

## 2015 Recommended Building Code with Amendments

A **resolution** of the **Central Iowa Code Consortium** recommending adoption of the 2015 edition of the *International Building Code*, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures.

The **Executive Committee** of the **Central Iowa Code Consortium** does ordain as follows:

**Section 1.** That a certain document, being marked and designated as the *International Building Code*, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Building Code of the participating communities of the **Central Iowa Code Consortium**, for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this resolution.

**Section 2.** The following sections are hereby revised:

Section 101.1. Insert: **[NAME OF JURISDICTION]**

[Section 1612.3.](#) Insert: **[NAME OF JURISDICTION]**

[Section 1612.3.](#) Insert: **[DATE OF ISSUANCE]**

[Section 3412.2.](#) Insert: **[DATE IN ONE LOCATION]**

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 310.5 & 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:

4. Existing schools undergoing alterations, additions, or construction of new accessory buildings.

Insert New Code Section: IBC 901.8 (correlation: IFC 901.4.6.1)

Language:

**901.8 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.

Modify Code Section: IBC 903.2 (correlation: IFC 903.2)

Replace with and add the following language:

**903.2 Where required.**

*Approved automatic sprinkler systems* in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12

Exceptions:

1. Prior to July 1, 2016 any jurisdiction calculating fire areas by other methods not defined by the International fire Code or International Building Code, may continue to utilize those methods in calculating fire sprinkler square footage requirements as previously established by local jurisdiction.
2. Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in determining the requirements for automatic sprinkler systems in Section 903.2.1 through 903.2.12 may continue to utilize these methods as previously established by local jurisdiction.
3. Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separate from the remainder of the building by not less than 1-hour *fire barriers* constructed in accordance with Section 70 of the *International Building Code* or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the *International Building Code*, or both.

Modify Code Section: IBC 903.2.11.1.3 (correlation: IFC 903.2.11.1.3)

Replace with the following language:

**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*.

Modify Code Section: IBC 903.4.2 (correlation: IFC 903.4.2)

Replace with the following language:

**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.*

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.

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 m<sup>2</sup>) 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.

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.*

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:

5. *Restrooms containing more than one water closet/urinal or that are accessible.*

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.

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 be illuminated internally. 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)



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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.

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 1030.5.3 (correlation: IFC 1030.5.3)

Language:

**1030.5.3 Window wells drainage.**  
All window wells shall be provided with approved drainage.

FINAL RECOMMENDATION