



Development Services
 410 SE Main Street, Suite 102
 Grimes, IA 50111
 Phone (515) 986-4050
 Fax (515) 986-4480
www.grimesiowa.gov

Residential Code and Policy Changes

Dear Builder/Contractor,

You are receiving this letter because our records show you have built a home in the City of Grimes in last two years. With the new construction season ahead of us we would like you to know about current changes coming up.

New changes effective 8/1/2021:

- I. AS-BUILTS
- II. TEMPORARY CERTIFICATE OF OCCUPANCY
- III. CODES ADOPTED
- IV. ENERGY CODE ENFORCEMENT
- V. NEW INSPECTION

- I. As-built's** – The City of Grimes is now going to require grading, foundation when constructing within 1 foot of setback, and MPE/MOE As-builts on new construction in order to try and catch potential drainage issues, and zoning issues within the City of Grimes. The intent is to catch issues before they become problems down the road. This will go into effect for permits issued after the date for 8/1/2021. The as-built will need to be submitted to the City for review prior to the final inspection. There is a new policy that specifies the requirement for the as-built submittals on the City’s Website.
- II. Temporary Certificate of Occupancy** - The City Council adopted a policy February 11, 2020 that allows builders to obtain a temporary certificate of occupancy for required landscaping, final grading, and sod/ seeding for the months of November through April. Exterior weather-related items will have until May 31st to complete the items remaining. The builder must complete a temporary site agreement for the remaining items and pay a \$100.00 administrative fee.
- III. Codes Adopted** - We have adopted the following codes with amendments. Please see the attached Code Change Exhibit that shows some of the City amendments and significant code changes.

2018 International Building Code	2018 International Residential Code	2012 International Energy Conservation Code
2018 International Fire Code	2018 Uniform Plumbing Code	2018 International Plumbing Code
2018 International Mechanical Code	2018 International Existing Building Code	2018 International Property Maintenance Code
2018 International Fuel Gas Code	2017 National Electric Code	

- IV Energy Code Enforcement** - Energy Code Certificates will need to be provided to the City prior to the City issuing a Certificate of Occupancy. This will provide the City with a certification from a 3rd party inspector that the home meets the Energy Code.
- V. New Inspection** – The City has added tar, tile, and gravel inspections to the list of required inspections by the City.

If you have questions feel free to contact me or Steve Tibbles, Deputy Building Official at 515-986-4050.

Thanks,

Scott Clyce
 Building Administrator | City of Grimes
 410 SE Main St. | Grimes, IA 50111
 D: 515.514.1038 | C: 515.402.3588
sclyce@grimesiowa.gov | www.grimesiowa.gov

CODE CHANGE EXHIBIT

The City of Grimes has adopted by Ordinance 90% of the Metro Area CICC Code Changes so this will assist Builders that construct across several cities to simplify tracking code requirements. Some of the notable code changes pertaining to residential construction are listed below.

City Code	Code Section(s)	Addition	New Code in Book	Modification	CICC Adoption	Summary
2018 International Residential Code 1-2 Family Dwellings and Townhomes, Acc. Buildings, Structures						Amendments to the IRC
R302.2	Townhouse Separation			X		There are now two paths for achieving the fire separation between townhouse dwelling units - two 1-hour walls or a common wall – are spelled out in the townhouse provisions.
IRC R302.13	Fire protection of floors			X	X	This is the code section that requires the basement ceiling to be drywalled.
IRC R308.4.2	Glazing Adjacent to Doors			X		Glazing within 24 inches of the hinge side of an in-swinging door now requires safety glazing where the glazing is at an angle less than 180 degrees from the plane of the door.
IRC R308.4.4	Glazing in Guards and Railings			X		Unless laminated is used, structural glass baluster panels in guards now require an attached top rail or handrail.
IRC R311.3.2	Floor elevations at other exterior doors			X	X	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.
IRC 311.7.5.1	Risers			X	X	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.
IRC R312.1.1	Where required			X	X	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.

City Code	Code Section(s)	Addition	New Code in Book	Modification	CICC Adoption	Summary
2018 International Residential Code 1-2 Family Dwellings and Townhomes, Acc. Buildings, Structures						Amendments to the IRC
	Delete code Section IRC R313.1 Townhomes automatic fire sprinkler and replace language			X		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 One- and two-family dwelling automatic fire sprinkler systems and replace language			X		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.
	IRC R314 Smoke Alarms			X		The exemption for interconnection of alarms during alterations based in feasibility has been removed from the code.
	IRC R315 Carbon Monoxide Alarms			X		Interconnection is now required where multiple carbon monoxide alarms are required in a dwelling unit.
	IRC R324.6.2.2 Solar Panels near Emergency Escape and Rescue Openings			X		Rooftop mounted photovoltaic solar energy panels and modules are not permitted to be installed below emergency escape and rescue openings.
	IRC R403.1.4.1 Replace with the following exception			X	X	Exception 3. Decks less than 30" above grade and not supported by a dwelling, shall not require footings that extend below the frost line.
	IRC R507.3 Deck Footings	X	X			A new section on footing minimum size is added to help describe minimum prescriptive (non-engineered) requirements for an exterior deck footing based on snow loads, soil quality, and footing shape and size.
	IRC R507.5 Deck Joists (Clarification)			X		Maximum joist spacing and total length have been clarified. In Table R507.6, maximum span length is listed followed by maximum cantilever length.

City Code	Code Section(s)	Addition	New Code in Book	Modification	CICC Adoption	Summary
2018 International Residential Code 1-2 Family Dwellings and Townhomes, Acc. Buildings, Structures						Amendments to the IRC
	IRC Table R602.3(6) Alternate Stud Height	X	X			To help clarify when studs greater than 10 feet long may be used, an exception is added to section R602.3.1 as well as reference to new table R602.3(6) which applies only to 11- and 12-foot tall walls in one- and two-story buildings.
	IRC Tables R602.7(1) and R602.7(2) Girder and Header Spans			X		Girder and header spans are updated assuming No. 2 Southern Pine rather than No. 1 Southern Pine as used in the 2015 IRC. A footnote is added to clarify that headers and girders are assumed to be braced; for headers with pony walls above, a further reduction in span is taken for 2x8 and larger headers.
	IRC Table R602.7.5 Support for headers			X		The 2015 IRC full height stud table is significantly altered. The table increases the number of king studs in higher wind regions and requires one or two king studs at each end of a header in regions with 115 mph wind speeds.
	IRC R905.17 Building Integrated Photovoltaic Panels	X	X			New section R.905.17 addresses installation and attachment of building-integrated photovoltaic (BIPV) roof panels.
	IRC R1005.8 Chimney insulation shield	X	X			Factory-built chimneys, which have been required to maintain a minimum clearance to insulation, are now required to have an insulation shield to provide the clearance to the insulation.
	IRC M1502.4.2 Concealed dryer and Exhaust Ducts			X		Wall and ceiling cavities enclosing dryer duct must provide sufficient space that the 4-inch duct is not squeezing out of its round shape.
	IRC M1503.6 Makeup Air for Kitchen Exhaust Systems			X		Makeup air for domestic cooking exhaust systems is no longer required if all fuel-burning appliances in the dwelling unit have a vent or mechanical draft vent system.
	IRC G2420.5.1 Support for Shutoff Valves in Tubing Systems	X	X			Shutoff valves in gas tubing systems require ridged support separate from the tubing to prevent damage at the valve connection.
	IRC P2903.5 Water Hammer Arrestors			X		A water hammer arrestor is now required where quick-closing valves are used in the water distribution system.
	IRC E3703.5 Garage Branch Circuits	X	X			A separate 20-ampere branch circuit is now required to serve receptacle outlets of attached garages and detached garages with electric power.

City Code	Code Section(s)	Addition	New Code in Book	Modification	CICC Adoption	Summary
2018 International Residential Code 1-2 Family Dwellings and Townhomes, Acc. Buildings, Structures						Amendments to the IRC
E3901.2	Wall space for Receptacle Distribution			X		Cabinets with countertops are now considered wall space in determining required locations for general purpose receptacle outlets.
E3905.2.1	Nonmetallic- Sheathed cable and Metal Boxes	X	X			Where entering a metal box, nonmetallic-sheathed cable must extend into the box at least ¼ inch and extend past the cable clamp.
E4101.3	Cord- and-Plug- Connected Appliances			X		The maximum cord length for range hoods and built-in dishwashers have increased and the code clarifies that the receptacle outlet for the dishwasher has to be in the space adjacent to the appliance.

****NOT ALL CODE CHANGES ARE LISTED ON THIS DOCUMENT. YOU MAY FIND ADDITIONAL INFORMATION ON OUR WEBSITE OR THE ICC WEBSITE. www.grimesiowa.gov <https://codes.iccsafe.org/codes/i-codes>****