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SECTION 5-1 TITLE

This Chapter shall be known and referred to collectively as the Scott County International Construction Code.

SECTION 5-2 SCOPE

No building or structure hereafter shall be used, erected, constructed, repaired, moved or demolished unless it fully complies with the requirements of this Ordinance. Notwithstanding the foregoing, buildings and structures in existence at the time of the adoption of this Ordinance may have their existing use or occupancy continued, if such use or occupancy complies with the provisions of the Code in effect when initiated, provided however that such continued use is not determined to be dangerous to health, life and safety.

SECTION 5-3 LIMITATIONS

This Ordinance shall not apply within the incorporated area of a City except at the option of the City and in accordance with an agreement with the County. Also, except to the extent required to implement Section 6.18 of the Scott County Code (General Provisions of the Floodplain Districts) no provisions of this Chapter shall be construed to apply to farm houses, farm barns, farm outbuildings, or other buildings or structures which are primarily adapted, by reason of nature and area for use for agricultural purposes as defined by Section 6-5 of the Scott County Code (Zoning Definitions). It shall be the responsibility of any person or group claiming that certain property is entitled to exemption on the basis of this Section to demonstrate that the property and buildings are primarily adapted and used for agricultural purposes by a farmer.

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SECTION 5-4 ADOPTION OF CONSTRUCTION CODES

The International Building Code 2015 Edition, International Energy Conservation Code 2015 Edition, International Residential Code Edition 2015, National Electrical Code 2014 Edition, International Property Maintenance Code 2015 Edition, International Mechanical Code 2015 Edition, Uniform Plumbing Code 2015 Edition, International Swimming Pool and Spa Code 2015 Edition and related codes as referenced, are hereby adopted in full except for such portions as may hereinafter be deleted, modified, or amended. An official copy of the International Building Code 2015 Edition, International Energy Conservation Code 2015 Edition, International Residential Code 2015 Edition, National Electrical Code 2014 Edition, International Property Maintenance Code 2015 Edition, and the Uniform Plumbing Code 2015 Edition, International Swimming Pool and Spa Code 2015 Edition and all amendments are on file in the office of the Planning and Development Department for public inspection. If any conflict exists between the adopted International Codes, National Electrical Code, Uniform Code, and State Code, the more restrictive code requirement applies.

SECTION 5-5 AMENDMENTS TO THE INTERNATIONAL BUILDING CODE

The following amendments, modifications, additions and deletions to the International Building Code 2015 are hereby made:

- (a) Iowa is inserted as the name of the State and Scott County as the name of the municipality in those parts of the codes where such insertions are necessary or appropriate.
- (b) All references to the building line and zoning are void, and the subject matter of the Zoning Ordinance of Unincorporated Scott County. (Chapter 6 of the Revised Zoning Ordinance for Unincorporated Scott County) shall be applicable.
- (c) Delete Section 103 Department of Public Safety.
- (d) Section 105.3.2 Time limitation of application. Change all reference of 180 days to 30 days.
- (e) Section 105.5 Expiration. Change to read: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance date, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. All work shall be completed in one (1) year of the issuance date. The building official is authorized to issue extensions of 180 days for one half the original permit fee or a set fee determined by the building official on the work left to be completed.
- (f) Section 1011.11 Handrails Add Exception 5. Handrails within a dwelling unit or serving and individual dwelling unit may have one (1) offset or interruption per flight of stairs, not both, of a maximum of six (6) inches in total length and shall be considered, for the purpose of this code to be continuous.
- (g) Delete Chapter 11 Accessibility in its entirety, and replace with Chapter 16 - Iowa State Building Code (1997), Division VII, Accessibility Rules and Regulations for the Physically Handicapped Section 661-16.700 (103A).
- (h) Delete Chapter 28 Mechanical Systems in its entirety, and replace all references with

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references to the 2015 International Mechanical Code as adopted by the State of Iowa.

(i) Delete Chapter 29 Plumbing Systems in its entirety, and replace all references with references to the 2015 Uniform Plumbing Code as promulgated by IAPMO, as adopted by the State of Iowa.

(j) Delete Appendices A, B, C, D, E, and H in their entireties.

(k) Delete Chapter 27 Electrical in its entirety and replace with reference to the 2014 National Electric Code as adopted by the State of Iowa.

(l) Section 1807.3 Embedded post and poles. Add paragraph. All building or portions of buildings containing mechanical installation and connected to underground utilities shall be supported on a continuous perimeter frost free foundation to a minimum depth of 42 inches below finished grade.

(m) Delete appendices A, C, D, E, F, G, H, I, J, K, L, and M.

SECTION 5-6 AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE

The following amendments, modifications, additions and deletions to the International Residential Code 2015 are hereby made:

(a) Iowa is inserted as the name of the State and Scott County as the name of the jurisdiction in those parts of the codes where such insertions are necessary or appropriate.

(b) All references to the building line and zoning are void, and the subject matter of the Zoning Ordinance of Unincorporated Scott County. (Chapter 6 of the Revised Zoning Ordinance for Unincorporated Scott County) shall be applicable.

(c) Delete R103 Department of Building Safety in its entirety.

(d) Delete R105.2 (1) in its entirety and replace with the following:

R105.2 (1) One-story detached accessory structures, provided the floor area does not exceed 120 square feet.

(e) Section R105.3.2 Time limitation of application. Change all reference of 180 days to 30 days.

(f) Section 105.5 Expiration Change to read: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance date, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. All work shall be completed within one (1) year of the issuance date. The Building Official is authorized to issue extensions of 180 days for one half the original fee or a set fee determined by the Building Official on the work left to be completed.

(g) Section R108.2 Schedule of permit fees. Fees shall be calculated from Section 5-14 Building Fee Schedule.

(h) The following information is added to Table R301.2 (1):

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Ground Snow Load	Wind Design				Seismic Design Category ^f	Subject to Damage From		
	Speed ^d (mph)	Topographic Effects ^k	Special Wind Region ^l	Windborne Debris Zone ^m		Weathering ^a	Frost line depth ^b	Termite ^c
$p_s = 30$ psf, calculations for additional drift loads shall use a ground snow load $p_g = 25$ psf	115	NO	NO	NO	A	SEVERE	42"	Moderate to Heavy

Winter Design Temp ^e	Ice Barrier Underlayment Required ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^j
-4° F	YES	a. Initial NFIP 06/01/1977 b. Community #190239 c. Panel Date 02/18/2011	2000	50.5° F

(i) Delete Tables R403.1, R404.1.1(1), R404.1.1(2), R404.1.1(3), and R404.1.1.1(4) and all references to them, and replace with the following Table R403.1:

Table R403.1

Number of Floors Supported By the Foundation	Thickness of Foundation Walls (inches)		Minimum Width Footing (inches)	Thickness of Footing (inches)	Minimum Depth of Foundation Below Natural Surface of Ground or Finish Grade (whichever is lower)
	Unit Concrete	Masonry			
1	8	8	16	8	42 inches
2	8	8	16	8	42 inches
3	10	12	18	12	42 inches

1. Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one (1) floor. Footings shall be continuous and contain a minimum of two (2) 1/2" reinforcement bars, and have a minimum compressive strength of 2, 500 pounds per square inch at 28 days.
2. A one-story wood frame building used for private garage, accessory to a single family dwelling and not over 720 square feet in floor area may be constructed on a floating slab-on-grade provided the following conditions are met: A concrete perimeter grade-beam,

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twelve inches deep and twelve inches wide and reinforced with two (2) 1/2" reinforcement bars shall be installed to support the exterior walls. A minimum four-inch thick concrete floor slab reinforced with wire mesh or fiber mesh shall be installed within the perimeter beam and shall be formed to allow a continuous pour consisting of the required grade beam and floor.

Exception: Buildings or portions of buildings containing mechanical installations and connected to underground utilities shall be supported on a continuous, frost-free foundation capable of resisting the movement of the slab-on-grade.

3. Cast-in-place concrete foundations walls shall be concrete having a minimum compressive strength of 28 days of not less than 3,000 pounds per square inch. All materials proportioning and placing shall conform to the requirements of Chapter 19 of the Administrative Code of the State of Iowa. In addition, the following shall apply:

a. The minimum thickness of a wall shall be 7 ½ inches.

b. Walls shall be reinforced with no less than three (3) half-inch diameter deformed ASTM A615 grade 40 steel bars placed horizontally at the center of the wall, with one (1) bar located near the top, one (1) bar located near the bottom, and one (1) bar located near mid-height of the wall.

c. Reinforcing bars and methods of placement shall be in accordance with Chapter 19 of the Iowa State Building Code

(j) Add new section R403.1.1.1 Footing requirements for uncovered decks.

All decks shall have a minimum footing size of 12 inches in diameter and 42 inches in depth.

(k) Add new section 403.1.1.2 Footing requirements for covered decks and room additions. All elevated and covered decks, screened rooms, three and four season rooms and room additions shall comply with one of the following footing types;

1. Pier footings designed by a licensed design professional and submitted with stamped and signed plans.

2. 12 inch wide by 42 inch deep trench footing with 2 number 4 rebar horizontally, one top and one bottom with minimum 3 inches of concrete coverage.

3. Spread footing sized with reinforcement per Table R403.1 with a minimum 8 inch masonry or concrete foundation wall.

(l) Section R302.13 Fire protection of floors. Delete in its entirety.

(m) Section R310.1 Emergency Escape and Rescue Openings. Add to the end of the first paragraph: Where basements contain one or more sleeping room, emergency egress and rescue openings shall be located in each sleeping room, but shall not be required in adjoining areas of the basement when so provided.

(n) R311.7.8.2 Continuity. Add Exception 3. Handrails within a dwelling unit or serving an individual dwelling unit may have one (1) offset or interruption per flight of stairs, not both, of six (6) inches maximum in total length and shall be considered for the purpose of this code to be continuous.

(o) Section R313.2 One and two family dwelling automatic fire systems. Delete in its entirety.

(p) Delete Chapters 25-32 of the IRC in their entirety, and replace all references with references to the 2015 Uniform Plumbing Code as promulgated by IAPMO and all amendments adopted by Scott County and the State of Iowa.

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- (q) Delete Appendices A, B, C, D, I, K, L, N, O, P, R, S, and U.
- (r) Delete chapter 34-41 of the IRC in their entirety, and replace with references to the 2014 National Electric Code as adopted by Scott County and the State of Iowa.
- (s) Delete chapter 12-22 of the IRC in their entirety, and replace all references to the 2015 International Mechanical Code as adopted by Scott County and the State of Iowa.

SECTION 5-7 AMENDMENTS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE The following amendments, modifications, additions and deletions to the International Property Maintenance Code 2015, are hereby made:

- (a) Iowa is inserted as the name of the State and Scott County as the name of the municipality in those parts of the code where such insertions are necessary or appropriate.
- (b) Sections 101.1 Insert Scott County.
- (c) Section 102.3 Application of other codes. Replace all references to the International Plumbing Code with the Uniform Plumbing Code and all references to electrical in any of the mentioned code shall be replaced with the National Electric Code.
- (d) Section 111.2 Membership Delete 111.2 through 112.5 in its entirety.
- (e) Section 112.4 Insert not less than \$250.00 or more than \$375.00.
- (f) Delete sections 103, 302, 304.2, 304.4 through 304.9, 304.11 through 304.19, 303, 308, 309, chapter 4 and appendix A.
- (g) 101.1 Title. Delete the section and replace with these regulations which shall be known as the Scott County Housing Code which includes the 2015 International Property Maintenance Code with amendments, hereinafter referred to as "this code".
- (h) 102.3 Application of other codes. Delete the section and replace with Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the applicable procedures and provisions of the Scott County Code, which includes, but is not limited to the National Electrical Code 2014 Edition, and the 2015 Editions of the International Building Code, International Residential Code, International Energy Conservation Code, International Swimming Pool and Spa Code, and the Uniform Plumbing Code. Nothing in this code shall be construed to cancel, modify, or set aside provisions of the Zoning Ordinance for Unincorporated Scott County.
- (i) 103.1 General. For purposes of this code, the Department of Property Maintenance Inspection shall be the Planning and Development Department and the Code Official shall mean the Scott County Planning Director.
- (j) 103.5 Fees. All applications shall pay a fee based on the fee schedule approved by the Board of Supervisors.
- (k) 106.4 Violation penalties. Delete the section and replace with Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Nothing herein will prevent prosecution of violations of laws in addition to this code. Violations of this code shall be considered a municipal infraction and civil offense punishable by the provisions of County Code Chapter 29. Continued violations of this code for non-compliance may result in suspension or revocation of a Scott County issued Rental Property Permit and occupants may be required to vacate the property.
- (l) 107.2 Form. Add: 7. Be effective notice to anyone having interest in the property whether recorded or not at the time of giving such notice and shall be effective against

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any subsequent owner of the premises as long as the violation exists and there remains an official copy of the notice in a file maintained by the code official.

(m) 111 Means of Appeal. Change all references to the board of appeals to the Scott County Building Board of Appeals.

(n) Add new section: 111.1.1 Waiver. Failure of any person to file an appeal request in accordance with the provisions of this code shall constitute a waiver of the right to a Building Board of Appeals hearing and adjudication of the notice or order, or any portion thereof.

(o) 111.3 Notice of Meeting. Change 20 days to 30 days.

(p) 202 General Definitions. Add the following definitions:

RESIDENTIAL PROPERTY REGISTRATION. A registration with the Scott County Sheriff's Department of a multi-family or townhouse rental property by the operator of rental unit within the Community Area Development known as Park View.

RESIDENTIAL RENTAL PROPERTY; RESIDENTIAL RENTAL UNIT. A structure containing four or more dwelling units, also any townhouse unit, which is let, leased or rented from or otherwise occupied by permission of the owner or other person in control of such unit, whether by day, week, month, year or any other term, regardless of monetary exchange. The term Rental Unit or Residential Rental Unit may refer to a unit within a multi-family residential rental property, or a townhouse rental unit within Park View as the context requires.

RENTAL PERMIT. A certificate obtained by an owner or operator from the Scott County authorizing the use of a multi-family or town house within Park View as a rental property by providing a registration application and vouching for the compliance with the applicable provisions of this chapter. Permits not renewed shall expire after 12 months following its date of issuance, unless sooner suspended or revoked as hereinafter provided.

(q) 302.1 Sanitation. Delete and replace with: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep in a clean and sanitary condition that part of the exterior property which such occupant occupies or controls. This provision shall not relieve the owner of responsibility under 301.2. No exterior accumulation of garbage, refuse, rubbish, household goods, materials or equipment including but not limited to appliances and furnishings manufactured for interior use, shall be permitted. For purposes of this section, an unenclosed porch is an exterior portion of a property or premises.

(r) 302.1.1 Rubbish/Garbage Containers. Add new section: All rubbish, garbage and refuse containers stored outside and intended to be utilized by a multi-family or townhouse residential unit shall be shielded from view of the public and surrounding properties by a fence or other approved obstruction. Rubbish, garbage, and refuse shall not be stored outside of the containers inside or outside of the shielded area.

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Rubbish, garbage and refuse containers shall be capable of closing fully at all times. In the event the amount of rubbish, garbage and/or refuse prevents the proper closing of the containers, the operator shall cause the container to be collected, emptied or replaced with an empty one, regardless of the normal pick up schedule.

(s) 302.4 Weeds. Insert 10 inches as the height in inches.

(t) 302.9 Defacement of Property. Add to the end of the last sentence: within 14 days of being notified of graffiti, carving mutilation or defacement that is a violation of this code.

(u) 304.14 Insect screens. Delete in its entirety and replace with: Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any area where products to be included or utilized in food for human consumption are processed, manufactured, packaged, or stored shall be supplied with approved, tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm) and every screen door used for insect control shall have a self-closing device in good working condition.

Exception 1: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

Exception 2: From October 31st to March 31st screens may be replaced with storm windows. Screens shall be used in place of storm windows outside of these dates.”

(v) 307.1 Handrails and guardrails. General delete ~~more than four risers~~ and add four or more risers.

(w) Add new section 310.1 Public Health Nuisances and Nuisance Activity. Failure to comply with any of the General Requirements, Property Maintenance Requirements or any determination of public health nuisances under Chapter 25 of the Scott County Code or nuisance activity on any rental property subject to these regulations shall be considered a municipal infraction and civil offense punishable by the provisions of County Code Chapter 29. Continued violations of this code for non-compliance may result in suspension or revocation of a Scott County issued Rental Property Permit and occupant(s) may be required to vacate the property.

(x) 310.2 Nuisance Activity.

A Nuisance Activity exists when one or more of the following acts are committed within a period of twelve consecutive months upon a property, or within one thousand feet of the property, by an interested party or their permittee(s):

1. Manufacture or delivery of a controlled substance in violation of Iowa Code Chapter 124;
2. Kidnapping as defined in Iowa Code Chapter 710;
3. Arson as defined in Iowa Code Chapter 712;
4. Burglary as defined in Iowa Code Chapter 713;
5. Robbery as defined in Iowa Code Chapter 711;
6. Sex abuse as defined in Iowa Code Chapter 709;
7. Terrorism as defined in Iowa Code Section 708.6;

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8. Willful injury as defined in Iowa Code Section 708.4;
9. Sexual exploitation of a minor in violation of Iowa Code Section 728.12;
10. Felony gambling in violation of Iowa Code Chapter 725;
11. Felony criminal mischief as defined in Iowa Code Chapter 716;
12. Animal fighting in violation of Iowa Code Section 717B.7; and
13. A single incident of a health code, environmental, or solid waste violation of such a magnitude that it is deemed a nuisance activity by the Code Official.

A nuisance activity exists when two or more of the following acts are committed within a period of twelve consecutive months upon a property, or within one thousand feet of the property, by an interested party or their permittee(s):

1. Possession of a controlled substance in violation of Iowa Code Chapter 124;
2. Carrying a dangerous weapon as defined in Iowa Code Section 724.4;
3. Riot as defined in Iowa Code Section 723.1;
4. Serious or aggravated misdemeanor criminal mischief as defined in Iowa Code Chapter 716;
5. Prostitution as defined in Iowa Code Section 725.1;
6. Serious or aggravated misdemeanor assault as defined in Iowa Code Chapter 708;
7. Serious or aggravated misdemeanor theft as defined in Iowa Code Chapter 714;
8. Misdemeanor gambling as defined in Iowa Code Chapter 725;
9. False imprisonment as defined in Iowa Code Section 710.7.

A nuisance activity exists when three or more of the following acts are committed within a period of twelve consecutive months upon a property, or within one thousand feet of the property, by an interested party or their permittee(s):

1. Health code violations;
2. Environmental or solid waste violations;
3. Unlawful assembly;
4. Simple misdemeanor of criminal mischief;
5. Simple misdemeanor assault;
6. Simple misdemeanor disorderly conduct; and
7. Criminal trespass.

The above references to provisions of the Iowa Code should not be interpreted to mean that a prosecution or conviction of the specific charge is a necessary prerequisite to an action under this chapter nor shall it be interpreted to mean that proof of the action beyond a reasonable doubt is required. However, a court conviction on the underlying charge is irrefutable proof of the occurrence.

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(y) 602.3 Heat supply. Delete the 1st paragraph only and replace it with Every owner and operator who rents, leases, or lets multi-family dwelling units or townhouses on terms, either expressed or implied, shall furnish heat to the occupants thereof, shall supply heat to maintain a minimum temperature of 68 degrees F (20 degrees C) in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances or portable heaters shall not be used to maintain temperature.

(z) 603.7 Carbon monoxide alarms. Carbon monoxide alarms shall be provided in dwelling units and shall be installed outside of each separate sleeping area within fifteen (15') feet of any bedroom. Such detectors can be battery operated and can be in combination with smoke detectors.

(aa) 605.2 Receptacles. Add to the end of the section All outlets within 6 feet of a water source shall be GFCI protected.

(bb) 702.4 Emergency Escape and Rescue Openings. Add before 1st sentence All sleeping rooms shall have one operable Emergency Escape and Rescue opening.

(cc) Add new chapter:

Chapter 9: Rental Permits Required.
Section 901 General

901.1 Scope. The provisions of this chapter shall apply to all multi-family and townhouse dwelling units used or to be used as a residential rental property as defined in this code within the Community Area Development of Park View.

Section 902 Rental Permits

902.1 Rental Permit Required. No person shall lease, rent, or let for occupancy a multi-family residential rental property units in the Community Area Development of Park View, located in unincorporated Scott County, Iowa without first obtaining a Rental Permit. Applications for Rental Permits shall be submitted to the Scott County Sheriff. A separate rental permit shall be issued for each dwelling unit in the multi-family dwelling. Rental Permits shall not be transferred from one owner to another. Each owner of rental property shall register and obtain a permit with the Scott County Sheriff within 30 days of transfer of title or possession of rental property. It shall be the responsibility of the operator to provide to the Scott County Sheriff complete registration information, including contact information, within 30 days of any change of owner or operator. Permits shall be valid for one (1) year, notwithstanding means of denial, revocation or suspension provided in this code.

902.2 Registration Requirements. Registration shall be made for each dwelling unit of a multi-family residential rental property and be considered an application for a Rental Permit. Registration shall be made to the Scott County Sheriff by completing such form and detail as prescribed by this code and the Scott County Sheriff and Building Official. In the event a firm, corporation, LLC or other entity is listed as the owner or operator, a person shall be named as the contact for the organization and full contact information shall be provided.

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902.3 Code Compliance Check List The Building Official will provide a check list with the rental registration applications to be filled out by the owner attesting to the compliance of the rental unit with each requirement on the check list. All Rental Registration applications shall include such documentation, as deemed necessary, from the owner that each rental unit complies with the code requirements established by this ordinance. Rental Permits shall not be issued until such time as the rental unit is brought into compliance and the owner so attests.

902.3 Permit Denied; Appeal. Any person whose registration for a permit to lease, rent, let, permit, or allow occupancy of a rental property results in the permit being denied may request and shall be granted a hearing on the matter before the Scott County Building Board of Appeals under the procedures established by the Board of Appeals.

902.4 Permit Fee. Before the Scott County shall issue a rental permit under the provisions of this chapter, there shall be paid by the owner or operator a rental permit fee, the amount of which shall be set by resolution of the Board of Supervisors. A Permit that has been expired or revoked shall require the fee prior to re-issuance.

902.5 Permit Suspension. Whenever, upon inspection of any rental dwelling unit, the Scott County Sheriff or the Building Official finds that conditions or practices exist which are in violation of any provisions of this chapter, the Scott County Sheriff or the Building Official shall give notice in writing to the owner and/or manager of such unit that unless the conditions or practices causing the violation are corrected within a reasonable period, to be determined by the Scott County Sheriff or the Building Official, the permit shall be suspended. At the end of such period, the Scott County Sheriff, Sheriff's Deputy or Building Inspector shall re-inspect such unit and if the Sheriff or Building Official finds that the violations continue to exist may suspend the rental permit by providing by written notice to the operator that the permit has been suspended. Upon receipt of notice of suspension, such owner/operator shall immediately cause occupants to vacate the premises until the Sheriff or Building Official determines the violations have been corrected. In instances where violations of this chapter are confined to one (1) of multiple dwelling units within a premises and in the judgment of the Building Official do not constitute a hazard to health or safety elsewhere, the Building Official shall limit the application of the requirement to vacate the premises to the areas and/or units in which the violations exist.

902.6 Permit Suspended; Appeal. Any person whose permit to operate a rental dwelling unit has been suspended or who has received notice from the building official that a permit is to be suspended unless existing conditions or practices are corrected, may request and shall be granted a hearing on the matter before the Scott County Building Board of Appeals under the procedures established by the Board of Appeals.

Section 903 Background Checks

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903.1 Mandatory Background Checks. Permit holders shall perform a background check on all persons 18 years of age or older who currently occupy or will occupy a rental unit as of the effective date of this ordinance, whether or not the person(s) has signed a lease. This requirement shall apply with regard to persons already occupying a given rental unit prior to the effective date of this ordinance and all persons that will occupy such units after the effective date of this ordinance.

903.2 Minimum Requirements of Background Checks. Background checks may be obtained through the Scott County Sheriff's Office, through a third party engaged in the business of providing background checks or through other approved means. Background checks as referenced here shall include the following at a minimum:

- a.) A report of activity from Iowa Courts Online.
- b.) A report from the Iowa Sex Offender Registry and the National Sex Offender Website maintained by the United States Department of Justice.

Permit holders are encouraged, but not required, to obtain additional background information they deem appropriate. Nothing herein shall be construed to indicate any preference or recommendation on the part of Scott County as to the selection of a tenant. Operators are free to use the information discovered to the degree they see fit.

903.3 Proof of Background Check. Upon the Scott County Sheriff's Office's request, operators shall show proof that the background check requirement has been met by providing a receipt, cover sheet or other means that includes the tenants name. The background check is the property of the person ordering the check, and it is within the rights of the operator to withhold the information within once proof of a background check being completed has been provided.

Section 904 Mandatory Written Lease

904.1 Mandatory written lease. Owners and operators of all Rental Properties for which a Rental Permit is required must have written leases or written rental agreements with all tenants.

904.2 Lease Information. Written lease agreements must contain the following information:

- 904.2.1 The full name of all occupants of the dwelling unit;
- 904.2.2 The street address and unit number to be occupied;
- 904.2.3 The terms of the agreement including the amount of rent and when it is due.
- 904.2.4 The party responsible for utility costs;
- 904.2.5 The terms for the operators access to the dwelling unit, such as 24-hour notice, emergencies, and welfare checks;
- 904.2.6 The method for the operator and tenant to provide written notices to each other, including complete contact information for each party;
- 904.2.7 A notice to the tenants that it shall be a violation of the lease to commit any act or allow any activity to occur on the leased premises which violate any

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- Federal, State, or local laws, regulations, or ordinances which are in effect or which may be enacted during the term of the lease or rental agreement;
- 904.2.8 Provide a description of the arrangement or responsibilities for emergency relocation of tenant(s), if ever needed.

904.3 Proof of Lease. Upon the Scott County Sheriff's Office's request, operators shall show proof that a lease or rental agreement is currently in force.

Exception- The requirement for a written lease or rental agreement is waived in the event the landlord and tenant have a familial relationship (defined as spouse, parents, children, brothers, sisters, grandparents, grandchildren, brother-in-law, sister-in-law, mother-in-law, father-in-law, step-family and foster children.)

Section 905 Inspections

905.1 Inspections. The Building Official is hereby authorized to enter and make inspections to determine the condition of any unit within a multi-family rental property or townhouse rental property located within the Park View Community Area Development in Scott County in order to perform the duty of safeguarding the health and safety of the occupants and of the general public. Inspections shall be made:

- 905.1.1 Upon receipt of a complaint from a person or party identifying themselves, made or filed with County officials;
- 905.1.2 When just cause is found and a warrant has been obtained after a request to enter has been denied;
- 905.1.3 A public health, safety or welfare emergency is observed or is reasonably believed to exist;
- 905.1.4 A tenant makes a request for an inspection. If a non-emergency inspection is requested by a tenant, the tenant shall provide written notice to the owner per 562A.21 of Iowa Code. Seven (7) days after tenant notification to the owner, an inspection may be conducted by the building official.
- 905.1.5 An operator makes a request for an inspection. A non-emergency inspection may be made following the terms for accessing the unit provided in the lease.
- 905.1.6 When a request for a welfare check is made due to concerns for the occupants wellbeing. When making a welfare check, the Scott County Sheriff's Office shall be present and follow protocol established for such occurrences.
- 905.1.7 For the purpose of making inspections, the Building Official is authorized to enter, examine and survey at all reasonable times all such dwellings,

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dwelling units, rooming houses, rooming units and premises with the consent of the owner, tenant or operator. Such inspections shall be at reasonable times on week days when the owner, operator or responsible occupant is present. In the event that there is sufficient evidence to indicate a violation of this code, and the operator or occupant refuses to allow the Building Official access at reasonable times, the Building Official or a designee shall secure a warrant to inspect the dwelling on the basis of the refusal to allow entry.

905.2 Inspection Fee. Under the provision of this chapter, following an initial inspection, there shall be paid by the owner or operator additional rental inspection fees, the amount of which shall be set by resolution of the Board of Supervisors.

Section 906 Emergency Order

906.1 Emergency Order. Whenever the Building Official finds that an emergency exists which threatens immediately the public health, the building official may issue an order reciting the existence of such an emergency and requiring that such action be taken as the building official deems necessary to meet the emergency. Notwithstanding the other provisions of this chapter, such order shall be effective immediately. Any person to whom such order is directed shall comply therewith immediately. However, upon petition for an appeal to the building official, shall be afforded a hearing at the earliest expedient time. After such hearing, depending upon its findings as to whether the provisions of this chapter have been complied with, the Building Board of Appeals shall continue such order in effect, modify it or revoke it.

Section 907 Conflict

907.1 Conflict. Enforcement of the Housing Code shall not be construed for the particular benefit of any individual or group of persons, other than the general public. In the event of a conflict between this section and any other section of the Housing Code, this section shall govern insofar as applicable.

Section 908 Liability

908.1 Liability. Scott County and its employees are not liable for damages to a person or property as a result of any act- or failure to act- in the enforcement of this Code. The Housing Code shall not be construed to relieve from or lessen the responsibility of any person owning, operating or controlling any equipment or structure regulated herein for damages to a person or property caused by its defects, nor shall the County or any County employee be held as assuming any such liability by reason of the inspections authorized by this Code or any approvals issued under this Code.

SECTION 5-8 AMENDMENTS TO THE INTERNATIONAL ENERGY CONSERVATION CODE

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The following amendments, modifications, additions and deletions to the International Energy Conservation Code 2015, are hereby made:

- (a) Iowa is inserted as the name of the State and Scott County as the name of the municipality in those parts of the code where such insertions are necessary or appropriate.
- (b) Section 101.1 Insert Scott County.
- (c) Section 108.4 Insert not less than \$250.00 or no more than \$375.00.
- (d) Delete in its entirety table 402.1.2 and references to; and replace with table 402.1.1 of 2009 IECC and references to.
- (e) Delete in its entirety table 402.1.4 and references to; and replace with table 402.1.4 of the 2009 IECC and reference to.
- (f) Delete in its entirety section R402.4 thru R402.4.4 and replace with R402.4 thru R402.4.5 of the 2009 IECC.
- (g) Delete in its entirety section R403.3.3 thru R403.3.4 and replace with R403.1 thru R403.2.2 of the 2009 IECC.
- (h) Delete in its entirety section R403.3.5 Building Cavities and replace with 403.2.3 Building cavities of the 2009 IECC .
- (i) Delete in its entirety section R403.5.3.
- (j) Delete in its entirety sections R 403.6 thru 403.12.
- (k) Delete section R405 in its entirety.
- (l) Section R503.1.1 Building Envelope. Delete exception 5.
- (m) Delete in its entirety section R505.

SECTION 5-9 AMENDMENTS TO THE UNIFORM PLUMBING CODE

The following amendments, modifications, additions and deletions to the Uniform Plumbing code 2015, are hereby made.

- (a) Iowa is inserted as the name of the State and Scott County as the name of the municipality in those parts of the code where such insertions are necessary or appropriate.
- (b) Section 104.3.3 Time limitation of application. Change all reference to 180 days to 30 days.
- (c) Section 104.4.3 Expiration. Change to read: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after the issuance date, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. All work shall be completed within one (1) year of the issuance date. The Building Official is authorized to issue extensions of 180 days for one half the original fee or a set fee determined by the Building Official on the work left to be completed.
- (d) Section 104.4.4 Extensions. Delete in its entirety and reference section 104.4.3.
- (e) Section 104.5 Fee schedule. Insert fee schedule table from section 5-13.
- (f) Section 422.1 Fixture Count. Delete the first paragraph and insert the following: Plumbing fixtures shall be provided in each building for the type of building occupancy, and in the minimum number shown in table 2902.1 of the 2015 International Building Code. All references to table 422.1 shall now reference table 2901.1 of the International Building Code.
- (g) Table 422.1 Minimum Plumbing facilities. Delete in its entirety and replace with table 2902.1 of the 2015 International Building Code.

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- (h) Section 609.11 Pipe insulation. Delete in its entirety.
- (i) Add 1017.3 Floor Drains in Private Garages. All private garages equipped with a floor drain are required to run to daylight and to discharge 100 feet from a private well and 200 feet from a community well or discharge through an approved grease and oil separator prior to being connected to the sanitary sewer.

SECTION 5-10 AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE

The following amendments, modifications, additions and deletions to the International Mechanical Code 2015, are hereby made:

- (a) Iowa is inserted as the name of the State and Scott County as the name of the municipality in those parts of the code where such insertions are necessary or appropriate.
- (b) Section 106.3.3 Time limitation of application. Change all reference to 180 days to 30 days.
- (c) Section (A) 106.4.3 Expiration Change to read: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after the issuance date, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. All work shall be completed within one (1) year of the issuance date. The building official is authorized to issue extensions for 180 days for one half the original fee or a set fee determined by the Building Official on the work left to be completed.
- (d) Section (A) 106.5 Fees. Delete in its entirety and replace with Section 5-13 fee schedule.
- (e) Section 301.11 Plumbing connections. Delete all reference to the International Plumbing Code and replace with all reference to the Uniform Plumbing Code.
- (f) Section (BS) 301.16 Flood hazard. Delete in its entirety and replace with reference to the Scott County Zoning Ordinance.
- (g) Section 910 FLOOR FURNACES. Delete in its entirety.

SECTION 5-11 AMENDMENTS TO THE NATIONAL ELECTRIC CODE

The following amendments, modifications, additions and deletions to the National Electric Code 2014, are hereby made:

- (a) Iowa is inserted as the name of the State and Scott County as the name of the municipality in those parts of the code where such insertions are necessary or appropriate.
- (b) Add to article 90. 90.10 Expiration: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after the issuance date, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. All work shall be completed within one (1) year of the issuance date. The Building Official is authorized to issue extensions of 180 days for one half the original fee or a set fee determined by the Building Official on the work left to be completed.
- (c) 210.8 Ground Fault Circuit interrupter Protection for Personnel. Add to 2108(A):
Exception 1. A single receptacle for an appliance that is not a clothes washing machine or a clothes dryer or a duplex receptacle for two (2) appliances that are not a clothes washing machine or a clothes dryer located in a dedicated space for each appliance that in normal use is not easily moved from one location to another and that is cord and plug

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connected in accordance with 400.7(A) (6), (A) (7), or(A) (8).

Exception 2. A single receptacle dedicated for a sump pump, or a duplex receptacle dedicated for two (2) sump pumps that are cord and plug connected in accordance with 400.7 (A)(8).

Note: receptacles installed under exception 1 or 2 to 210.8 (A) shall not be considered as meeting the requirements of 210.52(G).

(d) 220.18 (d) Maximum Loads. Add (d) Residential circuits. Residential circuits shall have a maximum of ten duplex outlets per circuit.

(e) Table 210.24 Summary of Branch circuit Requirements. Change minimum conductor Size from 14 to 12.

(f) Delete 230.91 in its entirety and replace with 230.91 Service-entrance Conductors Inside Structures. The service overcurrent device shall be connected by no more than (10) feet of raceway from the meter device inside a structure without an approved disconnecting means.

(g) 334.10 Uses Permitted. Delete (3), (4) and (5) and replace (3) with Townhouses.

(h) 334.12 Uses Not Permitted. Delete (1) (5).

(i) Add Section 334.15 (B) Protection Against Physical Damage. All wiring in sidewalls shall be protected from the floor to the bottom of the floor joist or bottom of the truss bottom cord above by an approved conduit or covering. All wiring in ceilings less than (8) feet tall shall be protected by an approved conduit or covering.

(j) 334.15 (C) In unfinished basements and crawl spaces. Delete the first sentence in its entirety.

(k) Change 550.11 (A) first sentence to read: A single disconnecting means shall be provided outside each mobile home consisting of a circuit breaker or a switch and fuse and its accessories installed within (10) feet of the point of entrance of the supply cord or conductors into the mobile home.

(l) Add to Section 394.10 Uses Permitted (3) Installation in cases where a new electrical service is installed on an existing building and/or if an existing building is partially rewired any remaining knob and tube circuits or partial knob and tube circuits shall be connected to a maximum fifteen (15) ampere over current device.

(m) Add Chapter 10 REWIRE 10.1

(A) Change or upgrade of electrical service or panel: (1) ground electrical panel within five (5) feet of incoming water service (if steel or copper) and install water meter jumper; (2) Ground rod installed on outside of building with 5/8" diameter copper, 8ft ground rod; #6 AWG copper grounding electrode conductor to the service panel not to run in service entrance conduit; (3) Provide GFCI receptacles in bathroom (s) and within 6 feet of all sinks; (4) Install battery powered smoke and carbon monoxide detectors in all required locations; (5) Remove any damaged or deteriorated knob and tube wiring. All remaining knob and tube wiring must be on a 15 amp maximum breaker or fuse;

(B) Utility reconnect: (1) Ground electrical panel within five (5) feet of incoming water service (if steel or copper) and install water meter jumper; (2) Ground if installed must be connect properly; (3) Provide GFCI receptacles in bathroom (s) and within six (6) feet of all sinks; (4) Install battery powered smoke and carbon monoxide detectors in all required locations; (5) Electric panel and all receptacles must have covers in place; (6) No exposed or improper wiring methods or code violations will be approved.

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(C) Additions and remodeling: (1) GFCI at front and back of house if interior or exterior exposed; (2) GFCI receptacles at kitchen counter; (3) GFCI protected outlets in all bathroom(s); (4) Install battery powered smoke and carbon monoxide detectors in all required locations, although 120 volt interconnected smoke and carbon monoxide alarms will be required if sheetrock is removed and/or would be accessible.

SECTION 5-12 AMENDMENTS TO THE INTERNATIONAL POOL AND SPA CODE

The following amendments, modifications, additions and deletions to the International Swimming Pool and Spa Code 2015 are hereby made:

(a) Iowa is inserted as the name of the State and Scott County is inserted as the name of the municipality in those parts of the code where such insertions are necessary or appropriate.

(b) (A) 102.7 referenced codes and standards. All references to the International Plumbing Code shall reference the Uniform Plumbing Code, and all reference to electrical shall reference the National Electric Code.

(c) Section (A) 105.4 Time limitation of application. Change all references to 180 days to 30 days.

(d) Section (A) 105.6.2 Fee schedule. Fees shall be calculated from section 5-13 Building Fee schedule.

(e) Section (A) 107.4 Violation penalties. Insert: Municipal infraction and not less than \$250.00 and no more than \$375.00 As determined by the court system.

(f) Section 303 Energy. Delete in its entirety.

(g) Section 304 Flood Hazard areas. Delete in its entirety and replace with reference to the Scott County Zoning Ordinance as amended May 6, 2016.

(h) Section 306.4 General. Delete after parentheses, except as provided in this section.

(i) Delete in their entirety sections 306.2 through 306.9.1, 307, 308, 311 through 323.

(j) Section 702.3 Scope. Add exception (1) Residential, on ground pools supplied by a single manufacture as a kit that includes a pump and /or filter and/or a motor that is double insulated with the factory installed 25 foot GFCI protected cord shall be installed per the manufactures installation instructions and meet the barrier requirements of chapter 3. It shall be the owners/installers responsibility to ensure ongoing compliance with the installation for the access, barrier and signage.

(k) Section 702.3 Type C Staircase Ladders. Add exception (1) Stairs that are not part of the pool manufacturer's system shall be constructed with the applicable portions of the International Residential code.

(l) Delete Section 705 Safety Signs.

(m) Section 811.1 Rope and Float. Delete in its entirety.

SECTION 5-13 AMENDMENTS TO THE INTERNATIONAL EXISTING BUILDING CODE

The following amendments, modifications, additions and deletions to the International Existing Code 2015 are hereby made:

(a) Iowa is inserted as the name of the State and Scott County is inserted as the name of the municipality in those parts of the code where such insertions are necessary or appropriate.

(b) Section 102.4 Referenced codes and standards. All references to the International Plumbing code shall be changed to reference the Uniform Plumbing Code. All references to

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Electrical shall be referenced to the National Electric Code.

(c) Section 103 Department of Public Safety. Delete in its entirety.

(d) Section 104 Duties and powers of code official. Change all reference of the Code Official to Building Official.

(e) Section 105.3.2 Time limitation of application. Change all reference of 180 days to 30 days.

(f) Section 105.5 Expiration. Change to read: Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance date, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. All work shall be completed in one (1) year of the issuance date. The Building Official is authorized to issue extensions of 180 days for one half the original permit fee or a fee determined by the Building Official on the work left to be completed.

(g) Section 108 Fees. Fees shall be calculated from Section 5-14 Building Fee Schedule.

(h) Section 117 Demolition. Add Section (A) 117.5 Site work after demolition. All site work shall conform to the following after demolition of a dwelling or building:

1. If said dwelling or building was on foundation with a basement below grade, the below grade floor must have a minimum of 6 square feet removed on opposite ends of the foundation floor to create a drain as not to trap water.
2. If said dwelling or building was on a foundation with walls below grade, the walls must be removed or caved in to a point that no part of the remaining foundation walls shall be less than 24 inches below finished grade.
3. All lots or tracts of land that have had a dwelling or building demolished shall be graded to match existing grade and seeded to prevent soil erosion.

SECTION 5-14 BUILDING PERMIT FEE SCHEDULE

Before a building permit is issued, the inspection and/or other fee(s) shall be paid. The following fees are determined for a building permit, based on the estimated value of the work. The building inspector shall have the right to verify or correct the estimated cost of any building, structure, alteration or addition. Permits are valid for one (1) year from date of issuance subject to other requirements in IBC Section 109, IRC Section R108, ISPSC Section(A) 105.6 and IMC section (A) 106.5.

TOTAL VALUATION	FEES
\$1.00 to \$1,000.	\$50.00
\$1,001 to \$5,000.	\$50 for the first \$1,000, plus \$6.00 for each additional \$500.00 or fraction thereof up to \$5,000.
\$5,001.00 to \$25,000.00	\$106.00 for the first \$5,000.00, plus \$12.00 for each additional \$1,000.00 or fraction thereof, up to \$25,000.
\$25,001.00 to \$50,000.00	\$366.00 for the first \$25,000.00, plus \$9.00 for each additional \$1,000.00 or fraction thereof, up to \$50,000.
\$50,001 to \$100,000.00	\$616.00 for the first \$50,000.00, plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to \$100,000.00
\$100,001.00 to \$500,000.00	\$1016.00 for the first \$100,000.00, plus \$7.00 for each additional \$1,000.00 or fraction thereof up to \$500,000.00
\$500,001 to \$1,000,000.00	\$3816.00 for the first \$500,000.00, plus \$5.00 for each additional \$1,000.00 or fraction thereof up to \$1,000,000.
\$1,000,001 and up	\$5308.00 for first \$1,000,000, plus \$4.00 for each additional \$1,000 or fraction thereof.

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- (a) Governmental, charitable, religious and non-profit organizations receive a 50% discount off building permit fee.
- (b) Re-inspection fees, additional trip fees \$50.00 per trip
- (c) Installation permit for Mobile Home Park Single wide \$100.00
Double wide \$150.00
- (d) Residential siding permits \$50.00
- (e) Residential roofing permits \$50.00
- (f) Commercial roofing permits. Based on job cost and fee from section 5-13 table
- (g) Demolition of structure \$50.00
- (h) Renewal or extension of any permits, one half of original permit fee but in no event less than \$50.00
- (i) Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. The investigation fee shall be equal to the amount of the permit fee required by this code.

SECTION 5-15 VIOLATIONS UNDER PRIOR CODE

Any building or structure in violation of predecessor Scott County Construction Codes remains in violation unless the successor construction codes eliminate the violation by a change of standards or rules.

SECTION 5-16 NO WHOLESALE ADOPTION OF STATE BUILDING CODE

Although the Scott County International Construction Code contain sections of the Iowa State Building Code, there is no intention of adopting the State Building Code within the meaning of Section 103A, Code of Iowa 2001.

SECTION 5-17 MUNICIPAL INFRACTION

Any person, persons, firm, partnerships or corporations, whether acting alone or in concert with any other, who violates this Ordinance shall be guilty of a municipal infraction and shall be penalized as set forth in Chapter 29 of the County Code of Scott County, Iowa.