

**CITY OF MUSCATINE
ORDINANCE 2025-0122**

**AN ORDINANCE AMENDING THE CITY BUILDING CODE THAT WOULD
REMOVE THE NEED FOR THE SUBMISSION OF ENGINEERED PLANS FOR
POST FRAMED BUILDINGS THAT ARE LESS 1,440 SQUARE FEET IN SIZE, BY
AMENDING SECTION 4, CHAPTER 1, TITLE 8, AND SECTION 2, CHAPTER 10,
TITLE 8 OF CITY CODE**

WHEREAS, Post-frame buildings are a type of structure that uses large, vertical posts, that are embedded in the ground or anchored to concrete piers, as the primary support structure for the roof and walls;

WHEREAS, When a building code lacks prescriptive provisions for a construction type, it's classified as an "alternate method of construction." In such cases, the building design must demonstrate compliance with performance requirements through engineering calculations and analysis, when the size and scope of a post frame building exceeds any one the following criteria: it is no larger than 1000 sq. feet in floor area, has posts spaced no more than 8 feet on center, and has a sidewall height of 12 feet or less;

WHEREAS, Currently, obtaining a building permit for any post-frame building exceeding these criteria requires plans signed off by an engineer to ensure compliance with all applicable performance provisions. The requirement for engineered plans can add significant cost to constructing such a post-frame building;

WHEREAS, The Construction Appeal Advisory Board is recommending that City Code be amended to increase the allowed floor area to 1,440 square feet, before requiring engineered plans, provided the post spacing does not exceed 8 feet on center and the sidewall height remains below 12 feet;

WHEREAS, Zoning regulations establish a maximum size limit of 1,440 square feet for garages and accessory buildings on residential parcels less than 20,000 square feet (approximately ½ acre). Raising the maximum size for post-frame buildings that can be built without engineering to match this limit would mean that nearly all allowable detached residential garages and accessory buildings could be constructed as post-frame structures without the submission of engineered plans. Maintaining requirements for such non-engineered post-frame structures, such as a maximum post spacing of 8 feet on center and a sidewall height of 12 feet, ensures that these structures remain relatively low-risk and low-hazard and;

WHEREAS, a public hearing was held April 3, 2025 prior to any City Council action on such an amendment to City 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:

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
- 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"

E. Post Frame Buildings

Post frame buildings satisfying all of the following requirements are exempt from the engineering certification of plans:

1. Floor area of 1,440 square feet or less
2. Eave height of 12 feet or less
3. Post spacing of 8 feet or less

SECTION 2: AMENDMENT “8-10-2 Amendments” of the Muscatine
Municipal Code is hereby *amended* as follows:

AMENDMENT

8-10-2 Amendments

That the International Residential Code, adopted by the City of Muscatine, Iowa, be amended by:

- A. **Climatic and Geographical Design Criteria.** Table R301.2(1) is amended by insertion of the following criteria and the addition of footnotes n, o, and p. Footnotes a-m remain as printed in the International Residential Code.

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREIGHT INDEX EX	MEAN ANNUAL TEMP
	Speed (mph)	Topographic effects	Special wind region	Wind- borne debris zone		Weathering	Frost line depth	Termite					
20	115	No	No	No	A	Severe	42"	Moderate to heavy	-5	Yes	n, o, p	2,000	50.7
n. Date of National Flood Insurance Program - 8/25/1981 o. Date of Flood insurance Study - 7/18/2011 & 4/16/2013 p. Panel Numbers - Flood Insurance Rate Map - 19139C0179C, 183C, 184C, 185C, 191C, 192C, 225C and Panels 19139C0169D, 175D, 187D, 188D, 189D, 193D, 281D, 282D, 301D													

- A. Deletion of Section R313, Automatic Fire Sprinkler Systems.
 B. Deletion of Section P2904, Dwelling Unit Fire Sprinklers.
 C. One-story wood or metal frame accessory buildings associated with a Group R Division 3 Occupancy and not used for human occupancy with a floor area not to exceed two hundred (200) square feet may be constructed on a four inch (4") concrete slab utilizing anchor bolts on six foot (6') centers, or other anchoring systems as may be approved by the Building Official.
 D. One-story wood or metal frame accessory buildings with a height not exceeding sixteen (16') and side walls not exceeding twelve feet (12') associated with a Group R Division 3 Occupancy and not used for human occupancy or exceeding one thousand

(1,000) square feet in floor area may be constructed on a floating slab provided there is a perimeter footing one foot (1') deep and one foot (1') wide which requires the installation of one (1) number four (4) reinforcing steel bar centrally located

throughout the footing.

- E. A single family dwelling not more than one story in height may be constructed on eight inch (8") wide trenched footings provided they are forty two inches (42") below grade and are reinforced with a minimum of two (2) number four (4) reinforcing steel bars running horizontally through the top one-third ($1/3$) and the bottom one-third ($1/3$) of the foundation wall.

E. Post Frame Buildings

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2. Eave height of 12 feet or less
3. Post spacing of 8 feet or less

SECTION 3:

First Reading:

Second Reading:

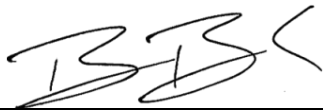
Third Reading:

Publication:

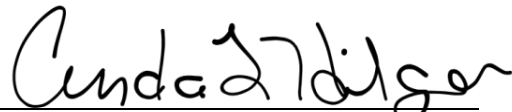
PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL MAY 01,
2025.

Presiding Officer

Attest



Dr. Brad Bark, Mayor, City of
Muscatine



Cinda Hilger, City Clerk, City of
Muscatine

