

**CITY OF MUSCATINE
ORDINANCE 2025-0113**

**ORDINANCE AMENDING TITLE 8, CHAPTER 1, SECTION 4 OF CITY CODE
TO MIRROR THE STATE HISTORIC BUILDING CODE.**

WHEREAS, The State Historic Building Code aims to provide greater flexibility in redeveloping historic buildings, especially concerning accessibility. It seeks to balance this flexibility with maintaining safety standards and complying with federal accessibility; and requirements;

WHEREAS, The State of Iowa has adopted the 2015 International Building Code as its building code. This includes the 2015 International Existing Building Code (IEBC), which governs work on existing structures. The State has also incorporated the State Historic Building Code within this framework. The State Historic Building Code replaces certain accessibility requirements in the IEBC with standards from Chapter 302 of the Iowa Administrative Code, offering greater flexibility in meeting federal accessibility regulations; and

WHEREAS, Because the City of Muscatine has adopted its own building code, the State Building Code, including the State Historic Building Code, does not apply to non-state-owned buildings within the City of Muscatine: and

WHEREAS, Like the State, the City has also adopted the 2015 International Building Code as its building code, including the 2015 IEBC. However, City Code does not currently include an amendment to the IEBC modifying certain accessibility standards in qualifying historic buildings; and

WHEREAS, The code flexibility created by the State Historic Building Code has been shown to make it easier for property owners to maintain and continue to invest in historic structures. Making such flexibility available to those owning historic structures in Muscatine would help achieve the community goal of maintaining and revitalizing historic buildings; and

WHEREAS, Similar flexibility could be achieved in the City Building Code by adopting the same 2015 IEBC amendments as the State Historic Building Code, which replaces specific accessibility requirements in the IEBC with standards from Chapter 302 of the Iowa Administrative Code; and

WHEREAS, Following extensive discussions across multiple meetings on creating such flexibility, the Construction Appeals and Advisory Board voted to recommend the adoption of a City Building Code amendment that mirrors the State Historic Building Code.

NOW THEREFORE, be it ordained by the City Council of the City of Muscatine, in the State of Iowa, as follows:

SECTION 1: AMENDMENT “8-1-4 Amendments” of the Muscatine
Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-1-4 Amendments

That the International Building Code, adopted by the City of Muscatine, Iowa, be amended to read as follows:

- A. **Building Permit Fees.** A fee for each required permit shall be paid to the Community Development as set forth in the Schedule of Building-Related Permits and Other Requirements in Appendix D to this Code of Ordinances.
- B. **Existing Building.** Section 101.4.7 is amended to read as follows: “The provisions of Chapter 34 of the document entitled “International Building Code”, 2015 Edition, shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing building.”
- C. **Storm Shelters.** Section 423.4 is amended to read as follows: “Group E occupancies. In areas where the shelter design wind speed for tornados is 250 MPW in accordance with Figure 304.2(1) of ICC 500, all Group E occupancies with an aggregate occupant load of 50 or more, as established in accordance with ICC 500. The shelter of the Group E occupancy shall have an occupant load of either of the applicable: (1) the total occupant load of the entire structure when the structure is a new structure, or (2) the calculated occupant load of the square footage added to an existing structure.”
 - 1. **Exceptions.** 1. Group E day care facilities; 2. Group E occupancies accessory to places of religious worship; 3. Building meeting the requirements for shelter design in ICC 500.
 - 2. “ICC 500” as referenced and incorporated by Section 423 be amended as follows
 - a. Deletion of Section 702.2, Sanitation Facilities
 - b. Section 702.3 is amended to read as follows: "702.3 Emergency lighting. Community tornado shelters shall be provided with an emergency lighting system. The emergency lighting system shall provide an average of 1 foot-candle (11 Lux) of illumination in occupied shelter areas, occupant support areas, required corridors, passageways and means of egress. Personal use flashlights shall be permitted for the emergency lighting system requirement for tornado shelters when provided at a quantity not less than one (1) flashlight per 10 occupants. Personal use flashlights shall be a minimum of two “D” cell size or equivalent light output, and readily accessible from within the occupied shelter areas or immediately adjacent occupant support areas.”ⁱ

AFTER AMENDMENT

8-1-4 Amendments

That the International Building Code, adopted by the City of Muscatine, Iowa, be amended to read as follows:

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D. Historic Building Code

1. Purpose

The purpose of the historic building code is to facilitate the restoration or change of occupancy of qualified historic buildings or structures so as to preserve their original or restored architectural elements and features and, concurrently, to provide reasonable safety to occupants and users, through a cost-effective approach to preservation.

2. Scope

This Section applies to any structures that meets any of the following criteria:

- a. Is listed in the State or National Register of Historic Places
- b. Is certified as a contributing resource within a National Register-listed designated historic district
- c. That has an opinion that the property is eligible to be listed on the State or National Register of Historic Places either individually or as a contributing building to a historic district by the City of Muscatine Historic Preservation Commission.

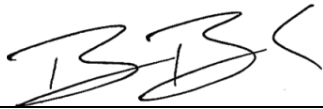
3. This Section provides alternative standards to following certain specifically identified provisions of the International Existing Building Code, 2015 edition

- a. The following sections are deleted
 - (1) Section 705
 - (2) Section 906
 - (3) Section 1012.8
 - (4) Section 1105.1
 - (5) Section 1205.1
 - (6) Appendix B
- b. In lieu of the section of the IEBC referenced in Section 8-1-4(D)(3) (a), the provision of the Iowa Administrative Code 661 - Chapter 302 State Building Code - Accessibility of Buildings and Facilities Available to the Public, may be applied to qualifying structures.
- c. Definition - the definition of "Historic Building" is amended to read as follows: "Historic Building" means any structure meeting the eligibility criteria set forth in Section 8-1-4(D)(2) of "Historic Building"

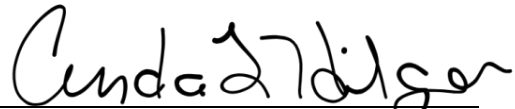
PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL APRIL 17, 2025.

Presiding Officer

Attest



Dr. Brad Bark, Mayor, City of
Muscatine



Cinda Hilger, City Clerk, City of
Muscatine

