were no safety violations to report for the current month.

The subjects of the monthly safety training were Personal Protective Equipment- Eye Protection, Fall Prevention- Avoiding Falls While Working on Scaffolding, Basic Electrical Safety- Avoiding Open Holes in Electrical Boxes & Panels. All staff reviewed, understood, and acknowledged the material.

2.0 Drinking Water Treatment Facility Operation Report

This month the drinking water treatment plant had a larger demand for water than previous Januarys. This was partly to do with filling the water tower as well as warmer weather allowing for construction to continue longer. The water tower has been filled to halfway and been put into service following good bacterial analysis results. The new reverse osmosis water plant has been moving forward with process piping, electrical, and HVAC still being installed. We have had very few problems with the water plant this last month so obviously we are pleased with that. We have been able to inject over 25 million gallons of water into the ASR for reclaim during the higher demand months. Our goal is to inject more than 60 million gallons for reuse during the year.

Finished Water Monthly Flows and Hardness

		Jan-21	Dec-20	Jan-20
Water	Units			
Average Daily Pumped	gallons	1,790,000	1,327,000	1,020,000
Maximum Daily Pumped	gallons	2,185,000	1,660,000	1,356,000
Minimum Daily Pumped	gallons	1,325,000	1,086,000	659,000
Hardness				
Hardness - Avg Raw	grains	25	26.7	28.5
Hardness - Avg Finish	grains	4.3	4.7	3.3
Iron mg/l				
Avg Raw	mg/L	7.1	6.76	7.89
Avg Finish	mg/L	0.12	0.05	0.05
Fluoride mg/l				
Avg Raw Fl.	mg/L	0.30	0.29	0.23
Avg Finish Fl.	mg/L	0.14	0.21	0.15

Drinking Water Distribution Report

We continue to inspect manholes, exercise valves, and flush hydrants.

The water loss is high again this month due to a lot of flushing at construction sites for new services and mains and our own flushing program as well as construction water for the new water plant.

The new water tower is in service. It was disinfected and passed bac-t's. The system pressure has been raised to 66 PSI from 62 PSI to allow us to utilize the new tower.

Distribution	Jan-2021
Work Orders	120
Meters Installed	17
Residential	17
Commercial	0
Temp Hydrants	3
Disconnect Notices	0
Services Disconnected	31
Hydrants Inspected/Flushed	18
Valves Exercised	31
Manholes Inspected	3,500,000
Water Loss	

Treatment Facility Operation Report

- The wastewater treatment facility had good test results this month even with the cooler temperatures. The aeration blower that failed last month is currently getting repaired as well as the recirculation pump for the digester. We are optimistic that some of our higher test results were resolved with the modification of the sampling port for the effluent wastewater. We disconnected some extra piping to systems that are no longer in use that had been holding sediment that could have been causing some testing issues. We are still working with the DNR to determine a solution for the high ammonia levels but, have not heard any decisions from their construction division.

Wastewater Treatment Facility Flows

	Plant Influent (MGD)
Total	54.86
Average per day	1.77
Minimum	1.63
Maximum	1.92

Wastewater Influent & Effluent Quality

	Influent		Effluent					
Parameter	Daily Ave MG/L	Daily Ave LBS/Day	Daily Max	Permit Daily MG/L Limit	7 Day Max Ave	Permit 7 Day Max Limit	30 Day Average	Permit 30 Day Ave
BOD ₅	147.78	2451.8	•	•	•	•	•	•
CBOD ₅	•	•	89.9 LBS/Day	•	44.9 LBS/Day	711 LBS/Day	18.0 LBS/Day	444 LBS/Day
Suspended solids	488	7140.2	0	•	0	45.0	0	533
Nitrogen Ammonia	•	•	9.12 MG/L	11.0 MG/L	8.72 MG/L	•	4.9 MG/L	5.2 MG/L
Nitrate Nitrogen	36.95	535.9	267.9 LBS/Day	942.33 LBS/Day	309.4 LBS/Day	•	267.9 LBS/Day	576 LBS/Day
Dissolved Oxygen	•	•	6.52	•	5.89	•	5.7	>5.0
PH	•	•	8.12	6.5 to 9 STD Units	7.56	•	•	•

ND= No Detection

- = No limit set

METRO WASTE AUTHORITY
CLIVE / GRIMES / JOHNSTON / POLK CITY CONTRACT ADJUSTMENT
NEW RATES EFFECTIVE JULY 1, 2021

CHARGE CATEGORIES	48 GALLON SERVICE	48 GALLON EXTRA SERVICE	96 GALLON SERVICE	96 GALLON EXTRA SERVICE
Collection Charges	\$ 4.33	\$ 3.00	\$ 4.33	\$ 3.00
Container Supply Charges	\$ 0.74	\$ 0.74	\$ 0.74	\$ 0.74
Disposal Charges	\$ 2.28	\$ 2.28	\$ 2.99	\$ 2.99
Spring Clean Up	\$ 0.26	\$ -	\$ 0.26	\$ -
Total Rate	<u>\$7.61</u>	<u>\$6.02</u>	<u>\$ 8.32</u>	<u>\$6.73</u>

	FY 20/21	FY 21/22	INCREASE
<u>48 GALLON</u>			
Collection Charges	\$ 4.35	\$ 4.33	\$ (0.02)
Container Supply Charges	\$ 0.74	\$ 0.74	\$ -
Disposal Charges	\$ 2.28	\$ 2.28	\$ -
Spring Clean Up	\$ 0.26	\$ 0.26	\$ (0.00)
Total Rate	<u>\$7.63</u>	<u>\$7.61</u>	<u>(\$0.02)</u>

<u>48 GALLON EXTRA</u>			
Collection Charges	\$ 3.00	\$ 3.00	\$ -
Container Supply Charges	\$ 0.74	\$ 0.74	\$ -
Disposal Charges	\$ 2.28	\$ 2.28	\$ -
Spring Clean Up	\$ -	\$ -	\$ -
Total Rate	<u>\$6.02</u>	<u>\$6.02</u>	<u>\$0.00</u>

<u>96 GALLON</u>			
Collection Charges	\$ 4.35	\$ 4.33	\$ (0.02)
Container Supply Charges	\$ 0.74	\$ 0.74	\$ -
Disposal Charges	\$ 2.99	\$ 2.99	\$ -
Spring Clean Up	\$ 0.26	\$ 0.26	\$ (0.00)
Total Rate	<u>\$8.34</u>	<u>\$8.32</u>	<u>(\$0.02)</u>

<u>96 GALLON EXTRA</u>			
Collection Charges	\$ 3.00	\$ 3.00	\$ -
Container Supply Charges	\$ 0.74	\$ 0.74	\$ -
Disposal Charges	\$ 2.99	\$ 2.99	\$ -
Spring Clean Up	\$ -	\$ -	\$ -
Total Rate	<u>\$6.73</u>	<u>\$6.73</u>	<u>\$0.00</u>

METRO WASTE AUTHORITY
CLIVE / GRIMES / JOHNSTON / POLK CITY CONTRACT ADJUSTMENT
96 GALLON CART
NEW RATES EFFECTIVE JULY 1, 2021

Collection Charges;		
MF Non Fuel	\$ 3.36	75%
MF Fuel	\$ 0.99	25%
	<u>\$ 4.35</u>	
Disposal Charges	\$ 2.99	
Spring Clean Up	\$ 0.26	
Container Charges	\$ 0.74	
Total	<u><u>\$ 8.34</u></u>	

CPI

November 2019	152.523
November 2020	154.126

https://data.bls.gov/timeseries/CUURN200SA0?amp%253bdata_tool=XGtable&output_view=data&in

EIA Diesel

November 2019	296.9
November 2020	235.9

https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=EMD_EPD2D_PTE_R20_DPG&f=W
week of 11/25/2019

Disposal Fee

July 2020	\$37.00
July 2021	<u>\$37.00</u>
Increase	\$ -
% Increase	0.000%

Monthly Fee Non Fuel:

\$ 3.36	X	[	1 + 0.75	X	(	(	154.126 - 152.523	)	/	152.523	)	]	=
\$ 3.36	X	[	1 + 0.75	X	(		1.6030		/	152.523	)	]	=
\$ 3.36	X	[	1 + 0.75	X			0.0105					]	=
\$ 3.36	X	[	1 +				0.0079					]	=
\$ 3.36	X						1.0079						= \$ 3.39

Monthly Fee Fuel:

\$ 0.99	X	[	1 + 0.25	X	(	(	235.9 - 296.9	)	/	296.9	)	]	=
\$ 0.99	X	[	1 + 0.25	X	(		(61.00)		/	296.9	)	]	=
\$ 0.99	X	[	1 + 0.25	X			(0.2055)					]	=
\$ 0.99	X	[	1 +				(0.0514)					]	=
\$ 0.99	X						0.9486						= \$ 0.94

Disposal Fee:

\$ 2.99	X				(	37.0000	/	37.000	)				=
\$ 2.99	X					1.0000							= \$ 2.99

Spring Clean Up:

\$ 0.26	X				(	154.1260	/	152.523	)				=
\$ 0.26	X					1.0105							= \$ 0.26

Container Charges

= \$ 0.74

New Monthly Fee \$ 8.32

**METRO WASTE AUTHORITY
CLIVE / GRIMES / JOHNSTON / POLK CITY / CONTRACT ADJUSTMENT
96 GALLON EXTRA CART
NEW RATES EFFECTIVE JULY 1, 2021**

Collection Charges;	\$ 3.00
Disposal Charges	\$ 2.99
Spring Clean Up	
Container Charges	\$ 0.74
Total	<u>\$ 6.73</u>

CPI

November 2019	152.523
November 2020	154.126

EIA Diesel

November 2019	296.9
November 2020	235.9

Disposal Fee

July 2020	\$37.00
July 2021	<u>\$37.00</u>
Increase	\$ -
% Increase	0.000%

Collection Charge

= \$ 3.00

Disposal Fee:

\$ 2.99 X
\$ 2.99 X

(37.0000 / 37.000)
1.0000

=
= \$ 2.99

Spring Clean Up:

= \$ -

Container Charges

= \$ 0.74

New Monthly Fee

\$ 6.73

METRO WASTE AUTHORITY
CLIVE / GRIMES / JOHNSTON / POLK CITY CONTRACT ADJUSTMENT
48 GALLON CART
NEW RATES EFFECTIVE JULY 1, 2021

Collection Charges;		
MF Non Fuel	\$ 3.36	75%
MF Fuel	\$ 0.99	25%
	<u>\$ 4.35</u>	
Disposal Charges	\$ 2.28	
Spring Clean Up	\$ 0.26	
Container Charges	\$ 0.74	
Total	<u><u>\$ 7.63</u></u>	

CPI

November 2019	152.523
November 2020	154.126

EIA Diesel

November 2019	296.9
November 2020	235.9

Disposal Fee

July 2020	\$37.00
July 2021	<u>\$37.00</u>
Increase	\$ -
% Increase	0.000%

Monthly Fee Non Fuel:

\$ 3.36	X	[	1 + 0.75	X	(	(	154.126 - 152.523	)	/	152.523	)	]	=
\$ 3.36	X	[	1 + 0.75	X	(		1.6030		/	152.523	)	]	=
\$ 3.36	X	[	1 + 0.75	X			0.0105					]	=
\$ 3.36	X	[	1 +				0.0079					]	=
\$ 3.36	X						1.0079						= \$ 3.39

Monthly Fee Fuel:

\$ 0.99	X	[	1 + 0.25	X	(	(	235.9 - 296.9	)	/	296.9	)	]	=
\$ 0.99	X	[	1 + 0.25	X	(		(61.00)		/	296.9	)	]	=
\$ 0.99	X	[	1 + 0.25	X			(0.2055)					]	=
\$ 0.99	X	[	1 +				(0.0514)					]	=
\$ 0.99	X						0.9486						= \$ 0.94

Disposal Fee:

\$ 2.28	X				(	37.0000 / 37.000	)						=
\$ 2.28	X					1.0000							= \$ 2.28

Spring Clean Up:

\$ 0.26	X				(	154.1260 / 152.523	)						=
\$ 0.26	X					1.0105							= \$ 0.26

Container Charges

= \$ 0.74

New Monthly Fee \$ 7.61

**METRO WASTE AUTHORITY
CLIVE / GRIMES / JOHNSTON / POLK CITY CONTRACT ADJUSTMENT
48 GALLON EXTRA CART
NEW RATES EFFECTIVE JULY 1, 2021**

Collection Charges; \$ 3.00

Disposal Charges	\$ 2.28
Spring Clean Up	\$ -
Container Charges	\$ 0.74
Total	<u>\$ 6.02</u>

CPI

November 2019	152.523
November 2020	154.126

EIA Diesel

November 2019	296.9
November 2020	235.9

Disposal Fee

July 2020	\$37.00
July 2021	<u>\$37.00</u>
Increase	\$ -
% Increase	0.000%

Collection Charge

= \$ 3.00

Disposal Fee:

\$ 2.28	X
\$ 2.28	X

(37.0000 / 37.000)
1.0000

=
= \$ 2.28

Spring Clean Up:

= \$ -

Container Charges

= \$ 0.74

New Monthly Fee

\$ 6.02