ORDINANCE NO. 005-26

AN ORDINANCE REPEALING CHAPTER 33 OF THE CEDAR RAPIDS MUNICIPAL CODE AND ENACTING AND ADOPTING IN ITS PLACE A NEW CHAPTER 33, ENTITLED "BUILDING CODE" OF THE 2024 INTERNATIONAL BUILDING CODE.

WHEREAS, the Building Code consists of the ordinance hereafter set forth which adopts by reference, with certain amendments, the International Building Code, 2024 Edition, and the International Residential Building Code, 2024 Edition, published by the International Code Council, Inc.

WHEREAS, regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of buildings or structures within the City, providing for the issuance of permits and collection of fees therefore; providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA as follows:

Section 1. Chapter 33 of the Cedar Rapids Municipal Code entitled "Building Code" is hereby repealed and in its place a new Chapter 33 is enacted as follows:

"BUILDING CODE
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33.01 INTERNATIONAL BUILDING CODE 2024 ADOPTED.

Except as hereinafter added to, deleted, modified, or amended, there is hereby adopted as the Building Code of the City of Cedar Rapids, Iowa, that certain codes known as the International Building Code, 2024 Edition, and the International Residential Building Code, 2024 Edition, as published by the International Code Council, Inc.

The provisions of said Building Code shall be controlling in the construction of buildings and other structures and in all matters covered by said Building Code within the corporate limits of the City of Cedar Rapids, Iowa, and shall be known as the Building Code.

33.02 R101.2.1 APPENDICES.

Section R101.2.1 Appendices is hereby amended by modifying Section R101.2.1 as follows:

> The Building Code adopts Appendix BE: Radon Control Methods excluding Section BE 104 Testing.

33.03 REFERENCED CODES.

The Building Code is hereby amended by amending Section 101.4 of the International Building Code as follows:

IBC 101.4.1 Gas.

The provision of the Iowa State Plumbing Code adopted in Iowa Administrative Code 641—25 shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code.

IBC 101.4.2 Mechanical.

The provisions of the Mechanical Code as adopted in Municipal Code Chapter 36 shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerator and other energy- related systems.

IBC 101.4.3 Plumbing.

The provisions of the Plumbing Code as adopted in Municipal Code Chapter 35 shall apply to the installation, alteration, repair and replacement of plumbing systems including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

IBC 101.4.4 Property Maintenance.

The provisions of the Property Maintenance Code as adopted by Municipal Code Chapter 29 shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

IBC 101.4.5 Fire Prevention.

The provisions of the Fire Code as adopted by Municipal Code Chapter 37 shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

IBC 104.4.6 Energy.

The provision of the International Energy Conservation Code 2024 Edition shall apply to all matters governing the design and construction of buildings for energy efficiency with the following exception.

EXCEPTION: Buildings complying with the Iowa Energy Code as adopted by the Iowa Administrative Code 661—303.1(103A) Scope and applicability of energy conservation requirements.

IBC 101.4.7 to remain unchanged.

IBC 101.4.8 Electrical.

The provisions of the Electrical Code as adopted by Municipal Code Chapter 34 shall be controlling in the installation, alterations, repairs, removals, renewals, replacements, connection, disconnection, and maintenance of all electrical equipment within the corporate limits of the City. For the purpose of this Chapter, the term “electrical equipment” means all materials, wiring, conductors, fittings, devices, appliances, luminaires, signs and apparatus or parts thereof comprising an electrical system within a structure or facility.

IBC 101.4.9 ANSI 117.1

Any reference to ANSI 117.1 shall refer to Ansi 117.1- 2009 the 2009 American National Standard of Accessible and Usable Buildings and Facilities published by the International Code Council, Inc., which hereinafter may be referred to as "ICC A117.1-2009" is hereby adopted by reference and is effective as if fully set forth in this article.

33.04 103.1 AND R103.1 CREATION OF ENFORCEMENT AGENCY.

Section 103.1 and R103.1 Creation of enforcement agency is hereby amended by modifying Section 103.1 and R103.1 Creation of enforcement agency, as follows:

Section 103.1 and R103.1 Creation of enforcement agency.

The Building Services Department is hereby created and the official in charge thereof shall be known as the Building Official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

33.05 104.10 CONFLICT OF INTEREST.

Section 104.10 Conflict of interest is hereby added as follows:

Section 104.10 Conflict of interest. The Building Official, inspectors and other employees who are engaged in building inspections, building plan review and issuance activities in accordance with this code shall not directly or indirectly perform and/or be involved in any work, sales of services, equipment, materials or systems regulated by this code for any financial gains/benefits nor enter into any written or verbal contractual agreements for financial gains/benefits. Employees may perform work or activities regulated by this code when it is without compensation or other financial benefits. In no event shall the employee inspect or be involved in the inspection process on any project where the employee performed work or has a financial interest.

33.06 105.1 REQUIRED PERMITS.

IBC Section 105.1 Required Permits is hereby modified by adding the following paragraph as follows:

Any person or person(s) doing work regulated by this code or causing such work shall first make application to the Building Official or designee and obtain the required permit prior to such work. An investigation fee may be charged when a permit has not first been obtained. Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the City Council by resolution that shall be in addition to the required permit fees and investigation fees.

33.07 105.2 WORK EXEMPT FROM PERMIT.

Section 105.2 Work exempt from permit is hereby amended by modifying Section 105.2 Work exempt from permit, as follows:

Section 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Permits shall not be required for the following:

Building:

1. Other than storm shelters, one-story detached accessory structures used as tool and storage sheds, playhouses, detached pergolas and similar uses, provided the floor area does not exceed 200 square feet (18.58m²). The structure must comply with all applicable Zoning restrictions.

2. Fences.

Items 3 through 6 remain as written.

7. Painting, papering, tiling, carpeting, or similar finish work, cabinets and/or countertops replaced in the same location only.

Item 8 will remain as written.

9. Prefabricated and/or inflatable swimming pools accessory to a Group R-3 occupancy that are not permanently installed.

The rest of the section will remain as written.

33.08 R105.2 WORK EXEMPT FROM PERMIT.

IRC Section R105.2 Work exempt from permit is hereby amended by modifying Section R105.2 Work exempt from permit, as follows:

Section R105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Permits shall not be required for the following:

1. Other than storm shelters, one-story detached accessory structures one or more stories used as tool and storage sheds, detached pergolas and gazebos, playhouses and similar uses, provided the total floor area does not exceed 200 square feet (18.58m²). The structure must comply with all applicable Zoning restrictions.

2. Fences.

Items 3 through 5 remain as written.

6. Painting, papering, tiling, carpeting, or similar finish work, cabinets and/or countertops replaced in the same location only.

7. Prefabricated and/or inflatable swimming pools accessory to a Group R-3 occupancy that are not permanently installed.

Items 8 through 10 remain as written. Add item:

11. Gutters, storm windows, storm doors and screens.

The rest of the section will remain as written.

33.09 105.5 and R105.5 EXPIRATION.

Section 105.5 and R105.5 Expiration are hereby amended by adding Section 105.5.1 and Section R105.5.1 Twelve months to Section 105.5 and R105.5 Expiration, as follows:

Section 105.5.1 and R105.5.1 Twelve months. Every building permit issued under the provisions of this code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Building Official. The Building Official or their designee may deem it a violation of this code if the work prescribed in an obtained building permit is not completed within the term of the permit.

If the work has not been completed by the expiration date of the permit, the Building Official or their designee may renew the permit if the applicant can provide evidence of substantial progress and provide a schedule of additional regular inspections. No further work shall be done until the permit has been renewed by the owner or his or her agent and by payment of the renewal fee as established by resolution of the City Council and provided no changes have been made in plans or location.

33.10 105.6 AND R105.6 SUSPENSION OR REVOCATION.

Sections 105.6 and R105.6 Suspension or revocation are amended by adding Sections and Section R105.6.1

Section 105.6.1 and R105.6.1 Suspension or revocation. Before any permit is suspended or revoked, the Building Official or designee will provide notice to the person to whom the permit was issued and the owner of the property setting forth the facts and circumstances constituting the basis of such action and providing an opportunity to be heard.

33.11 105.8 AND R105.10 APPLICATIONS IN PROGRESS.

Sections 105.8 and R105.10 Applications in progress is hereby added as follows:

Sections 105.8 and R105.10 Applications in progress. Applications in progress shall meet the following criteria:

With the approval of the Building Official, applications for permits and other approvals, substantially designed or submitted before the effective date of this ordinance at the time of adoption of this code, may be reviewed wholly under the terms of the previous ordinance. If approved, these projects may be carried out in accordance with the building code requirements in effect at the time. Any re-application shall meet the standards in effect at the time of re-application.

33.12 109.2 AND R108.2 SCHEDULE OF PERMIT FEES.

Sections 109.2 and R108.2 Schedule of permit fees are hereby amended by repealing Sections 109.2 and R108.2 Schedule of fees and replacing said sections with new Sections 109.2 and R108.2 as follows:

> Sections 109.2 and R108.2 Schedule of permit fees. Building permits shall be computed from the fee schedule set by resolution of the City Council.
>
> The City Council may by resolution set fees for re-inspection, special inspection, and moving building inspections. These inspection fees shall be identified in the schedule of fees.

33.13 109.2.1 AND R108.2.1 PLAN REVIEW FEES.

Sections 109.2.1 and R108.2.1 Plan review fees are hereby added as follows:

> Section 109.2.1 and R108.2.1 Plan review fees. Fees for all plan reviews shall be as set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

33.14 109.3 AND R108.3 BUILDING PERMIT VALUATIONS.

Sections 109.3 and R108.3 Building permit valuations are hereby amended by deleting Sections 109.3 and R108.3 Building permit valuations and by replacing said sections with the following:

> Sections 109.3 and R108.3 Building permit valuations. The determination of value or valuation under any of the provisions of the Building Code shall be made by the Building Official. The valuation to be used in computing the building permit fees and the plan review fees shall be the total fair market value of all construction work for which the permit is issued as well as all finish work, roofing, permanent accessories, and the usual cost of labor, whether such labor is performed by the owner or by others. Such valuation excludes the cost of the lot or improvements to the lot, such as grading, landscaping, walks, or drives.
>
> > EXCEPTION: Exclude the cost of air conditioning, electrical, heating, plumbing or ventilation systems in occupancies in Group R-2 or R-3.
>
> The valuation for additional new work, or for alteration, remodeling, repairs or replacement shall include cost of materials and labor for the construction of the new work, repairs, replacements, additions, or remodeling.
>
> The building inspector or plans examiner shall correct the determination of value of any work for which a permit is issued if such valuation appears to be in error or misstated. The building inspector or plans examiner may request invoices of the materials and labor to support the valuation or may refer to the current published International Code Council valuation chart at their discretion.

33.15 109.5.1 AND R108.4.1 RE-INSPECTION FEES.

Sections 109.5.1 and R108.4.1 Re-inspection fees are hereby added as follows:

Section 109.5.1 and R108.4.1 Re-inspection fees. A re-inspection fee may be assessed for each inspection or re-inspection when such work or portion of such work for which the inspection is called for is not complete or when corrections called for are not made.

Re-inspection fees may be assessed when the inspection card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, access is not provided on the date for which the inspection is requested, the property and building address are not properly posted, or when there is a deviation from plans requiring approval of the Building Official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

33.16 111.2 and R110.3 CERTIFICATE OF OCCUPANCY.

The Building Code is hereby amended by deleting Section 111.2 Number (3) of the International Building Code, 2024 Edition and Section R110.3 Number (3) of the International Residential Code, 2024 Edition and leaving said section numbers (3) blank.

33.17 113.1 AND R112.1 GENERAL.

Sections 113.1 and R112.1 General are hereby amended by deleting Sections 113.1 and R112.1 General and replacing said sections with the following:

Section 113.1 and R112.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Marshal or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of seven members whose place of business, residence, or work is located in the City of Cedar Rapids, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official or designee shall be an ex-officio member and shall act as Secretary of the Board for appeals involving this code. The Fire Marshal or designee shall also be an ex-officio member and shall act as Secretary of the Board for appeals involving the International Fire Code.

Appointment of Members and Terms of Office. The Mayor shall appoint the members of the Board with the approval of the City Council. The terms of the members shall be for 3 years; the terms shall expire on June 30th of each year. A vacancy within any term shall be filled by appointment by the Mayor with the approval of the City Council for the unexpired portion of that term only.

The Board shall adopt reasonable rules and regulations for conducting its investigations and shall render all decisions and findings in writing to the Building Official, with a duplicate copy to the appellant. The Board shall have no authority to waive requirements of this code or the International Fire Code.

33.18 202 AND R202 DEFINITIONS.

Section 202 and R202 Definitions is hereby amended as follows:

The Building Code is hereby amended by adding the definition of Pier foundation in Section 202 of the International Building Code, 2024 Edition, and International Residential Code, 2024 Edition and inserting in lieu thereof the following:

PIER FOUNDATION. A grid system of girders (beams), piers, or columns and footings used in construction to elevate the superstructure above the ground plane or grade. The piers serve as columns for the superstructure.

33.19 R302.1 EXTERIOR WALLS.

EXTERIOR WALLS. The Building Code is hereby amended by deleting Exception 2 of Section R302.1 of the International Residential Code, 2024 Edition, and by replacing said Exception with a new Exception 2. as follows:

EXCEPTION: 2. Fire separation distance based on an imaginary line between two buildings on the same lot shall not be less than 3'.

33.20 R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.

Table R301.2(1) Climatic and Geographic Design Criteria is hereby amended by modifying Table R301.2(1) as follows:

GROUND SNOW LOAD	WIND SPEED MPH	Topo. Special Wind Debris	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS		AIR FREEZING INDEX	MEAN ANNUAL TEMP
				Weathering	Frost Line Depth	Termite	Decay			NFIP Adoption	FIRM Maps		
36 PSF	115	NO	A	Severe	42"	Moderate Heavy	Slight-Moderate	-5 F	YES	1982	4/5/ 10	1784	48.9

33.21 302.5.1 OPENING PROTECTION.

OPENING PROTECTION. The Building Code is hereby amended by deleting Section R302.5.1 of the International Residential Code, 2024 Edition and by replacing said section with a new Section R302.5.1 as follows:

R302.5.1 Opening protection. Openings from a private garage into a room used for sleeping purposes shall not be permitted. Other openings between a garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honey-comb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors.

33.22 R302.13 FIRE PROTECTION OF FLOORS.

FIRE PROTECTION OF FLOORS. The Building Code is hereby amended by deleting Section R302.13 of the International Residential Code, 2024 Edition, and leaving said section blank.

33.23 308.5.4 DAYCARE OCCUPANCIES.

(a) Delete section 308.5.4 and insert in lieu thereof the following new section:

308.5.4 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.

EXCEPTION: Daycare 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 are permitted to comply with the International Residential Code.

33.24 310.4.1 Care Facilities within a dwelling.

(b) Delete section 310.4.1. Care Facilities within a dwelling and insert in lieu thereof the following new section:

310.4.1 Care facilities within a dwelling. Care facilities within a dwelling refer to 308.5.4.

33.25 R319.7 ALTERATION OR REPAIRS OF EXISTING BASEMENTS.

Add Exception 2 and insert the following new section:

During alterations or renovations for the purpose of egress in rooms that are not to be used for sleeping the following procedures are applicable: Provide a window/windows capable of meeting the height, width and sill heights as prescribed by code.

If said room is not intended to be used as a bedroom/sleeping room, the following alternate is acceptable: Provide an affidavit that has been recorded with the Linn County Recorder's

Office to become a permanent part of the abstract for subject property listing which includes, but is not limited to, the following items:

1. Property legal description.
2. Address.
3. That the purpose of finished room is not for bedroom/sleeping room purposes.

Also, a copy of the recorded document will be attached to the building permit and become part of the Building Services Department permanent file.

33.26 1011.11 / R320.5 CONTINUITY.

1011.11 HANDRAILS EXCEPTION 5.

Section 1011.11 Handrails is hereby amended by adding Exception 5 as follows:

EXCEPTION 5. Handrails within a dwelling unit or serving an individual dwelling unit may have offsets or interruptions of six inches or less in total length and shall be considered, for the purpose of this code, to be continuous.

Section R320.5 Continuity is hereby amended by adding Exception 3 to Section R320.5 Continuity, as follows:

EXCEPTION 3. Offsets or interruptions of six inches or less in total length shall be considered, for the purpose of this code, to be continuous.

33.27 R321.2 WINDOW FALL PROTECTION.

REPEAL OF SECTION (WINDOWSILLS). The Building Code is hereby amended by deleting Section R321.2.1 of the International Residential Code, 2024 Edition, and leaving said section blank.

33.28 R309.1 and R309.2 AUTOMATIC FIRE SPRINKLER SYSTEMS

Section R309.1 TOWNHOUSES.

The Building Code is hereby amended by deleting Section R309.1 and deleting Section R309.2 of the International Residential Code, 2024 Edition, and by replacing said sections with a new Section R309.1 Townhouses and One and Two Family as follows:

Townhouse and One- and Two-Family automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed throughout all attached townhouses and one- and two-family dwelling units when any of the following conditions exist:

1. The townhouses are constructed in a group of more than four attached units.

2. Any individual townhouse unit of a structure has four or fewer attached townhouses or a one- or two-family dwelling has a floor area greater than 4000 square feet on any one story or greater than 8,000 square feet of total floor area for all stories, excluding non-habitable areas separated from the rest of the building by a minimum of one-hour fire-resistive construction and containing smoke or heat detection interconnected with the dwelling unit smoke alarms.

   EXCEPTION:

   An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses or one- or two-family dwellings, that do not already have an automatic residential fire sprinkler system installed if said dwellings were built before the City of Cedar Rapids adopted the 2015 International Residential Code.

R309.1.1 DESIGN AND INSTALLATION. Automatic residential fire sprinkler systems for townhouses and One- and Two-family dwellings shall be designed and installed in accordance with Section P2904 of the International Residential Code, 2024 Edition (IRC 2024).

33.29 903.2.8 GROUP R.

Section 903.2.8 Group R is hereby amended by adding an Exception:

903.2.8 GROUP R.

Section 903.2.8 Group R is hereby amended by adding an Exception.

EXCEPTION: Any change of use where a one-unit Group R fire area is located in a building with A, B and M occupancy with approval of the Building Official.

For the purposes of this Section, portions of a building separated by one or more fire walls shall not be considered separate buildings.

33.30 2.11.1 STORIES WITHOUT OPENINGS.

Section 903.2.11.1 is hereby amended by deleting Section 903.2.11.1 of the International Building Code, 2024 Edition, and by replacing said section with a new Section 903.2.11.1 as follows:

903.2.11.1 Stories without openings. An automatic sprinkler system shall be installed throughout all stories, including basements and crawlspaces, of all buildings where the floor area exceeds 1,500 square feet (139.4 m 2) and where the story does not comply with the following criteria for exterior wall openings:

1. Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1011 or an outside ramp complying with Section 1012. Openings shall be located in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm).

2. Openings entirely above the adjoining ground level totaling not less than 20 square feet (1.86 m 2) in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm). The height of the bottom of the clear opening shall not exceed 44 inches (1118 mm) measured from the floor.

33.31 R310 SMOKE ALARMS.

SMOKE ALARMS. The Building Code is hereby amended by adding Exception 3 to section R310.2.2 Alterations, repairs and additions of the International Residential Code, 2024 Edition, as follows:

EXCEPTION 3:

Hard wiring of smoke alarms in existing areas shall not be required where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring without the removal of interior finishes.

33.32 R403 FOOTINGS.

Section R403 Footings is hereby amended by adding an Exception to Section R403 Footings, as follows:

All single-family residential structures shall have a continuous frost-protected perimeter foundation for the main body of the structure. No more than 1/3 of the finished first floor sq. footage excluding attached accessory areas, unfinished spaces and unconditioned

spaces shall have anything other than continuous frost protected perimeter foundation. Pier foundation systems are not defined as continuous frost protected foundations.

33.33 R403.1.4.1 FROST PROTECTION EXCEPTION 5.

SLAB ON GRADE FOUNDATIONS. The Building Code is hereby amended by inserting a new Exception 5 to Section R403.1.4.1 of the International Residential Code, 2024 Edition, as follows:

The Building Code is hereby further amended by adding a new Exception 4 to Section 1809.5 of the International Building Code, 2024 Edition and Exception 5 to section R403.1.4.1 of the International Residential Code, 2024 Edition respectively, as follows:

EXCEPTION: Slab-on-Grade Foundations. The Building Official or designee may approve slab- on-grade foundation designs for wood or metal frames, detached buildings of Group U occupancy or accessory structures to buildings constructed under the provisions of the International Residential Code and 1250 square feet in floor area or less, without additional engineering, providing the design meets all of the following conditions:

1. Foundations supporting wood shall extend at least six inches above the adjacent finish grade.

2. The entire perimeter of the foundation shall be provided with a thickened portion of slab with cross section dimensions of 12 inches minimum width and 12 inches minimum thickness.

3. The slab floor shall be a minimum of 4 inches thick concrete with 6" x 6" reinforcing mesh or #4 reinforcing bars 24" on center front-to-back and side-to-side.

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

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

6. Maximum eave height of 10’ (3048 mm).

33.34 FOUNDATION DRAINAGE SYSTEMS.

The Building Code is hereby amended by deleting Section 1805.4.3 of the International Building Code, 2024 Edition, and by replacing said section with a new Section 1805.4.3 and by adding a new Section R401.3.1 to the International Residential Code, 2024 Edition, as follows:

Section 1805.4.3/R401.3.1 Drainage discharge. The floor base and foundation perimeter drain shall discharge by gravity or mechanical means into an approved drainage system that complies with the following:

A sump pit must be located inside the building.

EXCEPTION: If approved by the Building Official, the sump pit may be omitted if drainage tile can be designed with natural fall and drain on the same property.

For each sump pump installed, a pump discharge pipe shall be connected to the appropriate approved storm sewer or other appropriate approved discharge location. If no approved storm sewer connection is available the discharge point shall discharge a minimum of two (2) feet from the outside foundation wall and no closer than 10 feet from the lot line. No sump discharge may cause a hazard.

The pump discharge pipe shall be installed as per the requirements of the Plumbing Code with connections to the City storm sewer as per the Cedar Rapids Metropolitan Area Engineering Design Standards Manual.

Installation of a sump pump, if one is found by the Building Official or designee to be necessary, shall include equipping the sump pump to automatically provide for discharge of sump pit water outside the basement wall and above grade and/or otherwise equipping the sump pump in a manner approved by the Building Official.

A sump pump will be considered to be necessary if water inside the sump pit will not recede to a level four inches or more below the lowest basement floor surface by gravity or absorption into the earth within a reasonable period of time.

Where ground water conditions warrant, the Building Official or designee may require additional drainage methods or engineering as he/she deems necessary.

33.35 R405.1 CONCRETE OR MASONRY FOUNDATIONS.

Section R405.1 Concrete or masonry foundations is hereby amended by deleting the Exception.

33.36 602.1.2 CENTRAL BUSINESS DISTRICT.

Section 602.1.2 Central business district is hereby added as follows:

Section 602.1.2 Central business district. Buildings or structures hereafter erected, constructed, altered, remodeled or moved within or into the Central Business District, as defined in the Cedar Rapids Fire Code, shall be of Type I and II construction as defined in section 602.2 of the 2024 IBC and shall meet materials allowed by section 603.1 with the exception of items 1, 11,13. Fire retardant treated roof sheathing is allowed.

33.37 EXCEPTION BACKWATER VALVE.

The Building Code is hereby amended by adding a new exception to Section P3008.1 of the International Residential Code, 2024 Edition, as follows:

EXCEPTION: The requirements of this Section shall apply only at locations determined necessary by the City Engineer or Building Official or designee based on local conditions.

33.38 SWIMMING POOLS AND SPAS.

The Building Code is hereby amended by deleting Section 3109 of the International Building Code, 2024 Edition, and by replacing said section with a new Section 3109 as follows:

SECTION 3109 SWIMMING POOLS AND SPAS.

3109.1 General. The design and construction of pools and spas shall comply with the

International Swimming Pool and Spa Code, 2024 Edition.

The Building Code is hereby amended by deleting Section 320.1 of the International Swimming Pool and Spa Code, 2024 Edition, and by replacing said sections with a new Section 320.1 Backwash Water or Draining Water as follows:

320.1 Backwash water and draining water: Backwash water and draining water shall be discharged to an approved disposal system or area on the premise or shall be disposed of by other means approved by the state or local authority. Direct connection shall not be made between the end of the backwash line and the disposal system. Drains shall discharge through an air gap.

1. Swimming pool drainage water shall be directed away from any structure foundation.

2. Ponding of surface water shall be avoided.

3. Swimming pool drainage water shall be de-chlorinated.

   Please Note: Discharge of chlorinated water to the storm water system would be a violation of the EPA Storm Water Discharge Regulations and could result in a Municipal Infraction for an illicit discharge.

4. Surface water shall not be discharged to any adjacent private property or Right of Way.

5. Water flow shall be controlled to avoid excessive volume or velocity which could cause soil erosion or create other possible hazards.

33.39 1202.4 .1 AND R408.3.1 FLOOR SURFACE, CRAWL SPACE AND SUB-BASEMENTS.

Section 1202.4.1 and R408.3.1 Floor surface, crawl space, and sub-basements is hereby added as follows:

Section R408.3.1 Floor surface, crawl space, and subbasements. All crawl space or sub-basement floors shall be capped with a minimum of 1-1/2 inches of concrete over 6-mil vapor barrier. Said concrete mixture shall be a minimum of 1500-PSI strength.

Section 1202.41 (add Number 8)

8. Floor surface, crawl space, and subbasements. All crawl space or sub-basement floors shall be capped with a minimum of 1-1/2 inches of concrete over 6-mil vapor barrier. Said concrete mixture shall be a minimum of 1500-PSI strength.

33.40 3302.4 CONSTRUCTION SAFEGUARDS.

The Building Code is hereby amended by adding a new section 3302.4 Construction Safeguards. Exterior property and premises shall be free from any accumulation of rubbish, garbage, construction materials or equipment so as to prevent injury or damage to persons, adjoining properties and public rights of way for the duration of the construction project."

Section 2. It is the intention of the Council that each section, paragraph, sentence, clause, and provision of this Ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof other than that provision affected by such decision.

Section 3. All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

Section 4. The changes as provided in this Ordinance shall be made a part of the replacement pages of the Cedar Rapids Municipal Code and made a part of said Code as provided by law.

Section 5. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 24th day of February, 2026.

Passed this 10th day of March, 2026.

Voting: Council member Poe moved the adoption of the ordinance; seconded by Council member Todd. Adopted, Ayes, Council members Hoeger, Maier, Olson (Scott), Olson (Tyler), Overland, Poe, Todd, Vanorny and Mayor O'Donnell.

Tiffany D. O'Donnell, Mayor

Attest:

Alissa Van Sloten, City Clerk