1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA

3. PUBLIC HEARING
   a. Public Hearing to Consider Vacation of Street Right-of-Way – NE 62nd Street
      i. First Reading of Ordinance #929 – Vacation of Street Right-of-Way – NE 62nd Street

4. PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)

5. CONSENT ITEMS
   a. Council Minutes - dated 06/13/2023
   b. Claims Listing - dated 06/27/2023
   c. Expenditure Report - dated 05/31/2023
   d. Revenue Report - dated 05/31/2023
   e. Treasurer’s Report - dated 05/31/2023
   f. Library 2023 Survey
   g. Resolution #062723-01 – Transfer of funds from Emergency Fund to Equipment Replacement Fund
   h. Resolution #062723-02 – Transfer of funds from Employee Benefits to General Fund

6. BUSINESS ITEMS
   a. Second Reading of Ordinance #928 – Vacation of Street Right-of-Way – NE 62nd Street
   b. Resolution #062723-03 – Set Public Hearing for Disposition of portion of NE 62nd Street Right-of-Way
   c. First Reading of Ordinance #930 – Amending Chapter 156 Building Code
   d. First reading of Ordinance #931 – Amending Chapter 163 Fire Code
   e. Resolution #062723-04 – Approval of Site Plan for Hallett Materials
   f. Approve Board and Commission Appointments

7. CLOSING COMMENT & REGIONAL APPOINTMENT REPORTS

8. CLOSED SESSION: Pursuant to Iowa Code Section 21.5.1 (i) To Evaluate the Professional Competency of an Individual Whose Performance is Being Considered

9. ADJOURNMENT
DATE: JUNE 27, 2023
TO: MAYOR & CITY COUNCIL
FROM: MADELINE STURMS, AICP, CPM
ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PUBLIC HEARING FOR THE VACATION OF A PORTION OF NE 62nd STREET – THE CROSSING AT PLEASANT HILL

BACKGROUND
The City has received a preliminary plat for approximately 23.51 acres of vacant land generally located east of NE 60th Street, north of Martha L. Miller Drive, and south of University Avenue. The Crossing at Pleasant Hill, LLC is the applicant for the project with the intention of subdividing the property for commercial development. City Council recommended approval of the Preliminary Plat for the project at a previous meeting which included the developer constructing a portion of NE 62nd Street with a updated alignment. In order to complete this, the existing right of way will need to be vacated and new right of way will be dedicated with the final plat for The Crossing at Pleasant Hill. The property can be vacated from its status as street right-of-way and excess right-of-way can be disposed to the adjacent owner The Crossing at Pleasant Hill, LLC.

There are multiple steps required in the process and two public hearings will be needed. A future council meeting will have an item to consider the disposal through an agreement with the property owner. The excess property is not needed by the City for public purposes and the private entity would utilize the property to facilitate development on the site.

ALTERNATIVES
Not approve the first reading of the ordinance; however, it could delay or terminate the project

FINANCIAL CONSIDERATIONS
NA

RECOMMENDATION
Approve the first reading of the ordinance to vacate a portion of right of way for NE 62nd Street north of Martha L Miller Drive and south of University Avenue.
ORDINANCE NO. 929

AN ORDINANCE VACATING A PORTION OF PUBLIC RIGHT-OF-WAY KNOWN AS NE 62ND STREET LOCATED WITHIN THE CITY OF PLEASANT HILL, IOWA

WHEREAS, on the 27th day of June 2023, pursuant to published notice as required by law, the City Council has held a public hearing on a proposal to vacate public right-of-way located within the City of Pleasant Hill, Iowa, known as NE 62nd Street and legally described as follows:

R.O.W. VACATION
A PARCEL OF LAND IN LOT 'D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 'D', SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 6 OF SAID PLEASANT HILL CENTRE I AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE UNIVERSITY AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE S87°51'30"E, 60.05 FEET ALONG THE NORTH LINE OF SAID LOT 'D' AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NE CORNER OF SAID LOT 'D', SAID NE CORNER ALSO BEING THE NW CORNER OF LOT 7 OF SAID PLEASANT HILL CENTRE I; THENCE S00°05'58"E, 475.29 FEET ALONG THE EAST LINE OF SAID LOT 'D' AND THE WEST LINE OF SAID LOT 7 TO A POINT; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 829.45 FEET AND A CHORD BEARING N69°03'01"W, AN ARC LENGTH OF 64.31 FEET TO THE NE CORNER OF THE ACQUISITION PLAT RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 'D' AND THE EAST LINE OF SAID LOT 6; THENCE N00°05'58"W, 454.55 FEET ALONG SAID WEST LINE OF LOT 'D' AND SAID EAST LINE OF LOT 6 TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

PUE EASEMENT VACATION
THE 15.00 FOOT PUBLIC UTILITY EASEMENT IN LOT 6, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, LYING DIRECTLY WEST OF AND ADJACENT TO THE WEST LINE OF LOT 'D' OF SAID PLEASANT HILL CENTRE 1 AND NORTH OF THE ACQUISITION PLAT RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE AND CONTAINING 6,709 SQUARE FEET MORE OR LESS.

AND

THE 15.00 FOOT PUBLIC UTILITY EASEMENT IN LOT 7, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, LYING DIRECTLY EAST OF AND ADJACENT TO THE EAST LINE OF LOT 'D' OF SAID PLEASANT HILL CENTRE 1 AND CONTAINING 6,505 SQUARE FEET MORE OR LESS.

WHEREAS, the City Council of the City of Pleasant Hill, Iowa, has determined that it is in the best interests of the City to vacate said right-of-way.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Pleasant Hill, Iowa, as follows:

Section 1. The City of Pleasant Hill, Iowa, hereby vacates that portion of NE 62nd Street legally described as:
R.O.W. VACATION
A PARCEL OF LAND IN LOT 'D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 'D', SAID NW CORNER ALSO BEING THE NE CORNER OF LOT 6 OF SAID PLEASANT HILL CENTRE I AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE UNIVERSITY AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE S87°51'30"E, 60.05 FEET ALONG THE NORTH LINE OF SAID LOT 'D' AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NE CORNER OF SAID LOT 'D', SAID NE CORNER ALSO BEING THE NW CORNER OF LOT 7 OF SAID PLEASANT HILL CENTRE I; THENCE S00°05'58"E, 475.29 FEET ALONG THE EAST LINE OF SAID LOT 'D' AND THE WEST LINE OF SAID LOT 7 TO A POINT; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 829.45 FEET AND A CHORD BEARING N69°03'01"W, AN ARC LENGTH OF 64.31 FEET TO THE NE CORNER OF THE ACQUISITION PLAT RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 'D' AND THE EAST LINE OF SAID LOT 6; THENCE N00°05'58"W, 454.55 FEET ALONG SAID WEST LINE OF LOT 'D' AND SAID EAST LINE OF LOT 6 TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

PUE EASEMENT VACATION
THE 15.00 FOOT PUBLIC UTILITY EASEMENT IN LOT 6, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, LYING DIRECTLY WEST OF AND ADJACENT TO THE WEST LINE OF LOT 'D' OF SAID PLEASANT HILL CENTRE 1 AND NORTH OF THE ACQUISITION PLAT RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE AND CONTAINING 6,709 SQUARE FEET MORE OR LESS.

AND

THE 15.00 FOOT PUBLIC UTILITY EASEMENT IN LOT 7, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT RECORDED IN BOOK 10511, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, LYING DIRECTLY EAST OF AND ADJACENT TO THE EAST LINE OF LOT 'D' OF SAID PLEASANT HILL CENTRE 1 AND CONTAINING 6,505 SQUARE FEET MORE OR LESS.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3. This Ordinance shall be in effect upon its passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of _____________, 2023.

-------------------------------------------
Sara Kurovski, Mayor

ATTEST:

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Dena Spooner, City Clerk/Finance Director
EXHIBIT 'A'
PUBLIC UTILITY EASEMENT VACATION PLAT
PLEASANT HILL, IOWA

LEGAL DESCRIPTION: PROPERTY
LOT 6 AND LOT 7, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT RECORDED IN BOOK 1051, PAGE 621 AT THE POLK COUNTY RECORDER’S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

LEGAL DESCRIPTION: PUBLIC UTILITY EASEMENT VACATION
THE 15,000 FOOT PUBLIC UTILITY EASEMENT IN LOT 6, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT RECORDED IN BOOK 1051, PAGE 621 AT THE POLK COUNTY RECORDER’S OFFICE, LYING WEST AND DIRECTLY ADJACENT TO THE WEST LINE OF LOT ‘D’ IN SAID PLEASANT HILL CENTRE 1 AND NORTH OF THE ACQUISITION PLAT ESTABLISHED AND RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER’S OFFICE AND CONTAINING 6,709 SQUARE FEET MORE OR LESS.

AND

THE 15,000 FOOT PUBLIC UTILITY EASEMENT IN LOT 7, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT RECORDED IN BOOK 1051, PAGE 621 AT THE POLK COUNTY RECORDER’S OFFICE, LYING EAST AND DIRECTLY ADJACENT TO THE EAST LINE OF LOT ‘D’ IN SAID PLEASANT HILL CENTRE 1 AND CONTAINING 6,505 SQUARE FEET MORE OR LESS.

NOTES
1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD.
   NO TITLE WORK HAS BEEN PROVIDED TO THIS SURVEYOR.

LEGEND

CERTIFICATION


SHEETS 1 - 2

SCALE: 1" = 10'

DATE: February 21, 2023

PRELIMINARY
EXHIBIT 'A'
RIGHT-OF-WAY VACATION PLAT
PLEASANT HILL, IOWA

LEGAL DESCRIPTION: PROPERTY
LOT D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051I, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA.

LEGAL DESCRIPTION: RIGHT-OF-WAY VACATION
A PARCEL OF LAND IN LOT D', PLEASANT HILL CENTRE I, AN OFFICIAL PLAT RECORDED IN BOOK 1051I, PAGE 621 AT THE POLK COUNTY RECORDER'S OFFICE, CITY OF PLEASANT HILL, POLK COUNTY, IOWA, THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NIN CORNER OF SAID LOT D', SAID NIN CORNER ALSO BEING THE NE CORNER OF LOT 6 IN SAID PLEASANT HILL CENTRE I AND ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF NE UNIVERSITY AVE AS IT IS PRESENTLY ESTABLISHED; THENCE S67°52'54"E, 60.04 FEET ALONG THE NORTH LINE OF SAID LOT D' AND SAID SOUTH RIGHT-OF-WAY LINE TO THE NE CORNER OF SAID LOT D', SAID NE CORNER ALSO BEING THE NIN CORNER OF LOT 7 IN SAID PLEASANT HILL CENTRE I; THENCE S0°05'58"E, 475.47 FEET ALONG THE EAST LINE OF SAID LOT D' AND THE WEST LINE OF SAID LOT 7 TO A POINT, THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 824.45 FEET AND A CHORD BEARING N69°03'01"W, AN ARC LENGTH OF 64.31 FEET TO THE NE CORNER OF THE ACQUISITION PLAT ESTABLISHED AND RECORDED IN BOOK 17866, PAGE 223 AT THE POLK COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING ON THE WEST LINE OF SAID LOT 6 AND THE EAST LINE OF SAID LOT 7; THENCE N0°05'58"W, 454.71 FEET ALONG SAID WEST LINE OF LOT D' AND SAID EAST LINE OF LOT 6 TO THE POINT OF BEGINNING AND CONTAINING 0.64 ACRES MORE OR LESS.

NOTES
1. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD, NO TITLE INDEED HAS BEEN PROVIDED TO THIS SURVEYOR.

CERTIFICATION
I HEREBY CERTIFY THAT THE LAND SURVEYING WORK HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A BLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DATE: December 31, 2023
SIGNATURE: [Signature]

CALENDAR COORDINATES

SCALE: 1"=10'

DATE: February 21, 2023
DRAFTED BY: [Signature]
DRAWN BY: [Signature]
1. **CALL TO ORDER/ROLL CALL**

Mayor Pro Tem Konrad called the Pleasant Hill City Council regular meeting to order on June 13, 2023 at 6:00 p.m. The Council Chambers were open and available to the public to participate in the meeting. Present: Len Murray, Ross Grooters, Mike Richardson, Amanda Lundstedt and Mark Konrad. Absent: Mayor Kurovski.

2. **APPROVAL OF AGENDA**

Murray/Richardson moved to approve the agenda. ROLL CALL: AYES: Murray, Grooters, Richardson, Lundstedt, And Konrad. NAYS: None. Motion carried 5-0.

3. **PUBLIC HEARING**

   a. Public Hearing to Consider Vacation of Street Right-of-Way – NE 62nd Street

Mayor Pro Tem Konrad opened the Public Hearing for item 3.a. Public Hearing to Consider Vacation of Street Right-of-Way – NE 62nd Street at 6:01pm. Assistant City Manager/Community Development Director Madeline Sturms explained that the City Council considered a Preliminary Plat and site plans for 9.12 acres of vacant land generally located east of NE 60th Street, south of Martha L. Miller Drive, and north of Meacham Drive at the May 23, 2023 council meeting. The preliminary plat provides the next phase of the Forge65 development to be subdivided into two separate residential projects, an assisted living facility referred to as Forge Edencrest in the north 4.6-acres of the property and a townhome development for the remaining south 4.52-acres. To achieve the proposed size of the development, the applicant has submitted vacation plats for the 60’ right of way of NE 62nd Street located along the eastern half of the property and a 15’ public utility easement that runs along the west side of NE 62nd Street. The City does not plan to use either of the right of way or utility easement for roadway or utility construction. The property can be vacated from its status as street right-of-way and disposed to the adjacent owner Hubbell Realty. There are multiple steps required in the process and two public hearings will be needed. A future council meeting will have an item to consider the disposal through an agreement with the property owner. The property is not needed by the City for public purposes and the private entity would utilize the property to facilitate development on the site. After hearing no further questions or comments from the public, the Mayor Pro Tem closed the public hearing at 6:02 pm. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

   i. First Reading of **Ordinance #928** – Vacation of Street Right-of-Way – NE 62nd Street

Grooters/Lundstedt moved to approve First Reading of **Ordinance #928** – Vacation of Street Right-of-Way – NE 62nd Street. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

4. **PUBLIC INPUT (5 MINUTES FOR ITEMS NOT ON THE AGENDA)**

There were none.

5. **CONSENT ITEMS**

Grooters/Richardson moved to approve the CONSENT ITEMS, stating that he was abstaining from item P due to his relationship with the Teamsters: Council Minutes - dated 05/23/23, Claims Listing - dated 06/13/2023, Approve liquor license – HyVee Fast & Fresh – 4910 Maple Drive, Approve liquor license – Git N Go #37 – 1000 NE 56th Street, Approve liquor license – Kum and Go #1024 – 5970 Morning Star Court, Tobacco permits: Groovy Goods; Casey’s Store #3718; Casey’s Store #2406; Casey’s Store #3333; Dollar General; Fareway; Git N Go; Hy-Vee Food Store; Hy-Vee Fast & Fresh; Kum & Go; Kwik Star #1155; Midwest Food & Liquor, Parks Dept. Monthly Report – dated May 2023, Public Works Dept. Monthly Report – dated May 2023, **Resolution #061323-01** – Approve Tax Abatement Report - dated May 2023, **Resolution #061323-02** – Transfer of funds from General Fund to CIP Fund 301, Airport Terminal, **Resolution #061323-03** – Transfer of funds from General Fund to CIP Fund 304, Comp Plan update, **Resolution #061323-04** – Transfer of funds from CIP Fund 304 to General Fund, Econ Dev,
Resolution #061323-05 – Approve Payment Application No. 2 and Change Order No. 1 – Little Fourmile Creek Stream Stabilization Project, Resolution #061323-06 – Approve Change Order No. 2 – Doanes Park Splash Pad, Resolution #061323-07 – Approve Pay App No. 7 – Hickory Glen Park Pavilion Project, Resolution #061323-08 – Approve Agreement with Teamsters Local Union 238, Resolution #061323-09 – Approve Pay App No. 2 – Hickory Blvd Overlay Phase 1, Resolution #061323-10 – Approve Pay App No. 7 – 2021 Street Repair Project. ROLL CALL: AYES: Murray, Grooters (items a-r, minus item p), Richardson Lundstedt, Konrad. NAYS: None, ABSTAIN: Grooters on item p. Motion carried 5-0.

6. BUSINESS ITEMS
a. Resolution #061323-11 – Resolution authorizing and approving a certain Loan Agreement, providing for the issuance of $7,545,000 General Obligation Corporate Purpose Bonds, Series 2023 and providing for the levy of taxes to pay the same
Murray/Richardson moved to approve Resolution #061323-11 – Resolution authorizing and approving a certain Loan Agreement, providing for the issuance of $7,545,000 General Obligation Corporate Purpose Bonds, Series 2023 and providing for the levy of taxes to pay the same. City Manager Ben Champ explained that the City Council has identified the need for continued investment in existing and new infrastructure in the community and has prioritized funding during the strategic planning and budgeting process. The fiscal year 2023-24 budget includes the sale of general obligation urban renewal bonds to fund approximately $8M in infrastructure projects in the community. Streets, sidewalks, water and sanitary sewer, storm drainage, park development, and other related improvements within the urban renewal area are eligible. A public hearing was held on April 25, 2023 to approve the issuance of a general obligation (GO) Bond not to exceed $8M. The City Council has previously approved a required resolution of intent to issue the bond and a date of May 23rd was set as the sale date and the Council awarded the bonds to Northland Securities, Inc. Following is the next step in the process in a resolution prepared by the City’s bond counsel that provides for the necessary approval of the issuance of the general obligation corporate purpose loan. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

b. Resolution #061323-12 – Support for the New Des Moines International Airport Terminal Project
Richardson/Lundstedt moved to approve the Resolution #061323-12 – Support for the New Des Moines International Airport Terminal Project. City Manager Ben Champ explained that the City of Pleasant Hill has received a request and presentations from the Des Moines International Airport Authority for support and assistance for terminal improvements to the Airport. The Airport has been independent from the City of Des Moines since 2011 and is operated by a separate authority without property tax support. The facility is the state’s largest airport serving as a gateway and hub for commerce handling 65% of Iowa’s commercial traffic and 50% of air cargo. In use since 1948, the existing terminal is beyond its useful economic utility and is in need of replacement to meet current and future economic development and quality of life needs. The total estimated cost of the new terminal is more than $530 Million and the Authority has already spend $64 Million on supporting projects for the improvements. In January of 2022, the City Council approved a resolution of intent to support the terminal improvements in the amount of $100,000.00 in equal installments over a four-year period. The Airport has continued to make progress and has finalized funding and plans to initiate the next phase of the project. This is a resolution of support for the terminal updates that includes funding approval of $100,000.00 spread evenly over four budget years. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

c. Resolution #061323-13 – Approve Contract Award for 5044 Maple Dr. Demolition
Grooters/Murray moved to approve Resolution #061323-13 – Approve Contract Award for 5044 Maple Dr. Demolition. Park and Recreation Manager Ryan Merritt explained that the property at 5044 Maple Dr. was deeded to the City of Pleasant Hill in March of this year. Council has prioritized demolition and site preparation for this property. City staff has been working with Snyder and Associates to develop the scope and bid specifications for the project. The City Engineer completed the scope and bid specifications for the project and an invitation for bids was sent to qualified contractors on April 26th, 2023; two bids were received with the lowest responsive and responsible bidder being Iowa Demolition in the amount of $34,500. The project includes demolition of the existing house, two sheds, vegetation, paved driveway and sidewalk, fence, backfill, rough grading and all associated components necessary to complete the
project. All asbestos containing materials have been mitigated and utilities have been disconnected in preparation for demolition. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

d. Approve A.B.A.T.E Motorcycle Toy Drive special event application
Grooters/Murray moved to approve A.B.A.T.E Motorcycle Toy Drive special event application. Park and Recreation Manager Ryan Merritt explained that the A.B.A.T.E. of Iowa District 4 is proposing a motorcycle ride through that will pass through Pleasant Hill, and introduced their representative, Matt Davis to describe the event. This ride will be a charity fundraiser to collect toys and donations for shelters and charities for underprivileged children. A.B.A.T.E. is a rights organization consisting of motorcycle enthusiasts throughout the state of Iowa. Their goals and purposes are to keep motorcyclists, members, and the public informed, to promote safe riding habits, and to encourage favorable legislation for motorcyclists. The event is scheduled for October 8th, 2023 from 1:00-3:00 PM. The special event application and route information has been reviewed and recommended by all departments. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

e. Resolution #061323-14 - Approval of Lease Agreement with Pleasant Hill Chamber of Commerce
Murray/Richardson moved to approve Resolution #061323-14 - Approval of Lease Agreement with Pleasant Hill Chamber of Commerce. City Manager Ben Champ explained that the City of Pleasant Hill has provided office space to the Pleasant Hill Chamber of Commerce for many years. A separated office suite at the 5160 Maple Drive office building containing City Hall is utilized by the Chamber at no cost and the common areas of the suite are available to the City and the Chamber. To assist in continuing this relationship, the attached renewal lease agreement has been developed. The Chamber receives one office within the 1960 square foot space and access to a shared conference room. The City is credited with a Presidents' level membership to the organization. The City provides utilities and access to a copier. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

f. Resolution #061323-15 – Approval of Preliminary Plat for The Crossing at Pleasant Hill
Murray/Grooters moved to approve Resolution #061323-15 – Approval of Preliminary Plat for The Crossing at Pleasant Hill. Assistant City Manager/Community Development Director Madeline Sturms explained that the City has received a preliminary plat for approximately 23.51 acres of vacant land generally located east of NE 60th Street, north of Martha L. Miller Drive, and south of University Avenue. The Crossing at Pleasant Hill, LLC is the applicant for the project with the intention of subdividing the property for commercial development. The property is zoned C-2 Regional Commercial Zoning District. The preliminary plat provides for the property to be subdivided into fourteen lots of varying sizes for future commercial development. Staff has reviewed the documents and finds them to be in conformance with the requirements of a preliminary plat. Following the preliminary plat consideration, a final plat would be required prior to completion of the project and acceptance of the public improvements. The Planning & Zoning Commission recommended approval of the preliminary plat at their June 5, 2023 meeting subject to any remaining staff comments. There are two resolutions for the project, the first to approve the preliminary plat for The Crossing at Pleasant Hill and the second to set a public hearing to begin the right-of-way vacation process. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

g. Resolution #061323-16 – Setting the date for Public Hearing for the Vacation of Public Right of Way and Public Utility Easement known as NE 62nd Street
Grooters/Richardson moved to approve Resolution #061323-16 – Setting the date for Public Hearing for the Vacation of Public Right of Way and Public Utility Easement known as NE 62nd Street. City Manager/Community Development Director Madeline Sturms explained that this approval is for the public hearing notice as discussed in the previous item. ROLL CALL: AYES: Murray, Grooters, Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0.

7. CLOSING COMMENT
Councilmember Murray said he had received lots of comments from residents who were elated about the new Pickle ball courts. He even received comments from Altoona residents that were excited to play here. He said the new Meacham Park Place sing looked good, and that people were happy to have another path to walk on. He also said the MPO line of credit discussions have continued, with only two
people voting no, therefore it did pass the Executive Committee. The MPO will also be starting their bi-
annual pavement analysis of communities with a map rating from poor to excellent.

Councilmember Grooters said DART recently completed two actions: they continued the contract of the 
temporary CEO, and made the maintenance facility an archeological site. He also announced the DMWW 
Citizen Water Academy was an amazing opportunity to learn about how water gets treated and distributed 
to everyone’s tap, and encouraged people to get involved in the 4-day class. Lastly, he also said item P 
from the consent items was a great example of how unions ensure staff get the salaries they deserve, 
and appreciated how that system works.

Councilmember Konrad gave a shout out to Councilmember Murray for doing an amazing job on the MPO 
board, letting people know that Councilmember Murray fights to protect the City and that we are being 
well-represented by him.

City Manager Ben Champ said the Meacham Park sign had a misspelling on it that is in the process of 
being fixed. He also announced that there will be a ribbon-cutting ceremony for the Doanes Park Splash 
Pad opening on Saturday, June 24th, at 2:00pm.

8. ADJOURNMENT
Lundstedt/Richardson moved to adjourn the Council meeting. ROLL CALL: AYES: Murray, Grooters, 
Richardson Lundstedt, Konrad. NAYS: None. Motion carried 5-0. The meeting was adjourned at 6:37 
p.m.

___________________________________
Mark A. Konrad, Mayor Pro Tem

ATTEST:

___________________________________
Dena Spooner, City Clerk/Finance Director
<table>
<thead>
<tr>
<th>VENDOR NAME</th>
<th>DESCRIPTION</th>
<th>GROSS AMOUNT</th>
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<td>BI-MONTHLY PEST CONTROL</td>
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### Accounts Payable Report

**City of Pleasant Hill**

**Reporting:** Paid, Unpaid, Partial

**Publication:**

**Payment Dates:**

**Paid Items Dates:** 6/14/2023 thru 6/27/2023

### Vendor Account Open Item Report

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<tr>
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<th>Description</th>
<th>Gross Amount</th>
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**Total** - City of Pleasant Hill: 1,435,764.27

### Fund Totals

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**Grand Total:** 1,435,764.27
## EXPENDITURES BY PROGRAM, AREA & DEPARTMENT

**AS OF: MAY 31ST, 2023**

% OF YEAR COMPLETED - 91.67

<table>
<thead>
<tr>
<th>EXPENDITURES</th>
<th>CURRENT</th>
<th>MONTHLY</th>
<th>YEAR TO DATE</th>
<th>BUDGET</th>
<th>% OF EXPENDITURES</th>
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<td>ACTUAL</td>
<td>ACTUAL</td>
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### PUBLIC SAFETY

**POLICE DEPARTMENT**
- 3,166,926
- 224,332.35
- 2,703,179.08
- 463,746.92
- 85.36

**EMERGENCY FUND**
- 0
- 0.00
- 0.00
- 0.00

**EMERGENCY MANAGEMENT**
- 12,300
- 2,497.78
- 9,304.44
- 2,955.56
- 75.65

**FIRE DEPARTMENT**
- 1,863,242
- 139,729.94
- 1,368,238.35
- 495,003.65
- 73.43

**EMS/AMBULANCE**
- 147,700
- 9,239.57
- 132,844.55
- 14,855.45
- 89.94

**ANIMAL CONTROL**
- 12,000
- 0.00
- 7,460.40
- 4,539.60
- 62.17

**TOTAL PUBLIC SAFETY**
- 5,202,168
- 375,799.64
- 4,221,026.82
- 981,141.18
- 81.14

### PUBLIC WORKS

**ROADS,BRIDGES & SIDEWALK**
- 1,758,027
- 75,232.13
- 1,071,146.96
- 686,880.04
- 60.93

**STREET LIGHTING**
- 142,000
- 10,062.56
- 112,820.53
- 29,179.47
- 79.45

**TRAFFIC CONTROL**
- 80,000
- 4,157.80
- 69,348.03
- 10,651.97
- 86.69

**SNOW REMOVAL**
- 80,000
- 275.72
- 54,995.11
- 25,004.89
- 68.74

**STREET CLEANING**
- 0
- 0.00
- 0.00
- 0.00

**STORM SEwers**
- 0
- 0.00
- 0.00
- 0.00

**ADMINISTRATIVE**
- 0
- 0.00
- 0.00
- 0.00

**TOTAL PUBLIC WORKS**
- 2,060,027
- 89,728.21
- 1,308,310.63
- 751,716.37
- 63.51

### HEALTH/SOCIAL SERVICES

**MOSQUITO CONTROL**
- 0
- 0.00
- 0.00
- 0.00

**TOTAL HEALTH/SOCIAL SERVICES**
- 0
- 0.00
- 0.00
- 0.00

### CULTURE/RECREATION

**LIBRARY**
- 783,540
- 52,786.58
- 594,559.46
- 188,980.54
- 75.88

**PARKS**
- 500,374
- 28,251.09
- 356,167.98
- 144,206.02
- 71.18

**RECREATION**
- 346,284
- 17,404.82
- 244,506.33
- 101,777.67
- 70.61

**CEMETERY**
- 23,400
- 867.83
- 16,401.67
- 6,998.33
- 70.09

**TOTAL CULTURE/RECREATION**
- 1,653,598
- 99,310.32
- 1,211,635.44
- 441,962.56
- 73.27

### COMMUNITY ECONOMIC DEVELOPMENT

**LMI**
- 7,500
- 0.00
- 0.00
- 7,500.00
- 0.00

**TIF**
- 6,500
- 0.00
- 0.00
- 6,500.00
- 0.00

**PLANNING & ZONING**
- 914,559
- 71,688.09
- 840,247.23
- 74,311.77
- 91.87

**TOTAL COMMUNITY ECONOMIC DEVELOPMENT**
- 928,559
- 71,688.09
- 840,247.23
- 88,311.77
- 90.49
## EXPENDITURES BY PROGRAM, AREA & DEPARTMENT

**AS OF: MAY 31ST, 2023**

% OF YEAR COMPLETED - 91.67

<table>
<thead>
<tr>
<th>EXPENDITURES</th>
<th>CURRENT</th>
<th>MONTHLY</th>
<th>YEAR TO DATE</th>
<th>BUDGET</th>
<th>% OF</th>
<th>BALANCE</th>
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<tr>
<td>DEBT SERVICE</td>
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<td>DEBT SERVICE</td>
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<td>2016 $8M BOND</td>
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<td>1,201,900.00</td>
<td>1,214,050.00</td>
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<td>2019 $16.5M BOND</td>
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<td>883,565.62</td>
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<td>CAPITAL PROJECTS</td>
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<td></td>
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<td></td>
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<tr>
<td>CAPITAL PROJECTS</td>
<td>14,366,497</td>
<td>634,488.20</td>
<td>6,262,272.30</td>
<td>8,104,224.41</td>
<td>43.59</td>
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<tr>
<td>TOTAL CAPITAL PROJECTS</td>
<td>14,366,497</td>
<td>634,488.20</td>
<td>6,262,272.30</td>
<td>8,104,224.41</td>
<td>43.59</td>
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<td>BUSINESS TYPE ACTIVITIES</td>
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<td></td>
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<tr>
<td>WATER ADMINISTRATION</td>
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<td>2,492,574</td>
<td>244,716.44</td>
<td>2,082,218.61</td>
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<td>SOLID WASTE DEPARTMENT</td>
<td>711,796</td>
<td>110,092.65</td>
<td>589,342.31</td>
<td>122,453.69</td>
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<td>290,473.57</td>
<td>332,506.43</td>
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<td>STORM WATER</td>
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<td>23,910.88</td>
<td>249,257.40</td>
<td>266,532.60</td>
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<td>1,191,848.11</td>
<td>72.93</td>
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</table>
EXPENDITURES BY PROGRAM, AREA & DEPARTMENT

AS OF: MAY 31ST, 2023

% OF YEAR COMPLETED - 91.67

<table>
<thead>
<tr>
<th>EXPENDITURES</th>
<th>CURRENT</th>
<th>MONTHLY</th>
<th>YEAR TO DATE</th>
<th>BUDGET</th>
<th>% OF</th>
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<tbody>
<tr>
<td></td>
<td>BUDGET</td>
<td>ACTUAL</td>
<td>ACTUAL</td>
<td>BALANCE</td>
<td>BUDGET</td>
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<tr>
<td>NON-PROGRAM</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td>TOTAL NON-PROGRAM</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td>TOTAL EXPENDITURES</td>
<td>37,053,729</td>
<td>8,289,542.91</td>
<td>25,276,559.15</td>
<td>11,777,169.56</td>
<td>68.22</td>
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</table>

---

TOTAL EXPENDITURES: $37,053,729

MONTHLY EXPENDITURES: $8,289,542.91

YEAR TO DATE EXPENDITURES: $25,276,559.15

BUDGET EXPENDITURES: $11,777,169.56

% OF BUDGET EXPENDITURES: 68.22%
### Monthly Revenue

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
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<tbody>
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<td>General</td>
<td>1,271,462.89</td>
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<tr>
<td>Road Use</td>
<td>125,946.46</td>
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<td>Employee Benefit Fund</td>
<td>11,511.71</td>
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<tr>
<td>Emergency Fund</td>
<td>498.68</td>
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<tr>
<td>Local Option Sales Tax</td>
<td>214,623.10</td>
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<tr>
<td>Industrial TIF District</td>
<td>0.00</td>
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<tr>
<td>East Urban Renewal TIF</td>
<td>8,846.77</td>
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<td>LMI Fund</td>
<td>71.28</td>
</tr>
<tr>
<td>Central City TIP</td>
<td>32,723.09</td>
</tr>
<tr>
<td>Prairie Creek TIF</td>
<td>736.66</td>
</tr>
<tr>
<td>Special Assessment</td>
<td>1.90</td>
</tr>
<tr>
<td>Center City 2 TIF</td>
<td>615.18</td>
</tr>
<tr>
<td>Center City 3 TIF</td>
<td>0.00</td>
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<tr>
<td>Urban Renewal Cork TIF</td>
<td>79,419.92</td>
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<td>Police Forfeiture</td>
<td>5,060.02</td>
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<tr>
<td>Avenue of Flags T &amp; A</td>
<td>6.77</td>
</tr>
<tr>
<td>P&amp;R Complex Trust &amp; Agency</td>
<td>27.76</td>
</tr>
<tr>
<td>Library Trust &amp; Agency</td>
<td>14.82</td>
</tr>
<tr>
<td>Memorial Trust &amp; Agency</td>
<td>3.80</td>
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<tr>
<td>Debt Service</td>
<td>6,079,194.87</td>
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<tr>
<td>Capital Projects</td>
<td>8,308.40</td>
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<tr>
<td>TIF Capital Projects</td>
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<tr>
<td>Perpetual Trust &amp; Agency</td>
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<tr>
<td>Water</td>
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<tr>
<td>Sewer</td>
<td>397,471.92</td>
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<td>Solid Waste</td>
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<td>Equipment Replacement</td>
<td>57,973.36</td>
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<td>Storm Water</td>
<td>35,906.12</td>
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<tr>
<td><strong>Grand Total Revenues</strong></td>
<td><strong>8,457,365.18</strong></td>
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### TREASURER'S REPORT
CITY OF PLEASANT HILL
05/31/2023

<table>
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<tr>
<th>FUND</th>
<th>BALANCE MONTH BEGINNING</th>
<th>REVENUE</th>
<th>EXPENSES</th>
<th>BALANCE MONTH ENDING</th>
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<td>001-1110 Cash</td>
<td>5,336,265.74</td>
<td>1,272,851.15</td>
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<td>70.20</td>
<td>70.20</td>
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<td>66,055.48</td>
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<td>800,552.81</td>
<td>11,511.71</td>
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<td>34,678.97</td>
<td>498.68</td>
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<td>989,800.00</td>
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<td>2,401.82</td>
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<td>182-1110 Park/Rec</td>
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<td>26,828.92</td>
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<td>183-1110 Library</td>
<td>5,245.80</td>
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<td>5,260.62</td>
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<td>183-1150 Library Investments</td>
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<tr>
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<td>600-1170 Meter Deposits</td>
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<tr>
<td><strong>TOTAL All Checking and CD Accounts</strong></td>
<td><strong>30,878,307.08</strong></td>
<td><strong>10,194,386.87</strong></td>
<td><strong>17,318,387.96</strong></td>
<td><strong>23,754,305.99</strong></td>
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</tbody>
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___________________________
City Clerk/Finance Director

___________________________
City Manager
A survey of library patrons was recently completed. The surveys were available in the library and via social media. 58 responses were received.

The data will be used for planning purposes including program ideas and suggestions for improvement. More publicity will also take place so that patrons have a better grasp of the activities and resources available to them.

One of the questions asked about the overall satisfaction level with library services. Out of 57 responses, 47 rated our services as excellent and 10 as very good. No responses were received with any of the three lower ratings.
PLEASANT HILL PUBLIC LIBRARY
2023 SURVEY

In order to improve the quality of our service, we need your help. Please spend a few minutes and share your thoughts with us. Thank you!

1. For which of the following purposes have you visited the library during the past year? Please check all that apply.

- 54 Checked out books or other materials
- 18 Used a computer
- 24 Attended programs, classes, story times, etc.
- 10 Read magazines or other materials in the library
- 21 Used services including use of the copier, fax machine, laminator, etc.
- 17 Made use of the library as a place to study or to meet with others
- 2 None

For which of the following purposes have you visited the library during the past year? Please check all that apply.

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Checked out books or other materials</td>
<td>54</td>
<td>(91.5%)</td>
</tr>
<tr>
<td>Used a computer</td>
<td>18</td>
<td>(30.5%)</td>
</tr>
<tr>
<td>Attended programs, classes, story times, etc.</td>
<td>24</td>
<td>(40.7%)</td>
</tr>
<tr>
<td>Read magazines or other materials in the library</td>
<td>10</td>
<td>(16.9%)</td>
</tr>
<tr>
<td>Used services including use of the copier</td>
<td>21</td>
<td>(35.6%)</td>
</tr>
<tr>
<td>Made use of the library as a place to study or to meet with others</td>
<td>17</td>
<td>(28.8%)</td>
</tr>
<tr>
<td>None of the above</td>
<td>2</td>
<td>(3.4%)</td>
</tr>
<tr>
<td>Hot spot</td>
<td>-1</td>
<td>(1.7%)</td>
</tr>
<tr>
<td>Children play space, DSM ma...</td>
<td>-1</td>
<td>(1.7%)</td>
</tr>
<tr>
<td>Family time, girls do scavenger</td>
<td>-1</td>
<td>(1.7%)</td>
</tr>
<tr>
<td>Have bought and donated use</td>
<td>-1</td>
<td>(1.7%)</td>
</tr>
<tr>
<td>Take home free magazines, T...</td>
<td>-1</td>
<td>(1.7%)</td>
</tr>
</tbody>
</table>
2. Library hours are

Monday 10 a.m. to 8 p.m.
Tuesday 10 a.m. to 8 p.m.
Wednesday 10 a.m. to 8 p.m.
Thursday 10 a.m. to 8 p.m.
Friday 10 a.m. to 6 p.m.
Saturday 10 a.m. to 5 p.m.
Sunday 1 p.m. to 5 p.m.

Are you satisfied with the library's hours?  

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>55</td>
<td>3</td>
</tr>
</tbody>
</table>

58 responses

94.8%

Are you satisfied with these hours?

Please add any other comments you have about library hours.

Families with babies would benefit with hours starting at 9am

I don't think you have to be open as late during the week.

Earlier opening hours would be ideal for my toddler's schedule but understand impact on staffing

Love the Sunday hours! During school year often only time we make it

I would like to go back to noon to 4 Sunday.

I love the library

23
I really like the library's hours! The schedule is super convenient for me and allows me to make the most of my library visits. Having the library open until 8 p.m. from Monday to Thursday is fantastic because I can drop by after school and spend some quality time exploring books, studying, or even attending library programs. And it's awesome that the library is open until 6 p.m. on Fridays and has weekend hours too. This means I can enjoy the library's resources and services even on my days off. I appreciate that the library also offers Sunday hours from 1 p.m. to 5 p.m., which gives me a chance to catch up on reading or complete any last-minute research for school projects. Overall, I'm really satisfied with the library's hours, and they make it easy for me to take full advantage of everything the library has to offer. Thank you for providing such convenient hours that accommodate my schedule!

I wish it was open 10 am to 8 pm on Friday, Saturday and Sunday too.

Staff is great. Ms. Marjorie made us feel very welcome when we first moved here.

I do wish that it would be open around 9 am on Saturday.

I would like the hours to be 9 am to 7 pm.

Seem standard compared to other libraries if not more availability.

These hours work well.

3. Which of the following genres or types of materials do you check out or would you like to see the library purchase. Please check as many as you want.

38 a. Adult fiction
29 b. Adult non-fiction
10 c. Large Print
21 d. DVDs
  9 e. Books on CD
20 f. Children’s Picture Books
23 g. Fiction Books for Grade School Readers
21 h. Non-fiction Books for Grade School Readers
19 i. Fiction Books for Teen Readers
14 j. Non-fiction Books for Teen Readers

Books about homesteading

More adult non-fiction of the basis bibliography on the ever-ongoing-disgusting injustices carried out against Palestine by Israel and USA.

4. The library has access to online audio, EBooks, magazines, music and streaming videos. We also have access to the Ancestry Plus database. Have you used any of these services?

Yes
No
The library has access to online audio, eBooks, magazines, music and streaming videos. We also have access to the Ancestry Plus database. Have you used any of these services?

58 responses

53.4% Yes
46.6% No

Please add any comments about online resources including online resources or databases you would like to see added.

Craft/DIY database, Consumer Reports

Love Libby

I'm not sure

None

I wanted to say a big thank you for all the cool stuff your library has online. Having access to audio, eBooks, magazines, music, and streaming videos from my computer has been awesome. I love that I can find so many different things to read and listen to. Whether it's a thrilling adventure, a funny story, or even a magazine about my favorite hobbies, your library has it all. And the best part is that I can get them anytime, anywhere. It's like having my own personal library right at my fingertips! Your online library is super easy to use too. I can find what I want quickly and borrow it with just a few clicks. No more waiting in line or worrying about due dates. It's all so convenient, and I really appreciate that. I also wanted to say a big thanks to all the nice people who work at the library. Every time I've had a question or needed help, they've been there to assist me. They always have great suggestions for books and movies too. It's clear that they love what they do, and it makes the library a fun and welcoming place. So, thank you again for all the amazing resources and services you provide. The Pleasant Hill Public Library has made reading and learning even more exciting for me. I'm so grateful to have access to online audio, eBooks, magazines, music, and streaming videos through your library. Take care and keep up the great work!

Ancestry Plus

I didn't know these were offered until a friend told me. It's not very well explained.

I had no idea about the Ancestry Plus database!
Might help if there was a paper etc. at the library that explained about online resources available.

I use the online Libby most often.

5. Please list any programs intended for children you would like to see the library offer.

More activities during the school year for preschool-aged children. There’s a lot in the summer but hardly any during the school year. Also preschool crafts.

More guest reader events like the dart bus

All good already

Baby rhyme time

More reading clubs

None

Grandkids. Love the book reading program

Don't know

More crafts.

Historical presentation and/or tours of local history places (houses, wonderful buildings, bike trails or parks).

Continue Movie Night.

We really enjoy the summer reading program and crafts. We have also attended movie nights.

Library sports, gaming.

6. Please list any programs intended for children you would like to see the library offer.

Gaming hangouts or board game sessions, escape rooms

Crafts, book clubs

“Safe at home” classes

N/a- possibly reading program with younger children for the tweens/teens?

STEAM, sports themed book club

D and D more designer board games like Settlers of Catan
More reading clubs

None

7. Please list any programs intended for adults you would like to see the library offer.
Would like to be able to sign up for BEST all at once so the trips I'm interested in are in my calendar.

Book clubs, learning to crochet or knit

Those for 25-40s/ new to community

Workshop on how to do things

More adult evening or weekend activities and opportunities to connect to other adults

Mental health class, stress reduction activities, partner with police dept for self defense class

Local History and Nature

More activities for those not quite 55+

None

Programs telling the Palestinian's story. Be not part of the problem.

I don't have one

Yoga

Murder mystery event for adults and teenagers. Craft time for adults or teenagers - candles, crocheting, other.

Continue day trips.

8. How would you rate quality of the service you have received at the library, including the collection of library materials, programs and assistance by the staff?

  0 a. poor
  0 b. fair
  0 c. good
  10 d. very good
  47 e. excellent
9. **How could library services be improved?**

Better accessibility for toddlers and preschool children to access picture books. Have them in bins at their level instead of on shelves with only the binding showing.

Remove the useless plexiglass barriers at the front desk.

None but always welcome more community information on the display boards/ racks

I would love to see an expansion of books available through the Libby app. There are often long waits for popular books, and it is disappointing to read the first book in a series only to discover our library doesn't own the rest of the series.

More ebooks

I feel like the shelves are overcrowded. I have a hard time finding material.

More activities

None

I am fine with all

Have been very pleased with services since I moved into the area in 2011. Took a Spanish class here

Amazing.

Not applicable - zero complaints

Always great service!

None
Service good to very good in general but slavishly very deficient and complacent with regard to Palestine.

Would like to see regular guests, not of Pleasant Hill, to be able to sign up for bus trips the same time as PH residents. I lived in PH for 20 years and moved across bridge to DM and still only go to the Pleasant Hill library.

Update movies available - The Hate You Give, the one about Fred Rogers.

Happy as is.

I would like to have more programs and activities for tweens and teens.

10. Please write any additional comments or suggestions you have about the Pleasant Hill Public Library.

Very much appreciate the library went FINE FREE!! Thank you so much! We love the Adventure Pass and Wi-Fi hot spots. I haven't been yet but want to try the adult craft and chat night.

Use a better service for the hot spots. The US Cellular coverage in this area is terrible.

How do we suggest books that we would like to have available?

Would it be possible to add swings / things for younger kids who can't use the climbing frame to the playground/ more benches outside of the library?

Fantastic customer service and programming! A wonderful library that needs to be given a nice new building some day! (Not that the remodeled look isn't great!)

Our family appreciates you! You have been a welcoming place since I was a college student in the early '00s needing all of the resources. It is a joy to bring my son to explore and utilize your book collection now.

Best library and staff

Like that the B.E.S.T. trips are back

The Pleasant Hill Library is THE BEST library!

None

Great service to the community.

I love all of you! Especially John and Jamie and Carly and Megan.

Appreciate the friendliness of all the staff. Helpful, smiling, eager to help.

I really love the library, It's my cozy place.
We love the library and book selection. Staff is always friendly and kind.

Very pleasant experience. Staff is terrific! Thanks!

There should be a very specific call-number (956 is not valid) for the Palestinian Fight for Liberation. But also for Western Sahara and also for Kashmir etc. If such is not created by the Library of Congress, then the Pleasant Hill Library should institute its own interim classification.

We love the library! The staff is amazing!

Staff very nice and helpful. Been coming to PH library for over 25 years. Enjoy summer trips offered to residents (bus). I like the $2.00 bag of books; I use a lot for kindergarten kids at Willard Elementary. Thank you.

Advertise book clubs more. Like story blocks at Copper Creek.

Keep John as Head Librarian.

Our family enjoys using the Pleasant Hill Public Library. We most often utilize children's activities, but also use the library as a study space or for indoor learning/break space. We do miss puzzles and Legos and it would be nice to have a playtime for winter breaks or hot summer days. Thank you so much for all the staff. You are amazing.

I love this library.
RESOLUTION #062723-01

A RESOLUTION APPROVING THE TRANSFER OF FUNDS, EMERGENCY FUND TO EQUIPMENT REPLACEMENT FUND

WHEREAS, the Pleasant Hill City Council recognizes the need to approve the transfer of funds, as follows:

Emergency Fund to Equipment Replacement Fund $ 498.68

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve this transfer.

ADOPTED this 27th day of June, 2023.

Sara Kurovski, Mayor

ATTEST:

Dena Spooner, City Clerk/Finance Director
RESOLUTION #062723-02

A RESOLUTION APPROVING THE TRANSFER OF FUNDS, EMPLOYEE BENEFITS FUND TO THE GENERAL FUND

WHEREAS, the Pleasant Hill City Council recognizes the need to approve the transfer of funds, as follows:

Employee Benefits Fund to General Fund $ 11,511.71

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve this transfer.

ADOPTED this 27th day of June, 2023.

______________________________
Sara Kurovski, Mayor

ATTEST:

______________________________
Dena Spooner, City Clerk/Finance Director
DATE: JUNE 27, 2023

TO: MAYOR & CITY COUNCIL

FROM: MADELINE STURMS, AICP, CPM
ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: VACATION OF A PORTION OF NE 62nd STREET – ORDINANCE #928 SETTING PUBLIC HEARING FOR DISPOSITION OF SAID RIGHT-OF-WAY

BACKGROUND
The City Council considered a Preliminary Plat and site plans for 9.12 acres of vacant land generally located east of NE 60th Street, south of Martha L. Miller Drive, and north of Meacham Drive at the May 23, 2023 council meeting. The preliminary plat provides the next phase of the Forge65 development to be subdivided into two separate residential projects, an assisted living facility referred to as Forge Edencrest in the north 4.6-acres of the property and a townhome development for the remaining south 4.52-acres. To achieve the proposed size of the development, the applicant has submitted vacation plats for the 60’ right of way of NE 62nd Street located along the eastern half of the property and a 15’ public utility easement that runs along the west side of NE 62nd Street. The City does not plan to use either of the right of way or utility easement for roadway or utility construction. The property can be vacated from its status as street right-of-way and disposed to the adjacent owner Hubbell Realty.

There are multiple steps required in the process, the first public hearing on the vacation of the right of way was held at the June 13, 2023 council meeting. A second public hearing will be needed to dispose of the property through an agreement with the property owner. The following two items are the second reading of the ordinance and a resolution to set the public hearing to consider the disposition of the property to the adjacent owner. The property is not needed by the City for public purposes and the private entity would utilize the property to facilitate development on the site.

ALTERNATIVES
Not approve the second reading of the ordinance; however, it could delay or terminate the project

FINANCIAL CONSIDERATIONS
NA

RECOMMENDATION
Consider approval of the following two items including the second reading of the ordinance to vacate a portion of right of way for NE 62nd Street and the resolution to set the public hearing for the July 11, 2023 Council Meeting to consider disposal of the property to the adjacent owner.
ORDINANCE NO. 928

AN ORDINANCE VACATING A PORTION OF PUBLIC RIGHT-OF-WAY KNOWN AS NE 62ND STREET LOCATED WITHIN THE CITY OF PLEASANT HILL, IOWA

WHEREAS, on the 13th day of June 2023, pursuant to published notice as required by law, the City Council has held a public hearing on a proposal to vacate public right-of-way located within the City of Pleasant Hill, Iowa, known as NE 62nd Street and legally described as follows:

A PART OF LOT "D", PLEASANT HILL CENTRE I, AN OFFICIAL PLAT IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, SAID PLEASANT HILL CENTRE I; THENCE NORTH 00°15'21" WEST ALONG THE WESTERLY LINE OF SAID LOT "D", 258.31 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 752.45 FEET, WHOSE ARC LENGTH IS 65.41 FEET AND WHOSE CHORD BEARS SOUTH 66°55'07" EAST, 65.39 FEET TO THE EAST LINE OF SAID LOT "D"; THENCE SOUTH 00°20'58" EAST ALONG SAID EAST LINE, 542.19 FEET; THENCE SOUTH 89°47'00" WEST, 85.06 FEET TO SAID WESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.36 FEET AND WHOSE CHORD BEARS NORTH 44°40'29" EAST, 35.42 FEET; THENCE NORTH 00°26'03" WEST ALONG SAID WESTERLY LINE, 284.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.77 ACRES (33,588 SQUARE FEET).

AND THE EAST 15.00 FEET OF LOTS 8 AND 6, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA LYING SOUTH OF MARTHA L. MILLER DRIVE; and

WHEREAS, the City Council of the City of Pleasant Hill, Iowa, has determined that it is in the best interests of the City to vacate said right-of-way.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Pleasant Hill, Iowa, as follows:

Section 1. The City of Pleasant Hill, Iowa, hereby vacates that portion of NE 62nd Street legally described as:

A PART OF LOT "D", PLEASANT HILL CENTRE I, AN OFFICIAL PLAT IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, SAID PLEASANT HILL CENTRE I; THENCE NORTH 00°15'21" WEST ALONG THE WESTERLY LINE OF SAID LOT "D", 258.31 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 752.45 FEET, WHOSE ARC LENGTH IS 65.41 FEET AND WHOSE CHORD BEARS SOUTH 66°55'07" EAST, 65.39 FEET TO THE EAST
LINE OF SAID LOT "D"; THENCE SOUTH 00°20'58" EAST ALONG SAID EAST LINE, 542.19 FEET; THENCE SOUTH 89°47'00" WEST, 85.06 FEET TO SAID WESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.36 FEET AND WHOSE CHORD BEARS NORTH 44°40'29" EAST, 35.42 FEET; THENCE NORTH 00°26'03" WEST ALONG SAID WESTERLY LINE, 284.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.77 ACRES (33,588 SQUARE FEET).

AND THE EAST 15.00 FEET OF LOTS 8 AND 6, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA LYING SOUTH OF MARTHA L. MILLER DRIVE.

Section 2. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 3. This Ordinance shall be in effect upon its passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of _____________, 2023.

_________________________________________
Sara Kurovski, Mayor

ATTEST:

____________________________________
Dena Spooner, City Clerk/Finance Director
RESOLUTION #062723-03

RESOLUTION FIXING A DATE FOR A PUBLIC HEARING TO CONSIDER THE APPROVAL AND AUTHORIZATION OF THE DISPOSITION OF REAL PROPERTY FROM THE CITY OF PLEASANT HILL TO HUBBELL REALTY COMPANY

WHEREAS, the City of Pleasant Hill owns certain real estate which is legally described as:

A PART OF LOT "D", PLEASANT HILL CENTRE I, AN OFFICIAL PLAT IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, SAID PLEASANT HILL CENTRE I; THENCE NORTH 00°15'21" WEST ALONG THE WESTERLY LINE OF SAID LOT "D", 258.31 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 752.45 FEET, WHOSE ARC LENGTH IS 65.41 FEET AND WHOSE CHORD BEARS SOUTH 66°55'07" EAST, 65.39 FEET TO THE EAST LINE OF SAID LOT "D"; THENCE SOUTH 00°20'58" EAST ALONG SAID EAST LINE, 542.19 FEET; THENCE SOUTH 89°47'00" WEST, 85.06 FEET TO SAID WESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.36 FEET AND WHOSE CHORD BEARS NORTH 44°40'29" EAST, 35.42 FEET; THENCE NORTH 00°26'03" WEST ALONG SAID WESTERLY LINE, 284.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.77 ACRES (33,588 SQUARE FEET).

AND THE EAST 15.00 FEET OF LOTS 8 AND 6, PLEASANT HILL CENTRE 1, AN OFFICIAL PLAT IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA LYING SOUTH OF MARTHA L. MILLER DRIVE; and

WHEREAS, Hubbell Realty Company has presented a Preliminary Plat for Hawthorne Townhomes which utilizes the aforementioned right-of-way to make the highest and best use of their property to the City of Pleasant Hill; and

WHEREAS, the Code of Iowa requires that, before the City of Pleasant Hill may dispose of an interest in real property by sale, it must set forth its proposal in a resolution and public notice as provided in Section 362.3, of the resolution and of a date, time and place of a public hearing on the proposal; and

WHEREAS, the Code of Iowa also requires that, before the City of Pleasant Hill may enter into a proposed agreement for the real property that a public hearing must be held on the proposed agreement.

NOW, THEREFORE, IT IS RESOLVED by the Council of the City of Pleasant Hill, as follows:

Section 1. The Council of the City of Pleasant Hill will hold a public hearing on the proposal to dispose the real property and to enter into an agreement as set out in the preamble
hereof at 6:00 o’clock p.m., on the 11th day of July, 2023, at the City Council Chambers, 5160 Maple Drive, Pleasant Hill, IA 50327.

Section 2. The City Clerk is hereby authorized and directed to give notice of this resolution and of the public hearing on the proposal to dispose of the real property and to enter into an agreement, by publication at least once, not less than four nor more than twenty days before the date of the hearing, in a newspaper of general circulation in the City of Pleasant Hill. Such notice shall be substantially in the form which is attached to this Resolution.

Section 3. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

PASSED AND APPROVED this ____ day of____________________ 2023.

____________________________
Sara Kurovski, Mayor

ATTEST:

____________________________
Dena Spooner, City Clerk/Finance Director
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council of the City of Pleasant Hill, Iowa, hereby proposes to dispose of a portion of right-of-way described as follows:

A PART OF LOT "D", PLEASANT HILL CENTRE I, AN OFFICIAL PLAT IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, SAID PLEASANT HILL CENTRE I; THENCE NORTH 00°15'21" WEST ALONG THE WESTERLY LINE OF SAID LOT "D", 258.31 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 752.45 FEET, WHOSE ARC LENGTH IS 65.41 FEET AND WHOSE CHORD BEARS SOUTH 66°55'07" EAST, 65.39 FEET TO THE EAST LINE OF SAID LOT "D"; THENCE SOUTH 00°20'58" EAST ALONG SAID EAST LINE, 542.19 FEET; THENCE SOUTH 89°47'00" WEST, 85.06 FEET TO SAID WESTERLY LINE; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.36 FEET AND WHOSE CHORD BEARS NORTH 44°40'29" EAST, 35.42 FEET; THENCE NORTH 00°26'03" WEST ALONG SAID WESTERLY LINE, 284.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.77 ACRES (33,588 SQUARE FEET).

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A Public Hearing will be held on the 11th day of July, 2023 at 6:00 p.m. in the City Council Chambers, 5160 Maple Drive, Pleasant Hill Iowa, at which time the Council will hear objections to the disposition of said right-of-way from any interested party.

City of Pleasant Hill Iowa
Dena Spooner, City Clerk/Finance Director
INDEX LEGEND
LOCATION: PT. LOT "D", PLEASANT HILL CENTRE I
PLEASANT HILL, POLK COUNTY, IOWA
REQUESTOR: HRC PLEASANT HILL LLC
6900 WESTPOND PKWY
WEST DES MOUNTS, IA 50266-2520
PROPRIETOR: CITY OF PLEASANT HILL
SURVEYOR: MICHAEL A. BROONER
SURVEYOR COMPANY: CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

DATE OF SURVEY: NOVEMBER 28, 2022

VACATION PLAT

A PART OF LOT "D", PLEASANT HILL CENTRE I, AN OFFICIAL PLAT IN THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA AND MORE PARTICULARLY AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, SAID PLEASANT HILL CENTRE I; THENCE NORTH 00°15'21" WEST ALONG THE WESTERLY LINE OF SAID LOT "D", 258.31 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 752.45 FEET, WHOSE ARC LENGTH IS 65.41 FEET AND WHOSE CHORD BEARS SOUTH 64°58'07" EAST, 65.39 FEET TO THE EAST LINE OF SAID LOT "D"; THENCE SOUTH 00°20'58" EAST ALONG SAID EAST LINE, 542.19 FEET; THENCE SOUTH 89°47'00" WEST, 85.06 FEET TO SAID WESTERLY LINE, THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE AND A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.36 FEET AND WHOSE CHORD BEARS NORTH 44°40'29" EAST, 35.42 FEET; THENCE NORTH 00°26'03" WEST ALONG SAID WESTERLY LINE, 284.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.77 ACRES (33,588 SQUARE FEET).

ZONING:
EXISTING: C-2 REGIONAL COMMERCIAL

PT. LOT "D" PLEASANT HILL CENTRE I
EXISTING 60' ROW

THE HIGHLANDS OF PLEASANT HILL TOWNSHOMES PLAT 3

VACATION DESCRIPTION

MARTHA L MILLER DRIVE
ROW VACATION
33588 SF
0.77 AC
Δ=90°13'03"M 90°28'07"R
L=39.36'M 39.47'R
R=25.00'M&R
CH=35.42'M 35.50'R

CHB=N44°40'29"EM N44°54'15"E R
Δ=4°58'51" L=65.41'
R=752.45' CH=65.39'

CHB=S66°55'07"E

MEACHAM DRIVE

S89°47'00"W 85.06'

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A ILLEGED PROFESSIONAL LAND SURVEY UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. BROONER, P.L.S.
LICENSE NUMBER 16980
DATE: DECEMBER 3, 2021
THIS SHEET PREPARED BY ME AS THE INDEX LEGEND

LEGEND
SECTION CORNER AS NOTED
1/23, 1/24, YELLOW CAB B-5980
(UNLESS OTHERWISE NOTED)
MEASURED BEARING & DISTANCE
RECORDED BEARING & DISTANCE
CENTERLINE
SECTION LINE

VACATION PLAT
PT LOT "D" PLEASANT HILL CENTRE I
CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: 515-369-4400

REVISED: 12/24/2021 12:24 PM
June 5, 2023

City of Pleasant Hill
5160 Maple Drive, Suite A
Pleasant Hill, IA 50327

Hubbell Realty Company is planning to develop the land located south of Martha Miller Drive and North of Meacham Drive just east of the Forge 65 development in Pleasant Hill. As part of this development, the existing NE 62nd Street ROW is needed to fully develop our proposed project. The approved Preliminary Plats and Site Plans show this ROW as part of the overall development area.

Given this, Hubbell Realty Company respectfully requests the abandonment of the NE 62nd Street ROW to allow our proposed development to proceed.

Sincerely,

Caleb Smith
Vice President, Land Development
Hubbell Realty Company
6900 Westown Parkway
West Des Moines, IA 50266
CITY OF PLEASANT HILL, IOWA
CITY COUNCIL AGENDA COMMUNICATION

DATE: JUNE 27, 2023
TO: MAYOR & CITY COUNCIL
FROM: MIKE SPORLEDER
SENIOR BUILDING INSPECTOR
SUBJECT: FIRST READING OF ORDINANCES FOR AMENDMENTS TO CODE
CHAPTERS 156 BUILDING CODE AND 163 FIRE CODE

BACKGROUND
The International Code Council updates building codes every three years to clarify and clean up the language used and to make changes based on safety regulations, new methods and new products introduced to the construction world. The Central Iowa Code Consortium (CICC), an organization assembled with the goal of unifying the building codes across the greater Des Moines area, went through the process of reviewing and proposing amendments to the 2021 cycle for the Building, Residential Building and Fire codes at this time. The CICC proposed a more streamlined review this cycle as there was minimal change from the 2018 codes.

The proposed updates include modifications to the City’s Code Chapter 156 Building Code and Chapter 163 Fire Code. The 2021 codes and recommendations from the CICC have been reviewed by staff to compile the modifications as presented.

Chapter 156 addresses the building code adoption and amendments enforced by the City’s Building Department. The proposed chapter modifications update the building codes to adopt the 2021 edition of the International Building Code and the 2021 edition of the International Residential Code and amendments recommended by the CICC.

Chapter 163 addresses the fire code adoption and the amendments enforced by the City’s Fire Department and Building Department. The proposed chapter modifications update the fire code to adopt the 2021 edition of the International Fire Code and amendments recommended by the CICC. The code proposal would provide lower thresholds to require sprinkler systems be provided in new buildings. These amendments will help provide safer buildings for the public and aid the Pleasant Hill Fire Department in controlling and extinguishing fires. Following is the first reading of the ordinances for consideration of modifications to the building code chapters.

ALTERNATIVES
Not approve the first reading of the ordinances. However, the amendments have been reviewed by staff with a recommendation for approval.
FINANCIAL CONSIDERATIONS
NA

RECOMMENDATION
Consider approval of the first reading of the ordinances for amendments to Chapter 156 Building Code and Chapter 163 Fire Code for effective date of August 1, 2023.
ORDINANCE NO. 930

AN ORDINANCE AMENDING CHAPTER 156, BUILDING CODE, OF THE CODE OF THE CITY OF PLEASANT HILL, IOWA

BE IT ORDAINED by the City of Pleasant Hill, Iowa:

THAT Chapter 156, Building Code, of the Code of the City of Pleasant Hill, Iowa, be amended by deleting the present Chapter 156 Building Code and in lieu thereof, adopting as following as shown on the herein attached Exhibit A.

NOW THEREFORE, be it ordained by the City Council of the City of Pleasant Hill, Iowa, that Chapter 156 Building Code shall be amended as adopted herein.

FURTHER, this Ordinance shall be in effect on August 1, 2023 following its final passage, approval and publication provided by law.

PASSED AND APPROVED by the Council the _______ day of __________ 2023.

CITY OF PLEASANT HILL, IOWA

__________________________________________
By: Sara Kurovski
Its: Mayor

ATTEST TO:

__________________________________________
By: Dena Spooner
Its: City Clerk/Finance Director
EXHIBIT A

CHAPTER 156

BUILDING CODE


156.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Building Code, 2021 Edition (hereinafter known as the IBC), and the International Residential Code, 2021 Edition (hereinafter known as the IRC, and referenced as R), are amended as hereinafter set out in this chapter. In the event there are requirements that conflict with these codes, the requirements of this chapter shall prevail:

IBC & IRC Amendments:

1. IBC General, Section 101.1, and R101.1 Insert: City of Pleasant Hill
2. IRC Section 101.2 Scope. Replace with and add the following:

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of the following:

1. Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.
2. Owner-occupied lodging houses with five or fewer guestrooms.
3. Detached one- and two-family dwellings and townhouses that contain offices of up to 20 percent of the dwelling unit area.
4. Live/work units within detached one- and two-family dwellings and townhouses that comply with the requirements of Section 419 of the International Building Code.

5. Care facilities within detached one- and two-family dwellings and townhouses with eight or fewer persons receiving care who have the ability to respond to emergency situations and evacuate.

6. In-home child care facilities within detached one- and two-family dwellings and townhouses where in-home child care is provided to no more than eight children, and of these eight children no more than six are five years old or younger, no more than four are twenty-four months old or younger, and no more than three are eighteen months old or younger.

7. In-home child care facilities that provide custodial care for 16 or fewer persons in detached one- and two-family dwellings and townhouses that were registered with the State of Iowa Department of Human Services as child development homes and have held such registration continuously in good standing since on or before January 1, 2017.

8. Care facilities within detached one- and two-family dwellings and townhouses that are provided with a residential fire sprinkler system complying with Section P2904 or NFPA 13D with eight or fewer persons receiving care who have impairments that prevent them from responding to emergency situations and evacuating.

3. **IBC Section 101.4 Referenced Codes.** Shall be amended as follows:

   **Section 101.4.3 Plumbing** shall be amended by the following:
   
   The reference to the International Plumbing Code shall be deleted, and replaced with the Pleasant Hill Plumbing Code.
   
   The reference to the International Private Sewage Disposal Code shall be deleted, and replaced with the Polk County Health Department.

4. **IBC Section 105.2 and R105.2 Work exempt from permit** are hereby amended by deleting the following items and adding a sentence to said sections as follows:

   **Delete**

   IBC - Item #1 Detached structures not exceeding 120 sq. ft.
   
   IBC - Item #2 Fences not over 7 feet high
   
   IBC - Item #4 Retaining walls not over 4 feet
   
   IBC - Item #9 Prefabricated swimming pools
IBC - Item #10 Shade cloth structures
IRC - Item #1 Detached structures not exceeding 200 sq. ft.
IRC - Item #2 Fences not over 7 feet high
IRC - Item #3 Retaining walls not over 4 feet
IRC - Item #7 Prefabricated swimming pools
IRC - Item #10 Decks not exceeding 200 ft.

Add: Exemption from permit requirements of this chapter shall not preclude
two or more times, a re-inspection fee may be charged at
the discretion of the building official in the amounts set in the schedule of fees
adopted by the city council by resolution.
2. In addition to other fees required in this section, a fee shall be paid to
the city for the review of plans for code compliance. The amount of such
fee is set in the Schedule of Fees adopted by the city council by resolution.

5. IBC Section 105.5 and R105.5 Expiration are hereby amended by deleting
said section and inserting in lieu thereof the following:

Section 105.5 and R105.5 Expiration. Every permit issued under the
provisions of this Code shall expire one hundred eighty (180) days 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. If the work has not been completed by the expiration date
of the permit, no further work shall be done until the permit shall have 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.

6. IBC Section 109 and R108 Fees shall be amended by adding the following
section:

IBC Section 109.7 and R108.7 Additional Fees. Additional fees may be
assessed in accordance with the following:

1. If an inspection is requested and performed, and the building official
determines that the work was not ready for the inspection, or fails an
inspection two or more times, a re-inspection fee may be charged at

A. When a plan is submitted, a non-refundable code compliance
plan check fee in accordance with the Schedule of Fees shall be paid
to the city at the time of submitting plans and/or specifications for
checking.
Exception: One and two family dwelling occupancies and related accessory structures. Other simple structures that in the determination of the Building Official do not warrant an initial code review to meet fire and life safety code compliance for construction.

B. Where plans are incomplete or changed so as to require additional plan checking, an additional plan-check fee shall be charged at the rate set in the Schedule of Fees adopted by the city council by resolution.

C. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans submitted for checking may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan-check fee.

7. Section R202 Definitions: Replace the definition for Accessory Structure, and add the following:

**ACCESSORY STRUCTURE.** A structure that is accessory to and incidental to that of the dwelling(s), is located on the same lot and which meets the district zoning regulations for accessory structures.

**CARE FACILITY.** A building or structure where care is provided to persons who need some level of assistance or supervision.

**IN-HOME CHILD CARE.** A dwelling where care is provided to children by a person other than the child’s parent, guardian, or custodian for periods of less than twenty-four hours per day per child on a regular basis.

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

<table>
<thead>
<tr>
<th>Ground Snow Load</th>
<th>Wind Speed MPH</th>
<th>Seismic Design Category</th>
<th>Subject to Damage From:</th>
<th>Winter Design Temp</th>
<th>Ice Barrier Required</th>
<th>Flood Hazards</th>
<th>Air Freezing Index</th>
<th>Mean Annual Temp</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 PSF</td>
<td>90</td>
<td>A</td>
<td>Severe</td>
<td>-5°F</td>
<td>Yes</td>
<td>2019</td>
<td>1833</td>
<td>48.6°F</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>42”</td>
<td>Moderate-Heavy</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
9. **Section R302.1 Exterior Walls.** Delete all exceptions, and replace with the following exception:

Accessory structures less than 10 feet from a dwelling shall be provided with 5/8 Type X fire rated sheetrock or equivalent throughout the interior, including the walls and ceiling. Any openings in the walls of the dwelling or accessory structure parallel to and less than 10’ from the walls of the other structure shall be fire protected in accordance with this code.

10. Table R302.6 Dwelling-Garage Separation shall be amended by replacing with the following:

<table>
<thead>
<tr>
<th>SEPARATION</th>
<th>MATERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>From the residence and attics</td>
<td>Not less than 5/8 inch gypsum board or equivalent applied to the garage side</td>
</tr>
<tr>
<td>From habitable rooms above the garage and structure(s) supporting floor/ceiling assemblies used for separation required by this section</td>
<td>Not less than 5/8 inch gypsum board or equivalent</td>
</tr>
<tr>
<td>Garages located less than 10 feet from a dwelling unit on the same lot</td>
<td>Not less than 5/8 inch gypsum board or equivalent applied to the interior side of exterior walls and ceilings within a garage</td>
</tr>
</tbody>
</table>

11. **Section R302.13, exception 4** shall be deleted and replaced with the following:

**Exception**

4. Approved floor assemblies demonstrating equivalent fire performance by an approved testing company showing length and time duration for exposure to fire. It shall be defined by performance equivalent to 26 minutes using ASTM E119 standard fire endurance testing with a superimposed load simulating a maximum load condition (i.e. 100% design load).

12. **Section R303.3 Bathrooms** is hereby amended by deleting said section and exception, and inserting in lieu thereof the following section and exception:

Section R303.3 Bathrooms shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

Exception: Toilet rooms containing only a water closet and/or lavatory may be provided with a recirculating fan.

13. **Section R205.1.1** Replace exception with the following:
Exception: Existing basements not having a height as specified in this section are allowed to be finished with a ceiling height that is not decreased more than the minimal measurement created by applying a finished ceiling of gypsum board or acoustical ceiling tiles.

14. **Section R308.4.2 Glazing Adjacent to Doors** is replaced by the following (existing exceptions remain):

Section R308.4.2 Glazing Adjacent To Doors. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the walking surface shall be considered to be a hazardous location.

15. **IBC Section 308.5.4** shall be replaced with and add the following:

308.5.4 Eight or fewer persons receiving care in a dwelling unit. 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: Day care 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 on or before January 1, 2017, are permitted to comply with the International Residential Code.”

16. **Section R310.1** exception 2 shall be deleted

17. **Section R310.2.2** add the following exception:

1. A landing may be provided to meet the maximum sill height of forty-four (44) inches above the floor or landing provided. The landing shall be not less than thirty-six (36) inches wide, not less than twelve (12) inches out from the exterior wall, and not more than twenty-four (24) inches in height. The landing shall be permanently affixed to the floor below or the wall under the window it serves.

18. **Section IBC 310.4.1** replace and add the following:

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

19. **Section R310.4.4** replace with the following:
Section R310.4.4 Bars, grilles, covers and screens. Where bars, grilles, covers, screens or similar devices are placed over emergency escape and rescue openings, bulkhead enclosures or area wells that serve such openings, the minimum net clear opening size shall comply with Sections R31.2 through R310.2.2 and R310.4.1. Such devices shall be releasable or removable from the inside without the use of a key, or tool, or special knowledge, or force greater than that required for the normal operation of the escape and rescue opening.

20. Section R310.7 replace the following exception:

Exception: New habitable spaces created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

21. Section R310.7.1 delete exceptions 1 & 2

22. Section R311.3.2 replace the following exception:

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.

23. Section R311.7.5.1 insert the following exception #3

Exception 3. 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.

24. Section R311.7.7 delete exception

25. Section R311.7.8.2 insert the following exception #2

Exception 2. Handrails within a dwelling unit or serving an individual dwelling unit shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

26. Section R312.1.1 replace with following and add exception:

R312.1.1 Where required. 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.

27. **Section R313.1** Replace with the following:

**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 that contain eight (8) or less dwelling units.
3. Townhouse structures less than eighteen thousand (18,000) square feet of floor space, exclusive of any garages.

28. **Section R313.2** Replace with the following:

**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, excluding attached garages and other unenclosed areas.

29. **Section R401.3** Drainage shall add the following to the end of paragraph

Compliance with the final grade requirements of this section shall be the sole responsibility and legal responsibility of the permit holder.

30. **Section R403.1.4.1** replace exception #1 and #3 with the following:

**Exception**

1. Detached garages of light frame wood construction with an area of 1024 square feet or less and located more than 10 feet from a dwelling or attached garage may be provided with a floating slab; where all the following conditions are met:

   1.1 The bottom portion of the thickened slab area shall be twelve (12) by twelve (12) inches with one (1) number four (4) bar placed near the top and bottom of the edge.
1.2 The slab floor shall be not less than four (4) inches thick with one (1) number four (4) bar placed every two (2) feet on center or in a 6 by 6 mesh.

1.3 The slab pour shall be continuous.

3. Decks less than 30" above grade (measured at any point within 36" horizontally to the edge of any side), or decks not supported by a dwelling, shall not require footings that extend below the frost line.

31. **Section IBC 403.3.2** replace with the following:

403.3.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate. Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

32. **Section R404.1 Concrete and masonry foundation walls** replaced by the following:

**Section R404.1 Concrete and masonry foundation walls.** Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. If backfill prior to a poured in place floor slab is desired, one of the following methods to provide bottom lateral support shall be completed: (1) a full depth (minimum 1-1/2") nominal 2” x 4” keyway may be formed into the footings to secure the bottom of the foundation wall -or- (2) 36” long vertical # 4 rebar may be embedded a minimum of 6” into the footings not to exceed 7’ on center spacing.

33. **Section R404.1.3.2.3** insert language and table as follows:

**R404.1.3.2.3 Foundation Walls for Conventional Light Frame Wood Construction.** Concrete and masonry foundation walls shall be permitted to be designed in accordance with the following Table ‘Foundation Walls for Conventional Light Frame Construction’ may be used:
**Table R404.1.3.2.3**

<table>
<thead>
<tr>
<th>Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*</th>
<th>Thickness of Foundation Walls</th>
<th>Reinforcement type and placement within Foundation Wall**</th>
<th>Reinforcement type and placement within Foundation Wall** (maximum 12’ span between corners and supporting cross walls.)</th>
<th>Type of Mortar</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross</td>
<td>Net</td>
<td>Concrete</td>
<td>Masonry</td>
<td>Concrete</td>
</tr>
<tr>
<td>8</td>
<td>7’8”</td>
<td>7.5”</td>
<td>8”</td>
<td>½” horizontal bars, placement in the middle, and near the top &amp; bottom – ½” bars @ 6’ max. vertically</td>
</tr>
<tr>
<td>9</td>
<td>8’8”</td>
<td>8”</td>
<td>See Chapt 18 IBC</td>
<td>½” bars 2’ o.c. horizontally &amp; 20” vertically o.c. (5/8” bars 2’ o.c. horizontally &amp; 30” vertically o.c.)</td>
</tr>
</tbody>
</table>
**Concrete floor slab to be nominal 4". If such floor slab is not provided prior to backfill, provide 1) 36" vertical #4 rebar embedded in the footing @ maximum 7' O.C. spacing -and/or- 2) full depth nominal 2" depth x 4" width keyway in footing.

** All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be in center of wall and meet the provisions of chapters 18, 19, and 21 of the International Building Code.

NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of minimum 2 – ½” diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the International Building Code.

NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved drainage system as prescribed in Section 1805.4 of the International Building Code. Where soils containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils are encountered or where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the wall, a specially designed wall shall be required.

Note: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable.

34. Section IBC 419.1 replace with the following:

**419.1 General.** A live/work unit shall comply with Sections 419.1 through 419.9

**Exceptions:** 1. Dwelling or sleeping units that include an office that is less than 10 percent of the area of the dwelling unit are permitted to be classified as dwelling units with accessory occupancies in accordance with Section 508.2

2. Detached one- and two-family dwellings and townhouses that include an office that is less than 20 percent of the area of the dwelling unit and constructed in accordance with the International Residential Code are not required to comply with Sections 419.1 through 419.9.

35. Section IBC 419.1.1 replace item #3 with the following:
3. The nonresidential area function shall be limited to floors of the live/work unit with exit at the 1st story or a basement walkout of the live/work unit.

36. Section IBC 419.2 add exception as follows:

2. Live/work units located within detached one- and two-family dwellings and townhouses may be constructed in accordance with the International Residential Code.

37. Section IBC 423.5 (including 423.5.1 and 423.5.2) replace with the following:

423.5 Group E occupancy. In areas where the shelter design wind speed for tornadoes in 250 mph in accordance with Figure 304.2 (1) of ICC 500, all Group E occupancies with a program occupant load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500. The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.

Exceptions: 1 Group E day care facilities.
2. Group E occupancies accessory to place of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500.
4. Accessory structures to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U

423.5.1 Required Occupant Capacity. The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site (whichever is larger) and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.

2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

Exceptions: 1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the new building.

2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

423.5.2 Location. Storm shelters shall be located within the buildings they serve, or shall be located where the maximum distance of travel from not
fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet.

38. **Section IBC 502.1** Replace with the following:

**502.1 Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the fire code official, address numbers shall be provided in greater dimension or additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

**Table 502.1 Minimum Height and Stroke Width**  

<table>
<thead>
<tr>
<th>Distance from the centerline of the Public Way (ft)</th>
<th>Minimum Height (in)</th>
<th>Minimum Stroke Width (in)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>100</td>
<td>4</td>
</tr>
<tr>
<td>100</td>
<td>199</td>
<td>6</td>
</tr>
<tr>
<td>200</td>
<td>299</td>
<td>8</td>
</tr>
</tbody>
</table>

For each additional 100 Increase 2 Increase 1/2

a) Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.
b) Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

39. **Section R506.2.4** insert following language and exception:

**Section R506.2.4. Reinforcement Support.** Where provided in slabs-on-ground, reinforcement shall be supported to remain in place from the center to upper one-third of the slab for the duration of the concrete placement.

**Exception:** Non-structural slabs

40. **Section IBC 707.5** add the following exception

3. Shafts required to be constructed as per section 713.3.2 having exterior walls that are not required to be fire rated per section 707.4
shall be permitted to be constructed of materials permitted by the building type of construction so long as a complete noncombustible separation of 2 hours is provided between the shaft and adjoining structure. In addition, the provisions of section 1023.7 shall be met.

41. **Section IBC 713.3** replace with the following and add 713.3.1 and 713.3.2:

**713.3 Materials.** Shaft enclosures shall be as described in Sections 713.3.1 and 713.3.2.

**713.3.1 – 1 Hour Shafts.** Shafts that are allowed to have a fire resistance rating of 1 hour or less are allowed to be constructed of materials permitted by the building type of construction.

**713.3.2 – 2 Hour Shafts.** Shafts that are required to have a fire resistance rating of 2 hours or more serving Interior exit stairs or Interior exit ramps shall be constructed of concrete or masonry. All other shafts that are required to have a fire resistance rating of 2 hours or more shall be constructed of non-combustible materials.

42. **Section IBC 902.1.1.1** add language as follows:

**902.1.1.1 Fire Sprinkler Riser Room.** A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

43. **Section IBC 903.1.2** add language as follows:

**903.1.2 Existing Buildings.** For other than new construction or where current code contains retroactive provisions an automatic sprinkler system shall be provided pursuant to the building and fire codes in effect at the time of construction in accordance with provisions of the International Existing Building Code.

44. **Section IBC 903.4.2** shall be replaced with the following:

**903.4.2 Alarms.** An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of
the automatic sprinkler system shall actuate the building fire alarm system.

45. Section IBC 905.3.9 insert language as follows:

905.3.9 Building Footprint and Access Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code official is authorized to require standpipes to be provided in approved locations. Class I manual standpipes shall be allowed.

46. Section IBC 907.2 add the following exception:

3. Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in 907.2.1 through 907.2.23 may continue to utilize these methods as previously established by local jurisdiction determining the requirements for fire alarm systems in Section 907.2.1 through 907.2.23.

47. Section IBC 907.1.4 add language as follows:

907.1.4 FACP (Fire Alarm Control Panels) Each building shall have no more than 1 FACP. Installation of fire alarm panel shall be not exceed six feet in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

48. Section IBC 907.6.6 Replace with language as follows:

907.6.6 Monitoring Fire alarm systems required by this chapter or by the International Building Code shall be monitored a central station approved and listed under UL 827 in accordance with NFPA 72.

Exception: Monitoring station is not required for: 1. Automatic sprinkler and fire alarm systems in one- and two- family dwellings.

49. Section IBC 910.2.1 replace with language as follows:

910.2.1 Group F-1 or S-1. Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 30,000 square feet (2787 m²) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.

Exception: Group S-1 aircraft repair hangars.
50. **Section IBC 1008.3.3** replace with language as follows:

1008.3.3 Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms
2. Fire command centers
3. Fire pump rooms
4. Generator rooms
5. Public restrooms that contain more than one water closet/urinal or that are accessible
6. Meeting/conference rooms with an area greater than 400 square feet.
7. Classrooms in an E occupancy with an area greater than 400 square feet.

51. **Section IBC 1009.2** add item #11 as follows:

11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

52. **Section IBC 1010.1.5.1** insert language as follows:

1010.1.5.1 Frost Protection. Landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection per section 1809.5.1.

53. **Section IBC 1010.2.2** replace with language as follows:

1010.2.2 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

54. **Section IBC 1013.1.1** insert language as follows:

1013.1.1 Additional Exit Signs. Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

55. **Section IBC 1014.4** insert item #6 as follows:

6. Handrails within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

56. **Section IBC 1015.9** insert language as follows:
**1015.9 Walking Surfaces.** A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

57. **Section IBC 1028.5.1** insert language as follows:

**1028.5.1 Hard Surfaces.** Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

58. **Section IBC 1030.4.3** insert language as follows:

**1030.4.3 Window well drainage.** All window wells shall be provided with approved drainage.

59. **IRC Chapter 11 Energy Efficiency** shall be deleted in its entirety. Residential energy efficiency shall be in accordance with the 1012 International Energy Conservation Code.

60. **Section IBC 1301.1** replace with language as follows:

**Section 1301.1 Scope.** The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in chapter 1 of the currently State adoption of the IECC and these regulations shall be known as the City of Pleasant Hill.

61. **Section M1305.1.1** replace with language as follows:

**M1305.1.1 Appliances in rooms.** Appliances installed in a basement or similar space shall be accessed by an opening or door and an unobstructed passageway measuring not less than 24 inches (610 mm) wide and large enough to allow removal of the largest appliance in the space, provided there is a level service space of not less than 30 inches (762 mm) deep and the height of the appliance, but not less than 30 inches (762 mm), at the front or service side of the appliance with the door open.

62. **Section M1305.1.1.1** insert language as follows:

**M1305.1.1.1 Appliances in Closets, Alcoves, or similar compartments.** Appliances installed within a closet, alcove or compartment, such space shall measure no less than 30 inches wide and the opening into such space shall also be no less than 30 inches wide.
63. **Section M1502.4.2** replace with language and exception as follows:

**M1502.4.2 Duct installation.** Exhaust ducts shall be supported at intervals not to exceed 4 feet, (3658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1 and shall be mechanically fastened. Ducts shall not be joined with screws or similar fasteners. Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall be of sufficient size to allow the installation of the duct, without changing the configuration of the duct.

**Exception:** Dryer duct sections that are longer than 4 feet shall be supported minimally every 6 feet.

64. **Section M1601.3** insert language as follows:

5. The use of air-inflated/encapsulated duct wrap to achieve required R-values shall be prohibited.

65. **Section M1602.3** insert language as follows:

4. Return air openings shall be a minimum four (4) feet measured in any direction from Supply Air Diffusers.

66. **Section 1608.2 Ground snow load** replace with language as follows:

**1608.2 Ground Snow Load.** The ground snow load to be used in determining the design snow load for roofs is hereby established at 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided by code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

67. **IBC Section 1612.3 Establishment of Flood Hazard Areas** Insert: City of Pleasant Hill

68. **IBC Section 1612.3 Establishment of Flood Hazard Areas** Insert: 2019

69. **Section G2414.5.3** replace with language as follows:

**G2414.5.3 (403.5.4): Corrugated Stainless Steel Tubing.** Arc resistant corrugated stainless steel tubing shall be listed in accordance with ANSI LC 1 (Optional Section 5.16)/CSA 6.26.

70. **Section G2415.5.2** replace with language as follow:

**G2415.2 (404.2) CSST.** Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411. CSST
shall not be used for through wall penetrations from the point of delivery of
the gas supply to the inside of the structure. CSST shall not be installed in
locations where subject to physical damage unless protected in an approved
manner.

71. **Section 2901.1 Scope** shall be amended by the following:

The reference to International Plumbing Code shall be deleted, and
replaced with Pleasant Hill Plumbing Code.

The reference to the International Private Sewage Disposal Code shall be
deleted, and replaced with Polk County Health Department.

72. **Section 3401.3 Compliance with Other Codes** shall be amended by deleting
said section and inserting in lieu thereof the following:

**Section 3401.3 Compliance with other codes.** Alterations, repairs,
additions and changes of occupancy to existing structures shall comply with
the provisions for alterations, repairs, additions and changes of occupancy as
required by the codes adopted as amended by the City of Pleasant Hill.

73. **Section E3704.7.1** insert language as follows:

**3704.7 Prohibited Locations.** Feeders supplying townhomes shall not
extend through any townhome unit other than the unit served. For the
purposes of this provision, the term townhome shall mean a single-family
dwelling unit constructed in a group of two or more attached units in which
each unit extends from foundation to roof and with a yard or public way on
not less than two sides.

**Exception:** If a recorded easement is established in a concealed space
or attic within a townhome unit, feeders are allowed within that
easement.

156.02  AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Building Code, 2021 Edition (hereinafter known as the IBC), and the International Residential Code, 2021 Edition (hereinafter known as the IRC, and referenced as R), are amended as hereinafter set out in this chapter. In the event there are requirements that conflict with these codes, the requirements of this chapter shall prevail:

IBC & IRC Amendments:

1. IBC General, Section 101.1, and R101.1 Insert: City of Pleasant Hill
2. IRC Section 101.2 Scope. Replace with and add the following:

   R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of the following:

   1. Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

   2. Owner-occupied lodging houses with five or fewer guestrooms.

   3. Detached one- and two-family dwellings and townhouses that contain offices of up to 20 percent of the dwelling unit area.

   4. Live/work units within detached one- and two-family dwellings and townhouses that comply with the requirements of Section 419 of the International Building Code.

   5. Care facilities within detached one- and two-family dwellings and townhouses with eight or fewer persons receiving care who have the ability to respond to emergency situations and evacuate.
6. In-home child care facilities within detached one- and two-family dwellings and townhouses where in-home child care is provided to no more than eight children, and of these eight children no more than six are five years old or younger, no more than four are twenty-four months old or younger, and no more than three are eighteen months old or younger.

7. In-home child care facilities that provide custodial care for 16 or fewer persons in detached one- and two-family dwellings and townhouses that were registered with the State of Iowa Department of Human Services as child development homes and have held such registration continuously in good standing since on or before January 1, 2017.

8. Care facilities within detached one- and two-family dwellings and townhouses that are provided with a residential fire sprinkler system complying with Section P2904 or NFPA 13D with eight or fewer persons receiving care who have impairments that prevent them from responding to emergency situations and evacuating.

3. **IBC Section 101.4 Referenced Codes.** Shall be amended as follows:

   **Section 101.4.3 Plumbing** shall be amended by the following:
   
   The reference to the International Plumbing Code shall be deleted, and replaced with the Pleasant Hill Plumbing Code.
   
   The reference to the International Private Sewage Disposal Code shall deleted, and replaced with the Polk County Health Department.

4. **IBC Section 105.2 and R105.2 Work exempt from permit** are hereby amended by deleting the following items and adding a sentence to said sections as follows:

   **Delete**
   
   IBC - Item #1 Detached structures not exceeding 120 sq. ft.
   IBC - Item #2 Fences not over 7 feet high
   IBC - Item #4 Retaining walls not over 4 feet
   IBC - Item #9 Prefabricated swimming pools
   IBC - Item #10 Shade cloth structures
   IRC - Item #1 Detached structures not exceeding 200 sq. ft.
   IRC - Item #2 Fences not over 7 feet high
   IRC - Item #3 Retaining walls not over 4 feet
   IRC - Item #7 Prefabricated swimming pools
   IRC - Item #10 Decks not exceeding 200 ft.

   **Add:** Exemption from permit requirements of this chapter shall not preclude requirements for permitting of plumbing, electrical and mechanical installations and systems.
5. **IBC Section 105.5 and R105.5 Expiration** are hereby amended by deleting said section and inserting in lieu thereof the following:

**Section 105.5 and R105.5 Expiration.** Every permit issued under the provisions of this Code shall expire one hundred eighty (180) days 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. If the work has not been completed by the expiration date of the permit, no further work shall be done until the permit shall have 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.

6. **IBC Section 109 and R108 Fees** shall be amended by adding the following section:

**IBC Section 109.7 and R108.7 Additional Fees.** Additional fees may be assessed in accordance with the following:

1. If an inspection is requested and performed, and the building official determines that the work was not ready for the inspection, or fails an inspection two or more times, a re-inspection fee may be charged at the discretion of the building official in the amounts set in the schedule of fees adopted by the city council by resolution.
2. In addition to other fees required in this section, a fee shall be paid to the city for the review of plans for code compliance. The amount of such fee is set in the Schedule of Fees adopted by the city council by resolution.

Code compliance plan check procedure shall be as follows:

A. When a plan is submitted, a non-refundable code compliance plan check fee in accordance with the Schedule of Fees shall be paid to the city at the time of submitting plans and/or specifications for checking.

   Exception: One and two family dwelling occupancies and related accessory structures. Other simple structures that in the determination of the Building Official do not warrant an initial code review to meet fire and life safety code compliance for construction.

B. Where plans are incomplete or changed so as to require additional plan checking, an additional plan-check fee shall be charged at the rate set in the Schedule of Fees adopted by the city council by resolution.

C. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans submitted for checking may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan-check fee.
7. Section R202 Definitions: Replace the definition for Accessory Structure, and add the following:

**ACCESSORY STRUCTURE.** A structure that is accessory to and incidental to that of the dwelling(s), is located on the same lot and which meets the district zoning regulations for accessory structures.

**CARE FACILITY.** A building or structure where care is provided to persons who need some level of assistance or supervision.

**IN-HOME CHILD CARE.** A dwelling where care is provided to children by a person other than the child’s parent, guardian, or custodian for periods of less than twenty-four hours per day per child on a regular basis.

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

<table>
<thead>
<tr>
<th>Ground Snow Load</th>
<th>Wind Speed MPH</th>
<th>Seismic Design Category</th>
<th>Subject to Damage From:</th>
<th>Winter Design Temp</th>
<th>Ice Barrier Required</th>
<th>Flood Hazards</th>
<th>NFIP Adoption</th>
<th>Air Freezing Index</th>
<th>Mean Annual Temp</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 PSF</td>
<td>90</td>
<td>A</td>
<td>Severe</td>
<td>42&quot;</td>
<td>Moderate-Heavy</td>
<td>-5° F</td>
<td>Yes</td>
<td>2019</td>
<td>1833</td>
</tr>
</tbody>
</table>

9. Section R302.1 Exterior Walls. Delete all exceptions, and replace with the following exception:

Accessory structures less than 10 feet from a dwelling shall be provided with 5/8 Type X fire rated sheetrock or equivalent throughout the interior, including the walls and ceiling. Any openings in the walls of the dwelling or accessory structure parallel to and less than 10’ from the walls of the other structure shall be fire protected in accordance with this code.

10. Table R302.6 Dwelling-Garage Separation shall be amended by replacing with the following:

<table>
<thead>
<tr>
<th>SEPARATION</th>
<th>MATERIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>From the residence and attics</td>
<td>Not less than 5/8 inch gypsum board or equivalent applied to the garage side</td>
</tr>
</tbody>
</table>
From habitable rooms above the garage and structure(s) supporting floor/ceiling assemblies used for separation required by this section

<table>
<thead>
<tr>
<th>Garages located less than 10 feet from a dwelling unit on the same lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not less than 5/8 inch gypsum board or equivalent applied to the interior side of exterior walls and ceilings within a garage</td>
</tr>
</tbody>
</table>

11. **Section R302.13, exception 4** shall be deleted and replaced with the following:

   **Exception**

   4. Approved floor assemblies demonstrating equivalent fire performance by an approved testing company showing length and time duration for exposure to fire. It shall be defined by performance equivalent to 26 minutes using ASTM E119 standard fire endurance testing with a superimposed load simulating a maximum load condition (i.e. 100% design load).

12. **Section R303.3 Bathrooms** is hereby amended by deleting said section and exception, and inserting in lieu thereof the following section and exception:

   **Section R303.3 Bathrooms** shall be provided with a mechanical ventilation system. The minimum ventilation rates shall be 50 cfm for intermittent ventilation or 20 cfm for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside.

   **Exception**: Toilet rooms containing only a water closet and/or lavatory may be provided with a recirculating fan.

13. **Section R205.1.1** Replace exception with the following:

   **Exception**: Existing basements not having a height as specified in this section are allowed to be finished with a ceiling height that is not decreased more than the minimal measurement created by applying a finished ceiling of gypsum board or acoustical ceiling tiles.

14. **Section R308.4.2 Glazing Adjacent to Doors** is replaced by the following (existing exceptions remain):

   **Section R308.4.2 Glazing Adjacent To Doors**. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the walking surface shall be considered to be a hazardous location.

15. **IBC Section 308.5.4** shall be replaced with and add the following:

   **308.5.4** Eight or fewer persons receiving care in a dwelling unit. 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: Day care 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 on or before January 1, 2017, are permitted to comply with the International Residential Code.

16. **Section R310.1** exception 2 shall be deleted

17. **Section R310.2.2** add the following exception:

   1. A landing may be provided to meet the maximum sill height of forty-four (44) inches above the floor or landing provided. The landing shall be not less than thirty-six (36) inches wide, not less than twelve (12) inches out from the exterior wall, and not more than twenty-four (24) inches in height. The landing shall be permanently affixed to the floor below or the wall under the window it serves.

18. **Section R310.2.4** Replace with the following:

   **Section R310.2.4 Emergency escape windows under decks and porches.** Emergency escape and rescue openings installed under decks and porches shall be fully openable and provide a path not less than 36 inches (914mm) in height to a yard or court. Cantilever areas of all construction elements shall be regulated in accordance with this section.

18. **Section IBC 310.4.1** replace and add the following:

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

19. **Section R310.4.4** replace with the following:

   **Section R310.4.4 Bars, grilles, covers and screens.** Where bars, grilles, covers, screens or similar devices are placed over emergency escape and rescue openings, bulkhead enclosures or area wells that serve such openings, the minimum net clear opening size shall comply with Sections R31.2 through R310.2.2 and R310.4.1. Such devices shall be releasable or removable from the inside without the use of a key, or tool, or special knowledge, or force greater than that required for the normal operation of the escape and rescue opening.

20. **Section R310.7** replace the following exception:

   **Exception:** New habitable spaces created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

21. **Section R310.7.1** delete exceptions 1 & 2

22. **Section R311.3.2** replace the following exception:
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.

23. Section R311.7.5.1 insert the following exception #3

Exception 3. 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.

24. Section R311.7.7 delete exception

25. Section R311.7.8.2 insert the following exception #2

Exception 2. Handrails within a dwelling unit or serving an individual dwelling unit shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

26. Section R312.1.1 replace with following and add exception:

R312.1.1 Where required. 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.

27. Section R313.1 Replace with the following:

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 that contain eight (8) or less dwelling units.

3. Townhouse structures less than eighteen thousand (18,000) square feet floor space, exclusive of any garages.

28. Section R313.2 Replace with the following:

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, excluding attached garages and other unenclosed areas.

29. **Section R401.3** Drainage shall add the following to the end of paragraph

   Compliance with the final grade requirements of this section shall be the sole responsibility and legal responsibility of the permit holder.

30. **Section R403.1.4.1** replace exception #1 and # 3 with the following:

   **Exception**

   1. Detached garages of light frame wood construction with an area of 1024 square feet or less and located more than 10 feet from a dwelling or attached garage may be provided with a floating slab; where all the following conditions are met:

   1.1 The bottom portion of the thickened slab area shall be twelve (12) by twelve (12) inches with one (1) number four (4) bar placed near the top and bottom of the edge.

   1.2 The slab floor shall be not less than four (4) inches thick with one (1) number four (4) bar placed every two (2) feet on center or in a 6 by 6 mesh.

   1.3 The slab pour shall be continuous.

   3. Decks less than 30" above grade (measured at any point within 36" horizontally to the edge of any side), or decks not supported by a dwelling, shall not require footings that extend below the frost line.

31. **Section IBC 403.3.2** replace with the following:

   403.3.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate. Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

32. **Section R404.1** Concrete and masonry foundation walls replaced by the following:

   **Section R404.1** Concrete and masonry foundation walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. If backfill prior to a poured in place floor slab is desired, one of the following methods to provide bottom lateral support shall be completed: (1) a full depth (minimum 1-1/2") nominal 2” x 4” keyway may be formed into the footings to secure the bottom of the foundation wall -or- (2) 36” long vertical # 4 rebar may be embedded a minimum of 6” into the footings not to exceed 7’ on center spacing.

33. **Section R404.1.3.2.3** insert language and table as follows:
R404.1.3.2.3 Foundation Walls for Conventional Light Frame Wood Construction. Concrete and masonry foundation walls shall be permitted to be designed in accordance with the following Table ‘Foundation Walls for Conventional Light Frame Construction’ may be used:

<table>
<thead>
<tr>
<th>Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*</th>
<th>Thickness of Foundation Walls</th>
<th>Reinforcement type and placement within Foundation Wall**</th>
<th>Reinforcement type and placement within Foundation Wall** (maximum 12’ span between corners and supporting cross walls.)</th>
<th>Type of Mortar</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gross</strong></td>
<td><strong>Net</strong></td>
<td><strong>Concrete</strong></td>
<td><strong>Masonry</strong></td>
<td><strong>Concrete</strong></td>
</tr>
<tr>
<td>8</td>
<td>7’8”</td>
<td>7.5”</td>
<td>8”</td>
<td>½” horizontal bars, placement in the middle, and near the top &amp; bottom – ½” bars @ 6’ max. vertically</td>
</tr>
<tr>
<td>9</td>
<td>8’8”</td>
<td>8”</td>
<td>See Chapt 18 IBC</td>
<td>½” bars 2’ o.c. horizontally &amp; 20” vertically o.c.</td>
</tr>
<tr>
<td>10</td>
<td>9’8”</td>
<td>8”</td>
<td>See Chapt 18 IBC</td>
<td>½” bars 2’ o.c. horizontally</td>
</tr>
</tbody>
</table>
*Concrete floor slab to be nominal 4”. If such floor slab is not provided prior to backfill, provide 1) 36” vertical #4 rebar embedded in the footing @ maximum 7’ O.C. spacing -and/or- 2) full depth nominal 2”depth x 4”width keyway in footing

** All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall be in center of wall and meet the provisions of chapters 18, 19, and 21 of the International Building Code.

NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain continuous reinforcement of minimum 2 – ½” diameter rebar throughout. Placement of reinforcement and concrete shall meet the requirements of Chapter 19 of the International Building Code.

NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and shall be drained with an approved drainage system as prescribed in Section 1805.4 of the International Building Code. Where soils containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils are encountered or where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the wall, a specially designed wall shall be required.

Note: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable.

34. **Section IBC 419.1** replace with the following:

**419.1 General.** A live/work unit shall comply with Sections 419.1 through 419.9

**Exceptions:**
1. Dwelling or sleeping units that include an office that is less than 10 percent of the area of the dwelling unit are permitted to be classified as dwelling units with accessory occupancies in accordance with Section 508.2
2. Detached one- and two-family dwellings and townhouses that include an office that is less than 20 percent of the area of the dwelling unit and constructed in accordance with the International Residential Code are not required to comply with Sections 419.1 through 419.9.

35. **Section IBC 419.1.1** replace item #3 with the following:

3. The nonresidential area function shall be limited to floors of the live/work unit with exit at the 1st story or a basement walkout of the live/work unit.
36. **Section IBC 419.2** add exception as follows:

2. Live/work units located within detached one- and two-family dwellings and townhouses may be constructed in accordance with the International Residential Code.

37. **Section IBC 423.4** (including 423.4.1 and 423.4.2) replace with the following:

**423.4 Group E occupancy.** In areas where the shelter design wind speed for tornadoes in 250 mph in accordance with Figure 304.2 (1) of ICC 500, all Group E occupancies with a program occupant load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500. The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.

**Exceptions:** 1. Group E day care facilities.

2. Group E occupancies accessory to place of religious worship.

3. Buildings meeting the requirements for shelter design in ICC 500.

4. Accessory structures to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U

**423.4.1 Required Occupant Capacity.** The required occupant capacity of the storm shelter shall include all buildings classified as a Group E occupancy on the campus or site (whichever is larger) and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.

2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

**Exceptions:** 1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the new building.

2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

**423.4.2 Location.** Storm shelters shall be located within the buildings they serve, or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet.

38. **Section IBC 502.1** Replace with the following:

**502.1 Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the
property. These numbers shall be black or white and shall contrast with their background. Where required by the fire code official, address numbers shall be provided in greater dimension or additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

Table 502.1 Minimum Height and Stroke Width\(^a\)\(^b\)

<table>
<thead>
<tr>
<th>Distance from the centerline of the Public Way (ft)</th>
<th>Minimum Height (in)</th>
<th>Minimum Stroke Width (in)</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>100</td>
<td>4</td>
</tr>
<tr>
<td>100</td>
<td>199</td>
<td>6</td>
</tr>
<tr>
<td>200</td>
<td>299</td>
<td>8</td>
</tr>
</tbody>
</table>

For each additional 100 Increase 2 Increase 1/2

\(^a\) Exterior suite identification, minimum height shall be 4 inches and stroke width shall be \(\frac{1}{2}\) inch.

\(^b\) Interior suite identification, minimum height shall be 2 inches and stroke width shall be \(\frac{1}{4}\) inch.

39. **Section R506.2.4** insert following language and exception:

**Section R506.2.4. Reinforcement Support.** Where provided in slabs-on-ground, reinforcement shall be supported to remain in place from the center to upper one-third of the slab for the duration of the concrete placement.

**Exception:** Non-structural slabs

40. **Section IBC 707.5** add the following exception

3. Shafts required to be constructed as per section 713.3.2 having exterior walls that are not required to be fire rated per section 707.4 shall be permitted to be constructed of materials permitted by the building type of construction so long as a complete noncombustible separation of 2 hours is provided between the shaft and adjoining structure. In addition, the provisions of section 1023.7 shall be met.

41. **Section IBC 713.3** replace with the following and add 713.3.1 and 713.3.2:

**713.3 Materials.** Shaft enclosures shall be as described in Sections 713.3.1 and 713.3.2.
713.3.1 – 1 Hour Shafts. Shafts that are allowed to have a fire resistance rating of 1 hour or less are allowed to be constructed of materials permitted by the building type of construction.

713.3.2 – 2 Hour Shafts. Shafts that are required to have a fire resistance rating of 2 hours or more serving Interior exit stairs or Interior exit ramps shall be constructed of concrete or masonry. All other shafts that are required to have a fire resistance rating of 2 hours or more shall be constructed of non-combustible materials.

42. Section IBC 902.1.1.1 add language as follows:

902.1.1.1 Fire Sprinkler Riser Room. A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

43. Section IBC 903.1.2 add language as follows:

903.1.2 Existing Buildings. For other than new construction or where current code contains retroactive provisions an automatic sprinkler system shall be provided pursuant to the building and fire codes in effect at the time of construction in accordance with provisions of the International Existing Building Code.

44. Section IBC 903.4.2 shall be replaced with the following:

903.4.2 Alarms. An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

45. Section IBC 905.3.9 insert language as follows:

905.3.9 Building Footprint and Access Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code official is authorized to require standpipes to be provided in approved locations. Class I manual standpipes shall be allowed.

46. Section IBC 907.2 add the following exception:

3. Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in 907.2.1 through 907.2.23 may continue to utilize these methods as previously established by local jurisdiction determining the requirements for fire alarm systems in Section 907.2.1 through 907.2.23.
47. Section IBC 907.1.4 add language as follows:

907.1.4 FACP (Fire Alarm Control Panels) Each building shall have no more than 1 FACP. Installation of fire alarm panel shall be not exceed six feet in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

48. Section IBC 907.6.6 Replace with language as follows:

907.6.6 Monitoring Fire alarm systems required by this chapter or by the International Building Code shall be monitored a central station approved and listed under UL 827 in accordance with NFPA 72.

Exception: Monitoring station is not required for: 1. Automatic sprinkler and fire alarm systems in one- and two- family dwellings.

49. Section IBC 910.2.1 replace with language as follows:

910.2.1 Group F-1 or S-1. Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 30,000 square feet (2787 m2) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.

Exception: Group S-1 aircraft repair hangars.

50. Section IBC 1008.3.3 replace with language as follows:

1008.3.3 Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms
2. Fire command centers
3. Fire pump rooms
4. Generator rooms
5. Public restrooms that contain more than one water closet/urinal or that are accessible
6. Meeting/conference rooms with an area greater than 400 square feet.
7. Classrooms in an E occupancy with an area greater than 400 square feet.

51. Section IBC 1009.2 add item #11 as follows:
11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

52. Section IBC 1010.1.5.1 insert language as follows:

   **1010.1.5.1 Frost Protection.** Landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

53. Section IBC 1010.2.2 replace with language as follows:

   **1010.2.2 Hardware.** Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

54. Section IBC 1013.1.1 insert language as follows:

   **1013.1.1 Additional Exit Signs.** Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

55. Section IBC 1014.4 insert item #6 as follows:

   6. Handrails within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

56. Section IBC 1015.9 insert language as follows:

   **1015.9 Walking Surfaces.** A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

57. Section IBC 1028.5.1 insert language as follows:

   **1028.5.1 Hard Surfaces.** Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

58. Section IBC 1030.4.3 insert language as follows:

   **1030.4.3 Window well drainage.** All window wells shall be provided with approved drainage.

59. IRC Chapter 11 Energy Efficiency shall be deleted in its entirety. Residential energy efficiency shall be in accordance with the 1012 International Energy Conservation Code.

60. Section IBC 1301.1 replace with language as follows:
Section 1301.1 Scope. The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in chapter 1 of the currently State adoption of the IECC and these regulations shall be known as the City of Pleasant Hill.

61. Section M1305.1.1 replace with language as follows:

M1305.1.1 Appliances in rooms. Appliances installed in a basement or similar space shall be accessed by an opening or door and an unobstructed passageway measuring not less than 24 inches (610 mm) wide and large enough to allow removal of the largest appliance in the space, provided there is a level service space of not less than 30 inches (762 mm) deep and the height of the appliance, but not less than 30 inches (762 mm), at the front or service side of the appliance with the door open.

62. Section M1305.1.1.1 insert language as follows:

M1305.1.1.1 Appliances in Closets, Alcoves, or similar compartments. Appliances installed within a closet, alcove or compartment, such space shall measure no less than 30 inches wide and the opening into such space shall also be no less than 30 inches wide.

63. Section M1502.4.2 replace with language and exception as follows:

M1502.4.2 Duct installation. Exhaust ducts shall be supported at intervals not to exceed 4 feet, (3658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1 and shall be mechanically fastened. Ducts shall not be joined with screws or similar fasteners. Where dryer exhaust ducts are enclosed in wall or ceiling cavities, such cavities shall be of sufficient size to allow the installation of the duct, without changing the configuration of the duct.

Exception: Dryer duct sections that are longer than 4 feet shall be supported minimally every 6 feet.

64. Section M1601.3 insert language as follows:

5. The use of air-inflated/encapsulated duct wrap to achieve required R-values shall be prohibited.

65. Section M1602.3 insert language as follows:

4. Return air openings shall be a minimum four (4) feet measured in any direction from Supply Air Diffusers.

66. Section 1608.2 Ground snow load replace with language as follows:

1608.2 Ground Snow Load. The ground snow load to be used in determining the design snow load for roofs is hereby established at 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided by code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.
67. **IBC Section 1612.3 Establishment of Flood Hazard Areas** Insert: City of Pleasant Hill

68. **IBC Section 1612.3 Establishment of Flood Hazard Areas** Insert: 2019

69. **Section G2414.5.3** replace with language as follows:

**G2414.5.3 (403.5.4): Corrugated Stainless Steel Tubing.** Arc resistant corrugated stainless steel tubing shall be listed in accordance with ANSI LC 1 (Optional Section 5.16)/CSA 6.26.

70. **Section G2415.5.2** replace with language as follow:

**G2415.2 (404.2) CSST.** Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

71. **Section 2901.1 Scope** shall be amended by the following:

The reference to International Plumbing Code shall be deleted, and replaced with Pleasant Hill Plumbing Code.

The reference to the International Private Sewage Disposal Code shall be deleted, and replaced with Polk County Health Department.

72. **Section 3401.3 Compliance with Other Codes** shall be amended by deleting said section and inserting in lieu thereof the following:

**Section 3401.3 Compliance with other codes,** Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy as required by the codes adopted as amended by the City of Pleasant Hill.

73. **Section E3704.7.1** insert language as follows:

**3704.7 Prohibited Locations.** Feeders supplying townhomes shall not extend through any townhome unit other than the unit served. For the purposes of this provision, the term townhome shall mean a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

**Exception:** If a recorded easement is established in a concealed space or attic within a townhome unit, feeders are allowed within that easement.
ORDINANCE NO. 931

AN ORDINANCE AMENDING CHAPTER 163, FIRE CODE, OF THE CODE OF THE CITY OF PLEASANT HILL, IOWA

BE IT ORDAINED by the City of Pleasant Hill, Iowa:

THAT Chapter 163, Fire Code, of the Code of the City of Pleasant Hill, Iowa, be amended by deleting the present Chapter 163 Fire Code and in lieu thereof, adopting as following as shown on the herein attached Exhibit A.

NOW THEREFORE, be it ordained by the City Council of the City of Pleasant Hill, Iowa, that Chapter 163 Fire Code shall be amended as adopted herein.

FURTHER, this Ordinance shall be in effect August 1, 2023 following its final passage, approval and publication provided by law.

PASSED AND APPROVED by the Council the _______ day of __________ 2023.

CITY OF PLEASANT HILL, IOWA

______________________________
By: Sara Kurovski
Its: Mayor

ATTEST TO:

______________________________
By: Dena Spooner
Its: City Clerk/Finance Director
EXHIBIT A

CHAPTER 163
FIRE CODE

163.01 Adoption of Fire Code
163.02 Amendments, Modifications, Additions and Deletions

163.01 ADOPTION OF FIRE CODE. The International Fire Code 2018 Edition; published by the International Code Council, Inc., is adopted in full except for such portions as may be hereinafter deleted, modified or amended. An official copy of the International Fire Code 2018 Edition and a certified copy of this chapter are on file in the office of the City Clerk.

163.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Fire Code, 2018 Edition (hereinafter known as the IFC), is amended as hereinafter set out:

1. The following are deleted from the IFC and are of no force or effect in this chapter:
   102.6 Historic buildings

2. Section 101.1 Title. Insert: City of Pleasant Hill

3. Section 103.1 General of the IFC, is hereby amended by adding the following paragraph to said section:
   Section 103.1 General. The term Fire Code Official is intended to also mean the Building Official and his or her representatives or designees, who are herewith, delegated the same powers, authorities, duties, and responsibilities as designated for the Fire Code Official.

4. Section 105 Permits of the IFC is hereby amended by adding the following sections:
   Section 105.1.2.1 Certificate of occupancy. A certificate of occupancy issued pursuant to provisions of the International Building Code may be assumed to comply with the term operational permit as found in this code.
   Section 105.1.2.2 Other permits. Building, mechanical, electrical and plumbing permits issued pursuant to provisions of their respective codes may be assumed to comply with the term construction permit as found in this code.

5. Section 110.4 Violation penalties is hereby amended by deleting said section and inserting in lieu thereof the following:
   Section 110.4 Violation penalties. A violation of this chapter shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City shall have the power to issue a civil infraction for any violation of this chapter and shall be entitled to any fines, injunctive relief, and other remedies allowed the City under the civil infraction provisions of the Code of Iowa. It is specifically declared that the failure of a developer, individual,
or entity to comply with the provisions of this chapter shall be a nuisance subject to all fines and remedies provided in this Code.

6. **Section: IFC 308.1.4.** Replace with the following language:

308.1.4 Open-flame cooking devices. Charcoal burners, other open-flame cooking devices, and other devices that produce ashes or embers shall not be operated on balconies or within 20 feet (3048 mm) of combustible construction. Location of LP containers shall comply with Section 6104.

Exceptions:
1. One- and two-family dwellings, constructed in accordance with the International Residential Code.
2. LP-gas cooking devices having LP-gas container with a water capacity not greater than 20 pounds.

7. **Section: IFC 503.1.4.** Insert the following language:

503.1.4 Outdoor Venue Access. A 10 ft. wide emergency access roads designed to support 36,000 lb. weight load shall be provided within 350- feet of all portions of an outdoor venue (e.g. soccer complex, park, skate park, sports fields) to facilitate emergency vehicle access.

Exception: The fire code official is authorized to increase the dimension of 350 feet where emergency access roads cannot be installed because of location on property, topography, waterway, nonnegotiable grades, or other similar conditions, and an approved alternative means of emergency access is provided.

8. **Section: IFC 503.2.1.** Replace with the following language:

503.2.1 Dimensions. Fire apparatus access roads shall have a minimum unobstructed width of not less than 26 feet (7924.8mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4268 mm).

9. **Section: IFC 505.1.** Replace with the following language:

505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the fire code official, address numbers shall be provided in greater dimension or additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width
as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

### Table 505.1
**Minimum Height and Stroke Width**

<table>
<thead>
<tr>
<th>Distance from the centerline of the Public Way (ft)</th>
<th>Minimum Height (in)</th>
<th>Minimum Stroke Width (in)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 100</td>
<td>4</td>
<td>1/2</td>
</tr>
<tr>
<td>100</td>
<td>199</td>
<td>6</td>
</tr>
<tr>
<td>200</td>
<td>299</td>
<td>8</td>
</tr>
<tr>
<td>For each additional 100</td>
<td>Increase 2</td>
<td>Increase 1/2</td>
</tr>
</tbody>
</table>

*a* Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.

*b* Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

10. **Section 506 Key Boxes** of the IFC is hereby amended by adding a new section as follows:

**Section 506.3 Key box installation requirements.** Buildings provided with an alarm system, a sprinkler system, or where deemed necessary by the Code Official, shall be provided with a key box at the front of the building typically adjacent to the main front door(s) at a height of 5' above grade or at a location as directed by the Fire Code Official.

11. **Section: IFC 507.5.1.1.** Replace with the following language:

**507.5.1.1 Hydrant for fire department connections.** Buildings equipped with a fire department connection installed in accordance with Section 912 shall have a fire hydrant located on a fire access road within 100 feet (30 m) of the fire department connection as measured by an approved route around the exterior of the building.

Exception: The distance shall be permitted to exceed 100 feet (30 m) where approved by the fire code official.

12. **Section: IFC 507.5.5.** Replace with the following language:

**507.5.5 Clear space around hydrants.** A 5-foot (1524 mm) horizontal clear space shall be maintained around the circumference of fire hydrants, as measured from the center-point of the hydrant, except as otherwise required or approved.

13. **Section: IFC 507.5.7.** Insert the following language:
507.5.7 Fire Hydrant Markers and Identification Color. When required by the Fire Code Official, hydrant locations shall be identified by the installation of an approved reflective marker. Both public and private hydrants shall comply with and be painted to Local Water Utility specifications.

14. Section: IFC 507.5.8. Insert the following language:

507.5.8 Fire Hydrant Installation. Fire hydrants shall be installed with the grade mark on the fire hydrant at the level of finished grade. The large diameter connection shall be installed such that the connection is oriented facing the fire department access road.

15. Section: IFC 508.1. Replace with the following language:

508.1 General. Where required by other sections of this code, Table 508.1, and in all buildings classified as high-rise buildings by the International Building Code, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6.

16. IFC Table 508.1. Add the following language:

Table 508.1 Fire Command Center Thresholds

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Threshold Requiring a Fire Command Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group A</td>
<td>1,000 occupants</td>
</tr>
<tr>
<td>Group E</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group F</td>
<td>200,000 gross square feet</td>
</tr>
<tr>
<td>Group H</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group I-2 or I-3</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group M</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group R1</td>
<td>Greater than 200 dwelling units or sleeping units</td>
</tr>
<tr>
<td>Group S</td>
<td>200,000 gross square feet</td>
</tr>
</tbody>
</table>

17. Section: IFC 511. Language:

Section 511 Fire and Emergency Vehicle Lanes.

Section 511.1 General. Fire and emergency vehicle lanes shall be provided and maintained in accordance with section 511.1 through 511.6, and referred to as fire lanes in this ordinance.

Section 511.2 Purpose. The requirement that Fire Lanes be established in certain parking areas and the enforcement of restrictions on parking in such Fire Lanes established in this Chapter are designed to ensure adequate access to commercial, office, multi-family, and other high-density use facilities by fire-fighting and other emergency vehicles.
Section 511.3. Designation. The Fire Code Official may designate fire lanes on private and public property as deemed necessary for the protection of life and property.

Section 511.4. Obstruction. No person shall park or place a vehicle or other obstruction in a designated fire lane that would prevent such fire lane from being immediately accessible to emergency vehicles, or deter or hinder emergency vehicles from gaining immediate access to the fire lane. A written request to the jurisdictional Fire Code Official for temporary obstruction of a fire lane shall be submitted for approval.

Section 511.5. Signs and markings. Wherever a fire lane has been designated, the Code Official shall cause appropriate signs and markings to be placed identifying such fire lanes. Signs or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection, as well as any time during the life of the occupancy as needed to provide and maintain emergency vehicle access. All designated fire lanes shall be clearly marked in the following manner:

1. Vertical curbs shall be painted red on the top and side, extending the length of the designated fire lane. Rolled curbs or surfaces without curbs shall have a red (6) inch wide stripe painted the length of the designated fire lane. One of the following identification lettering methods shall be utilized:

   A. The words “NO PARKING – FIRE LANE (Except for Emergency Vehicles)” shall be stenciled with three (3) inch white letters and a minimum three – quarter (¾) inch stroke on the face of the curbing, or in the absence of vertical curbing, on the red stripe, and spaced at fifty (50) foot intervals or portions thereof, or

   B. The pavement adjacent to the painted curbs shall be marked with minimum eighteen (18) inch in height block lettering with a minimum three (3) inch brush stroke reading: “NO PARKING - FIRE LANE.” Lettering shall be red and spaced at fifty (50) foot intervals or portions thereof.

2. Signage identifying fire lanes shall conform to the following: Fire lane signs shall be 18 inches tall x 12 inches wide with red letters on a white reflective background to read “Fire Lane No Parking Except For Emergency Vehicles” or similar verbiage as approved by the code official. Fire lane signs shall be placed 2 - 4 feet from the edge of the Fire Lane. The bottom of fire lane signs shall be between five (5) and seven (7) feet from the ground. Intermediate fire lane signs shall be set every one hundred (100) feet in a continuous fire lane. The BEGINS sign shall mark the beginning of a fire lane and shall be mounted below the first fire lane sign. The ENDS sign shall mark the ending of a fire lane and shall be mounted below the last fire lane sign. The BEGINS and ENDS signage may be omitted by the Code
Official due to the location of the fire lane. Signs may be placed on a building when approved by the Fire Code Official.

**Section 511.6 Maintenance.** The owner, manager, or person in charge of any property upon which designated fire lanes have been established shall provide marking as required above and, shall maintain fire lanes at their expense as often as needed to clearly identify the designated area as being a fire lane.

18. **Section: IFC 605.12.4.** Item #5 “By other approved means.” Do not replace with any other additional language.

19. **Section: IFC 806.1.1.** Exception #2 “Trees shall be allowed within dwelling units in Group R-2 occupancies.” Do not replace with any other additional language.

20. **Section: IFC 901.4.6.1.1 (correlation: IBC 902.1.1.1).** Insert the following language:

901.4.6.1.1 Fire Sprinkler Riser Room. A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be exclusively accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

21. **Section: IFC 903.1.2 (correlation: IBC903.1.2).** Insert the following language:

903.1.2 Existing Buildings. For other than new construction or where current code contains retroactive provisions an automatic sprinkler system shall be provided pursuant to the building and fire codes in effect at the time of construction in accordance with provisions of the International Existing Building Code.

22. **Section: IFC 903.2 (correlation: IBC 903.2).** Replace with and add the following language:

903.2 Where required: An approved automatic fire extinguishing system is required if the gross square footage of a building is equal to or greater than the following: For the purposes of this section, FIRE SEPARATIONS shall not be permitted to reduce the total gross square footage of a building or area for the purpose of calculating the fire sprinkler square footage requirements.

903.2.12 Exceptions:

Spaces or areas in telecommunication buildings use exclusively for telecommunication equipment, associated electrical Power Distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with section 907.2 and are separated from the remainder of the building by not
less than 1-hour fire barriers constructed in accordance with section 707 of the International Building Code or less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the International Building Code, or both.

23. Section: IFC 903.2.1.1 (correlation: IBC 903.2.1.1). Replace with the following language:

903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

24. Section: IFC 903.2.1.2 (correlation: IBC 903.2.1.2). Replace with the following language:

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 1,500 square feet (1115 m²).
2. The fire area has an occupant load of 50 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.
4. The fire area contains a multiple-theater complex.

25. Section: IFC 903.2.1.3 (correlation: IBC 903.2.1.3). Replace with the following language:

903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (1115 m²).
2. The fire area has an occupant load of 300 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

26. Section: IFC 903.2.1.4 (correlation: IBC 903.2.1.4). Replace with the following language:

903.2.1.4 Group A-4. An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 6,000 square feet (1115 m²).

2. The fire area has an occupant load of 300 or more.

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

27. Section: IFC 903.2.2 (correlation: IBC 903.2.2). Replace with the following language:

903.2.2 Group B. An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where one of the following conditions exists:

1. A Group B fire area exceeds 6,000 square feet (557.5 m²).

2. A Group B fire area is located more than three stories above grade plane.

3. The combined area of all Group B fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).

28. Section: IFC 903.2.2.1 (correlation: IBC 903.2.2.1). Insert the following language:

903.2.2.1 Ambulatory care facilities. An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.

2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility. In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.
Exception: Floors classified as an open parking garage are not required to be sprinklered.

29. **Section: IFC 903.2.3 (correlation: IBC 903.2.3).** Replace with the following language:

**903.2.3 Group E.** An automatic sprinkler system shall be provided throughout stories containing Group E occupancies and throughout all stories from the Group E occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 1,500 square feet (1115 m²).
2. The fire area has an occupant load of 50 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

30. **Section: IFC 903.2.4 (correlation: IBC 903.2.4).** Replace with the following language:

**903.2.4 Group F-1.** An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 6,000 square feet (557.5 m²).
2. A Group F-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

31. **Section: IFC 903.2.7 (correlation: IBC 903.2.7).** Replace with the following language:

**903.2.7 Group M.** An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 6,000 square feet (557.5 m²).
2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (2230 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

32. Section: IFC 903.2.8 (correlation: IBC 903.2.8). Replace with the following language:

903.2.8 Group R. An automatic sprinkler system shall be provided throughout all buildings containing a Group R occupancy as provided in this section.

R-1. Hotels, motels, boarding houses (transient), (occupy less than 30 days);

1. A Group R-1 fire area exceeds 0 sq. ft. (NFPA 13, to include attic space).

R-2. Apartment houses, condominiums, boarding houses (non-transient);

1. A Group R-2 fire area exceeds 0 sq. ft. (NFPA 13, to include attic space).

i. Existing buildings containing R-2 occupancies shall be made to comply with the International Building Code 903.2.8 within two (2) years of any of the following situation.

1. Fire damage to three or more dwelling units, not including smoke or water damage or other damage from fire-fighting operations.

2. Issuance of a building permit for a Level III alteration as identified in Chapter 6 of the International Existing Building Code.

Convents, dormitories, fraternities and sororities, monasteries;

1. A Convents, dormitories, fraternities and sororities, monasteries fire area exceeds 0 sq.ft.

R-3. Dwellings;

1. A Group R-3 fire area exceeds 8,000 sq. ft. (NFPA 13D). Garage area included in total square footage calculation.

2. R-3. Townhouse. Townhouses that are not open on at least two sides are required to install fire sprinkler systems set forth in the IFC 2021 Edition. (NFPA 13D)

R-4. Residential care/assisted living facilities or for more than five but not more than 16 occupants, excluding staff;

1. A Group R-4 fire area exceeds 0 sq. ft. (NFPA 13 or NFPA 13D)
33. **Section: IFC 903.2.9 (correlation: IBC 903.2.7).** Replace with the following language:

**903.2.9 Group S-1.** An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet (557.5 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

34. **Section: IFC 903.2.9 (correlation: IBC 903.2.9).** Insert the following language (adding a 6th condition):

6. A Group S-1 occupancy used for Self-Service Storage Facility (mini-storage) exceeds 6,000 square feet (557 m²).

35. **Section: IFC 903.2.9.1 (correlation: IBC 903.2.9.1).** Replace with the following language:

**903.2.9.1 Repair garages.** An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 3,500 square feet (325 m²).
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 3,500 square feet (325 m²).

36. **Section: IFC 903.3.1.2 (correlation: IBC 903.3.1.2).** Replace with the following language:
903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R and I occupancies up to and including four stories in height in buildings not exceeding 60 feet (18 288 mm) in height above grade plane shall be installed throughout in accordance with NFPA 13, unless allowed to be sprinklered in accordance with NFPA 13D by the International Building Code. The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code shall be measured from the horizontal assembly creating separate buildings.

903.3.1.2.1 Balconies and Decks. Sprinkler protection shall be provided for all exterior balconies, decks, and ground floor patios of dwelling units where the building is required to have a fire sprinkler system installed. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and decks.

37. Section: IFC 903.2.11.1.3 (correlation: IBC 903.2.11.1.3). Replace with the following language:

903.2.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22,860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

38. Section: IFC 903.4.2 (correlation: IBC 903.4.2). Replace with the following language:

903.4.2 Alarms. An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

39. Section: IFC 905.3.1 (correlation: IBC 905.3.1). Replace with the following language:

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings where any of the following conditions exist:

(1) Three or more stories are above or below grade plane.

40. Section: IFC 905.3.9 (correlation: IBC 905.3.9). Insert the following language:

905.3.9 Building Footprint and Access. Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code official is authorized to require standpipes to be provided in approved locations. Class I manual standpipes shall be allowed.
41. Section: IFC 907.2 (correlation: IBC 907.2). Add the following exception:

3. Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in 907.2.1 through 907.2.23 may continue to utilize these methods as previously established by local jurisdiction determining the requirements for fire alarm systems in Section 907.2.1 through 907.2.23.

42. Section: IFC 907.1.4 (correlation: IBC 907.1.4). Insert the following language:

907.1.4 FACP (Fire Alarm Control Panels). Each building shall have no more than 1 FACP. Installation of fire alarm panel shall not exceed six feet in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

43. Section: IFC 907.6.6 (correlation: IBC 907.6.6). Replace with the following language:

907.6.6 Monitoring. Fire alarm systems and fire suppression systems required by this chapter or by the International Building Code shall be monitored by a central station approved and listed under UL 827 in accordance with NFPA 72.

Exception: Monitoring station is not required for:

1. Automatic sprinkler and fire alarm systems in one- and two- family dwellings.

44. Section: IFC 910.2.1 (correlation: IBC 910.2.1). Replace with the following language:

910.2.1 Group F-1 or S-1. Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 30,000 square feet (2787 m²) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.

Exception: Group S-1 aircraft repair hangars.
45. **Section: IFC 912.8.** Insert the following language:

912.8 Fire Department Connection (FDC) size. Minimum Fire Department Connection size shall be two 2 1/2 – inch National Standard Tread (NST) inlets or one 5 inch Storz Connection.

46. **Section: IFC 914.3.1.2 (correlation: IBC 403.3.2).** Replace with the following language:

914.3.1.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

47. **Section: IFC 1008.3.3 (correlation: IBC 1008.3.3).** Replace with the following language:

1008.3.3 Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms
2. Fire command centers
3. Fire pump rooms
4. Generator rooms
5. Public restrooms that contain more than one water closet/urinal or that are accessible
6. Meeting/conference rooms with an area greater than 400 square feet.
7. Classrooms in an E occupancy with an area greater than 400 square feet.

48. **Section: IFC 1009.2 (correlation: IBC 1009.2).** Insert item # 11 with the following language:

11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

49. **Section: IFC 1010.1.6.1 (correlation: IBC 1010.1.6.1).** Insert the following language:
1010.1.6.1 Frost Protection. Landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

50. Section: IFC 1010.1.9.1 (correlation: IBC 1010.1.9.1). Replace with the following language:

1010.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

51. Section: IFC 1013.1.1 (correlation: IBC 1013.1.1). Language:

1013.1.1 Additional Exit Signs. Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

52. Section: IFC 1014.4 (correlation: IBC 1014.4). Insert item # 6 with the following language:

6. Handrails within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

53. Section: IFC 1015.9 (correlation: IBC 1015.9). Insert the following language:

1015.9 Walking surfaces. A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

54. Section: IFC 1028.5.1 (correlation: IBC 1028.5.1). Insert the following language:

1028.5.1 Hard Surfaces. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

55. Section: IFC 1030.4.3 (correlation: IBC 1030.4.3). Insert the following language:

1030.4.3 Window wells drainage. All window wells shall be provided with approved drainage.
56. **Section: IFC Section 1107.1.** Insert the following language:

**SECTION 1107: REQUIREMENTS FOR FUEL FIRED APPLIANCES.**

1107.1 Protection of Fuel Fired Appliances. Where required or upon notification from the fire code official an existing building or tenant space containing a fuel fired appliance(s) shall be protected with 1 hour rated construction enclosure or a limited area sprinkler system complying with Section 903.3.8.

Exception: Buildings protected by an approved automatic fire sprinkler system complying with Section 903.3.1.1 or 903.3.1.2.

57. **Section: IFC Section 1107.2.** Insert the following language:

1107.2 CSST Bonding Requirements in Rental Dwellings. All rental dwellings shall be bonded in accordance with sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

58. **Section: IFC Section 1107.3.** Insert the following language:

1107.3 CSST Bonding Requirements for Alterations, Repairs, or Additions. For other than rental dwelling units, where alterations, repairs or additions requiring a permit to occur, CSST shall be bonded in accordance with sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

59. **Section: IFC 1203.7.** Insert the following language:

Section 1203.7 Shutdown of Emergency and Standby Power Systems. In addition to the requirements of NFPA 110 for a remote manual stop, a switch of an approved type shall be provided to shut down the generator. The switch shall be provided at an approved location.

Note: 2018 moved this to Chapter 12, the above has been renumbered to accommodate this change.

60. **Section: IFC 1203.8.** Insert the following language:

Section 1203.8 Emergency Generator Signs. Main electrical disconnects and main breaker panels supplied by the generator shall be provided with approved signs. Additionally, doors accessing emergency and standby power systems shall be provided with approved signs. When approved switches for emergency power shutdown are located remote from the fire alarm annunciator, an approved sign shall be provided at fire alarm annunciator. Approved signs shall contain the word CAUTION in black letters at least 2 inches (50 mm) high on a yellow background. Such warning signs shall be placed so as to be readily discernible.
Note: 2018 moved this to Chapter 12, the above has been renumbered to accommodate this change.

61. Section: IFC Section 3202. Insert the following language:

SECTION 3202: DEFINITIONS.

3202.1 Definitions. The following terms are defined in Chapter 2:

SPECULATIVE BUILDING. A Group S, F or M occupancy having an interior clear height greater than 12 feet (3657 mm) where high-piled storage may accrue and the client leasing or the occupant owner does not know the commodity that will be stored or the method of storage.

3206.2 Speculative building. Group S, F and M speculative buildings that have an interior clear height greater than 12 feet where high piled storage may accrue shall comply with this chapter.

3206.4.2 Sprinkler design.

3206.4.2.1 General. The design of automatic sprinkler systems for the protection of Group M and S occupancies containing high-piled storage or high-challenge commodities over an area equal to or greater than 2,500 ft.² (232 m²) and designed for the protection of hazardous materials stored more than one pallet high in Group M, S or H occupancies, shall be in accordance with this section. This section does not apply to miscellaneous storage within the scope of NFPA 13.

3206.4.2.2 Requirements for all plan submittals. See Section 903.1.9. and 3201.3 for plan submittal requirements.

3206.4.2.3 Minimum design requirements for speculative warehouses. The design of the automatic sprinkler system for speculative warehouses shall be based on storage of a cartoned Class A nonexpanded plastic to the available storage height. The storage height shall be determined by subtracting 48 inches (from the highest point of the roof above each system for ESFR and 30 inches for area density applications.

3206.4.2.4 Minimum requirements for client leased or occupant-owned warehouses. The design of an automatic sprinkler system for client leased or occupant owned buildings containing high piled storage shall be based on the requirements of NFPA 13. The responsible Fire Protection Contractor shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The Contractor shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration.
The sprinkler design shall be based on the most demanding requirements determined through the on-site survey and discussions with the building owner or operator. Technical Report shall clearly define the basis for determining the commodity and sprinkler design selection, along with how the commodities will be isolated or separated, and the referenced design document(s), including NFPA 13 or the current applicable Factory Mutual Data Sheets. If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

3206.4.2.5 Required information at plan submittal. All plans, hydraulic calculations and technical reports shall be submitted with the plan submittal form. The individual submitting the design package shall ensure that all of the required information requested on the plan submittal form is included.

3206.4.2.6 Minimum plan information requirements. In addition to the requirements of NFPA 13, the following information shall be included in the plans or technical report.

3206.4.2.6.1 Class I-IV and Group A plastic commodities.

A. An owner’s certificate in accordance with NFPA 13. The design criteria, e.g., NFPA 13, Factory Mutual Data Sheet, or a specific fire test report.

B. A Water Supply Flow & Pressure Test Report performed within 90 days of the plan submittal.

C. The type of design, e.g., Control Mode Density/Design Area Method; Specific Application Control Mode Method; Suppression Mode Method, including appropriate code references.

D. A description of the stored commodities and how the commodity classification was determined.

E. A layout of the proposed storage arrangement. If the storage is in racks, a plan and elevation detail illustrating rack heights, flue dimensions and arrangement. This detail is not required for speculation warehouses.

F. The aisle dimensions between each storage array.

G. If a high challenge commodity is separated using fire-resistive construction, the boundary of the fire-resistive construction shall be illustrated.

H. A data sheet for the backflow preventer. If a data sheet is not available, the design professional shall include a statement addressing the minimum required pressure loss.
I. A data sheet for each installed automatic sprinkler.

J. A data sheet for each pipe hanger used to hang or support the sprinkler piping.

K. If a fire pump will be installed or used, the manufacturer’s factory test curve shall be included in the submittal.

L. A cross-section view illustrating obstructions to the ceiling sprinklers, e.g., lights, structural members, cable trays, electrical bus ducts and HVAC ductwork.

3206.4.2.6.2 Hazardous materials. In addition to the requirements of this section, the following information shall be included in a hazardous materials technical report.

A. A hazardous materials inventory statement

B. For flammable & combustible liquids, an analysis of the miscibility of Class I liquids, the size and type of the packaging, the packaging materials of construction, and if the containers have a pressure relieving mechanism.

C. For Level 2 or 3 aerosols, a statement indicating that the aerosols are cartoned or uncartoned.

3206.4.2.7 Identification of sprinkler system capabilities and limitations. A label shall be permanently installed at or adjacent to each sprinkler riser. When a building contains more than four risers, the sign shall be located at an approved location inside the building. The minimum sign dimension is 6-inches (152 mm) high by 4-inches (101 mm) wide. The sign shall specify the capabilities and limitations of the automatic sprinkler system. The sign shall include the following information:

A. The design base or basis, including the edition used

B. A statement indicating if the sprinkler design is control mode density area method, control mode specific application, suppression mode, or any combination thereof.

C. When used, all of the storage conditions stipulated NFPA 13 for Special Designs.

D. The maximum storage height

E. The minimum required aisle width
F. If storage is in racks, the maximum rack width and minimum transverse and longitudinal flue widths.

G. Storage Capabilities: Commodities designed to be protected by the automatic sprinkler system.

H. Limits on storage heights of idle wood and plastic storage.

I. Limits on storage heights of miscellaneous Group A plastic, tire and rolled paper storage.

J. Locations where in-rack sprinklers are required.

K. Locations where horizontal and/or vertical barriers are required.

L. Information explaining the manufacturer, sprinkler identification number, k-factor, and operating temperature of the overhead sprinklers protecting the high-piled storage.

M. Fire Protection Contractor contact information.

62. **Section: IFC Section 3301.2.** Replace with the following language:

3301.2 Purpose. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire and other emergencies during such operations.

63. **Section: IFC Section 3310.1.1.** Insert the following language:

Section 3310.1.1 Construction Site Access. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building as soon as construction commences. The fire apparatus access road shall comply with the requirements of Section 503.2 and this section and shall extend to within 100 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 100 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system that is fully functional and installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
64. **Section: IFC Section 3311.1.** Replace with the following language:

3311.1 Stairways required. Where building construction exceeds 30-feet (9.144 mm) in height above the lowest level of fire department vehicle access, two temporary or permanent stairways shall be provided. As construction progresses, such stairways shall be extended to within one floor of the highest point of construction having secured decking or flooring.

65. **Section: IFC Section 3313.1.** Replace with the following language:

3313.1 Where required. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipe shall be installed prior to construction exceeding 30-feet (9.144 mm) in height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at approved locations complying with Section 3311.1. As construction progresses, such standpipes shall be extended to within one floor of the highest of construction having secured decking or flooring.

66. **Section: IFC Chapter 40.** Insert the following language:

**CHAPTER 40. SPECIAL EVENTS.**

**SECTION 400: GENERAL.**

4001.1 Scope. Special events including trade shows and exhibitions, outdoor assembly events, outdoors mazes, special amusement buildings, and special scaffolding structures shall comply with this chapter and Section 1028. Temporary indoor vehicle displays and vehicle competition or demonstrations shall comply with this chapter and Section 314.

4001.2 Site plans. A detailed site plan shall be submitted to the fire code official with each permit application for approval.

1. Outdoor events: The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

   A. The means of egress.
   
   B. Location and width of exits and aisles.
   
   C. Location of exit signs.
   
   D. Location of fencing or means used to confine attendees.
   
   E. Total square footage of enclosed space.
   
   F. Location and arrangement of all tents, booths or cooking equipment.
G. Locations of fire apparatus access roads.

H. Location of fire protection equipment.

I. Type and location of heating and electrical equipment where applicable.

J. Location of temporary staffed water stations and permanent water fountains.

2. Trade shows and exhibitions: The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

A. The means of egress.

B. Location and width of exits and aisles.

C. Location of exit signs.

D. Total square footage of space.

E. Location and arrangement of all booths and cooking equipment.

F. Location of all fire protection equipment.

G. Type and location of heating and electrical equipment where applicable.

H. Location of covered or multi-level exhibits or booths.

3. Mazes. The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

A. Means of egress.

B. Location and width of exits and aisles.

C. Location of exit signs.

D. Total square footage of space.

E. Location and arrangement of all booths and cooking equipment.

F. Location of all fire protection equipment.

G. Type and location of heating and electrical equipment where applicable.

H. Type and location of heating and electrical equipment where applicable.
I. Locations of structures. At time of permit application, the event coordinator shall submit a letter from the property owner authorizing the use of the site, the address of the site, dates and hours of operation and names and 24-hour phone numbers of at least two principals.

4. Temporary indoor vehicle displays: The permit application and site plan shall be submitted a minimum of 10 business days prior to the display of electric, liquid- or gas-fueled vehicles, boats or other motor craft. Floor plans shall include, but not be limited to:

A. The means of egress.
B. Location and width of exits and aisles.
C. Location of exit signs.
D. Total square footage of space.
E. Location and arrangement of all booths and cooking equipment.
F. Location of all fire protection equipment.
G. Type and location of heating and electrical equipment where applicable.
H. Location and size of exhibits and booths.

Exception: Auto dealerships.

5. Vehicle competition or demonstration. The permit application and site plan shall be submitted a minimum of 10 business days prior to the competition or demonstration of electric, liquid- or gas-fueled vehicles, boats or other motor craft. A floor plan shall include, but not be limited to:

A. The means of egress.
B. Location and width of exits and aisles.
C. Location of exit signs.
D. Total square footage of space.
E. Location and arrangement of all booths and cooking equipment.
F. Location of all fire protection equipment.
G. Type and location of heating and electrical equipment where applicable.
H. Location and size of exhibits and booths.

I. Location of structures.

J. Location of fire apparatus access roads where applicable.

SECTION 4002: DEFINITIONS.

4002.1 Definitions. The following words and terms are defined in Chapter 2.

CROSS AISLES.

EXHIBITS.

FLAME EFFECT.

MAIN AISLE.

MAZE.

OUTDOOR ASSEMBLY EVENT.

TEMPORARY STRUCTURES.

TRADE SHOWS OR EXHIBITIONS.

SECTION 4003: GENERAL REQUIREMENTS.

4003.1 Access for firefighting and medical services. Approved vehicle access for firefighting and medical services shall be provided in accordance with Sections 503 and 512.

4003.2 Combustible storage. Combustible materials stored at special events shall be stored in approved locations and containers.

4003.3 Crowd managers. Crowd managers shall be provided where the fire code official determines that an indoor or outdoor gathering warrants crowd control. Crowd managers shall be in accordance with Section 403.3.

4003.4 Decorative materials and furnishings. Curtains, drapes and decorations including, but is not limited to drapes, signs, banners, acoustical materials, cotton, hay, fabric, paper, straw, moss, split bamboo, and wood chips shall be flame resistant as demonstrated by testing in accordance with NFPA 701, or provide documentation of flame retardancy. Field flame test shall be in accordance with Section 320. Materials that cannot be treated for flame retardancy shall not be used unless approved by the fire code official. This includes but is not limited to oilcloth, tarpaper, nylon, plastic cloth, and other plastic materials.

4003.5 Fire protection equipment clearance. Clearance around all fire protection equipment shall be in accordance with Section 901.4.6.

4003.6 Fire extinguishers. Fire extinguishers shall be in accordance with Section 906 and NFPA 10

4003.7 Fire watch. Fire watch shall be in accordance with Section 403.12.1.
4003.8 Fireworks, pyrotechnics. Fireworks and pyrotechnics shall comply with Chapter 56.

4003.9 Housekeeping. The special event area and related areas shall be kept free from combustible debris at all times.

4003.10 LP-gas heaters. Fuel supplies for liquefied-petroleum gas-fired heaters shall comply with Chapter 61 of the International Fire Code.

4003.11 Open flame devices. Open flame devices shall comply with Section 308.

4003.12 Waste disposal. Combustible debris shall not be accumulated at special events. Combustible debris, rubbish and waste material shall be removed from special events at the end of each shift of work. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.

SECTION 4004: TRADE SHOWS AND EXHIBITIONS.

4004.1 General. Trade shows and exhibitions conducted within any occupancy shall comply with Chapter 40.

4004.2 Vehicles. Liquid- and gas-fueled and electric vehicles, boats or other motorcraft and equipment used for display, competition or demonstration within a building shall be in accordance with Section 314.

4004.3 Means of egress. Means of egress shall comply with this section and the requirements of Chapter 10.

4004.3.1 Travel distance. The maximum travel distance from any point in an exhibit to an exit access aisle shall not exceed 50 feet (15240mm).

4004.3.2 Aisles.

4004.3.2.1 Aisle width. Minimum aisle width inside a trade show or exhibition shall comply with the following:

<table>
<thead>
<tr>
<th>Square Footage of Trade Show or Exhibition</th>
<th>Minimum Aisle Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greater than 15,000 square feet (1393m2)</td>
<td>10 feet (3048mm)</td>
</tr>
<tr>
<td>5,000 square feet (465 square meters) to 15,000 square feet (1393 m2)</td>
<td>8 feet (2438mm)</td>
</tr>
<tr>
<td>Less than 5,000 square feet (465 m2)</td>
<td>6 feet (1829mm)</td>
</tr>
</tbody>
</table>

4004.3.3 Obstructions. Aisles shall be kept clear of all obstructions, including but not limited to, fixtures and displays of goods for sale, chairs, tables, product, displays, vehicles, and trailer tongues.

4004.3.4 Exit signs. Exit signs shall be visible from all locations in the occupancy.
4004.4 Exhibit construction and materials. The materials used for an exhibit shall comply with Section 4004.4 and Chapter 8

4004.4.1 Materials. Shall be one of the following:

1. Noncombustible or limited-combustible materials.

2. Wood that is greater than ¼-inch (6mm) nominal thickness

3. Wood ¼-inch (6mm) nominal thickness or less that is pressure-treated fire-retardant wood meeting the requirements of NFPA 703, Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials. The product shall be marked or labeled by the manufacturer. The product shall not be painted or similarly modified until the material has been inspected and the marking or labeling verified, or provide documentation acceptable to the fire code official.

4004.4.1.1 Flame retardant materials. Materials shall comply with Chapter 8.

4004.4.1.2 Wall and ceiling coverings. Textile wall coverings, such as carpeting and similar products used as wall or ceiling finishes shall comply with Chapter 8.

4004.4.1.3 Plastics. Plastics shall be limited to those that comply with Chapter 8. Plastics used in trade shows and exhibitions with an occupant load of 300 or more shall be Class A or Class B. Plastics used in trade shows and exhibitions with an occupant load of less than 300, shall be Class A, Class B or Class C.

4004.5 Combustible materials storage.

4004.5.1 Quantity. Combustible materials shall be limited to a one-day supply.

4004.5.2 Location. Storage of combustible materials behind exhibits, booths, or tents is prohibited. Combustible materials, including but not limited to wood crates, paper and cardboard boxes, shall be stored outside the building in an approved area or in a storeroom having a fire-resistance rating of at least one hour and protected by an approved automatic fire-extinguishing system.

4004.6 Covered exhibits and booths.

4004.6.1 Fire Protection.

4004.6.1.1 Automatic sprinkler systems. An approved sprinkler system shall be provided in covered exhibits and booths exceeding
300 square feet (2787 m²). Each level of multi-level exhibit booths shall be protected throughout, including the uppermost level where the uppermost level is covered with a ceiling.

**4004.7 Multi-level booths.** Construction documents for all multi-level exhibits shall be approved and stamped by a licensed structural engineer or architect and shall be submitted with the permit application. This includes any exhibit where a live load is proposed above the exhibit area floor level, regardless of the accessibility of the area to the public. Upper levels of multi-level booths with an occupant load greater than 10 persons shall have at least 2 remote exits.

**4004.8 Hazardous Materials.** Hazardous materials shall comply with this section and Chapters 50 through 67.

**4004.8.1 Specific prohibitions.** The following hazardous materials shall not be stored, handled or used in trade shows and exhibitions:

1. Division 1.1, 1.2, 1.3, and 1.5 explosives as classified by the U.S. Department of Transportation.
2. Detonable, Class I and Class II organic peroxides.
3. Class I-A flammable liquids.
4. Class 4 and Class 3 oxidizers.
5. Class 4 and Class 3 (unstable) reactive materials.
6. Class 3 water-reactive materials.
7. Pyrophoric materials.
8. Highly toxic materials
10. Fueling or defueling of flammable or combustible that are stored or used as liquids, cryogenics or compressed gases.

**4004.9 Demonstration cooking and warming equipment or devices.**

**4004.9.1 General.** Cooking and warming devices for demonstration purposes only shall be in accordance with Section 4004.9.

**4004.9.2 Public Isolation.** Equipment and devices shall be isolated from the public by not less than 4 feet (1219 mm) or by a noncombustible 3-sided barrier between the equipment and devices and the public.
4004.9.3 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.

2. The cooking surface shall not exceed 288 square inches (1858 cm²).

3. The equipment shall be placed on a noncombustible surface.

4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609mm).

4004.9.4 Cooking Equipment. Cooking equipment shall be separated from combustible materials by a horizontal distance of at least 2 feet (609mm).

4004.9.5 Butane. Butane for cooking equipment shall be limited to one 10 oz cylinder and one spare in storage, of the same size, per appliance. Storage location shall be approved by the fire code official.

4004.9.5.1 Portable butane-fueled appliances. Portable butane-fueled appliances are allowed in restaurants and in attended commercial food catering operations where fueled by not more than two 10 oz (284gL) LP-gas capacity, nonrefillable butane containers that have a water capacity not exceeding 1.08 lb (0.5 kg) per container. The containers shall be directly connected to the appliance, and manifolding of containers is not permitted. Storage of cylinders is limited to 24 containers, with an additional 24 permitted where protected by a 2-hour fire-resistance–rated barrier.

SECTION 4005: OUTDOOR ASSEMBLY EVENTS.

4005.1 General. Outdoor assembly events shall be in accordance with this Section 4005 and Chapter 10.

4005.2 Occupant load. The fire code official shall establish an occupant load for the event site.

4005.3 Exits. Exits shall comply with Chapter 10 and be as remote from each other as practical and shall be provided as follows:

<table>
<thead>
<tr>
<th>Occupant Load</th>
<th>Minimum Number of Exits</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 500</td>
<td>2</td>
</tr>
<tr>
<td>501 to 1,000</td>
<td>3</td>
</tr>
<tr>
<td>1,001 or 1,500</td>
<td>4</td>
</tr>
<tr>
<td>each additional 500 persons</td>
<td>36 additional inches of exit width</td>
</tr>
</tbody>
</table>
4005.3.1 *Width.* The aggregate clear width of exits shall be a minimum of 36 inches wide (914mm) for each 500 persons to be accommodated.

4005.3.2 *Signs.* Exits shall be identified with signs that read “EXIT”. The signs shall be weather resistant with lettering on a contrasting background. The lettering shall be of sufficient height and brush stroke to be immediately visible from 75 feet (22,860mm). Placement of the exit signs shall be approved by the fire code official.

4005.4 *Concession stands, food booths, and retail booths.*

4005.4.1 *General.* Concession stands, food booths and retail booths shall be in accordance with Section 4005.4.

4005.4.1.1 *Distances.* A minimum of 20 feet (6096mm) shall be provided between every 150 linear feet (45,720mm) of booth space. A minimum of 30 feet (9144mm) shall be provided between booths used for cooking and the vehicles, generators, or any other internal combustion engines. A minimum of 30 feet (9144 mm) shall be provided between booths used for cooking and amusement rides or devices.

4005.4.2 *Cooking appliances or devices.*

4005.4.2.1 *Public isolation.* Cooking appliances or devices shall be isolated from the public by not less than 4 feet (1219 mm) or by a non-combustible 3-sided barrier between the equipment and devices and the public.

4005.4.2.2 *Protection.* Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.

2. The cooking surface shall not exceed 288 square inches (18,580mm).

3. The equipment shall be placed on a noncombustible surface.

4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609mm).

4005.4.2.3 *Liquefied petroleum gas (LP-gas).* LP-gas shall be in accordance with Chapter 61 and NFPA 58.
4005.4.2.3.1 Maximum number and quantity. A maximum of a total aggregate water capacity of 50 gallons (95L) of LP-gas is permitted at one concession stand or booth used for cooking.

4005.4.2.3.2 LP-gas high-pressure cylinder hoses. Hoses shall be designed for a working pressure of 350 PSIG (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI (2413 kPa) WORKING PRESSURE, and the manufacturer’s name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 PSIG (4826 kPa). Hose shall not exceed 12 feet (3638 mm) unless approved by the fire code official.

4005.4.2.3.3 LP-gas low-pressure cylinder hoses. Hoses with a working pressure of 5 psig shall be allowed when a fix regulator is set a 5 psi and is connected directly to the LP GAS cylinder. The hose shall not exceed 12 feet (3658 mm) unless approved by the fire code official.

4005.4.3.3 Storage of containers. Containers shall be stored in accordance with Chapter 61.

4005.4.4 Generators / electrical. The generators shall be installed at least 10 feet (3048mm) from combustible materials, and shall be isolated from the public by physical guard, fence, or enclosure installed at least 3 feet (914mm) away from the internal combustion power source, and be provided with a compliant portable fire extinguisher per Section 906 and NFPA 10.

4005.4.5 Temporary water stations. When outdoor temperatures are expected to exceed 90oF (35oC), the event sponsor shall provide and maintain a minimum of one water station for each 5,000-projected attendance. The water station shall include adequate water supply, cups, and a means for rapid replenishing of exhausted water. Each water station shall be located as far apart as practicable to allow ease of access for event attendees.

SECTION 4006: MOBILE FOOD VEHICLES.

4006.1 General. Mobile food vehicles which are temporarily or permanently stored on a property where food items are processed or prepared and sold to the public shall comply with this section.

Exception: Food peddlers operating a retail food establishment from a vehicle designated to be readily movable in which food is; sold or given away but not composed, compounded, thawed, reheated, cut, cooked, processed or prepared.
4006.2 A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. Commercial kitchen exhaust hoods shall comply with the requirements of the International Mechanical Code.

4006.2.1 Maintenance. Hoods shall be inspected, tested, and maintained in accordance with this code and the International Mechanical Code.

4006.2.2 Inspections and tests. Kitchen hood extinguishing systems shall be inspected and tested every six months by a state of Iowa licensed fire protection contractor.

4006.3 Fire extinguishers. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. An approved 2A:20B:C rated dry chemical fire extinguisher shall be provided within 30 feet (9144 mm) of any commercial cooking equipment. Additionally, cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher in accordance with Section 904.12.5.1 or 904.12.5.2, as applicable.

4006.4 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 61 and NFPA 58.

4006.4.1 Maximum number and quantity. A maximum of two LP-gas containers with a total aggregate propane capacity of 50 gallons (190 L) is permitted at one mobile food vehicle.

4006.4.2 LP-gas cylinder hoses. Hoses shall be designed for a working pressure of 350 psig (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI WORKING PRESSURE, and the manufacturer’s name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 psig (4826 kPa). Hose assemblies shall be leak tested at the time of installation at not less the operating pressure of the system in which they are installed.

4006.5 Location. Mobile food vehicles shall not be located within 20 feet (6096 mm) of buildings, tents, canopies or membrane structures.

SECTION 400: SPECIAL AMUSEMENT BUILDINGS.

4007.1 General. [B] Special amusement buildings shall be in accordance with this section and Section 411 of the International Building Code.

Exception: Amusement buildings or portions thereof, which are without walls or a roof and are constructed to prevent the accumulation of smoke.

4007.2 Use of combustible decorative materials. Use of combustible decorative materials shall be in accordance with Chapter 8.
4007.3 Assistance. Adult monitors with flashlights shall be available to provide assistance in the event someone becomes lost or disoriented. One adult monitor shall be provided for every 60 persons.

4007.4 Automatic sprinkler system. Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Chapter 9.

4007.4.1 Temporary special amusement buildings. Where the special amusement building is temporary, the sprinkler water supply shall be of an approved temporary means. The sprinkler piping shall be connected to a temporary water supply having sufficient capacity (flow and pressure) to supply residential or standard quick spray response sprinkler heads at a minimum design density of 0.15 gpm (.57 LPM) per square foot of protected floor area. The design shall be based on flowing the six most hydraulically remote sprinkler heads. Should the temporary amusement building contain less than six heads, the design shall assume that all heads are flowing simultaneously. The temporary water supply may be connected to a domestic water line, a fire line, or temporary on-site storage tank as long as the minimum design densities are met. An indicating type control valve shall be installed in an accessible location between the sprinkler system and the connection to the water supply.

SECTION 4008: MAZES.

4008.1 General. Mazes including, but not limited to corn stalk or hedge mazes, shall be in accordance with Section 3808.

4008.1.2 Safe refuge areas. Safe refuge areas shall be established outside of the maze or building and structure, and shall not be closer than 50 feet (15240mm).

4008.1.3 Paths. Paths throughout the maze shall be a minimum of 36 inches (914mm) in width and shall be clear and unobstructed width.

4008.1.4 Separation. A minimum of 20 feet (6096mm) shall be provided between mazes and buildings and structures. The 20-foot (6096mm) clearance shall be free from vegetation and obstructions.

4008.1.5 Means of egress. Each exit shall be a minimum of 6 feet (1828mm) wide.

4008.1.5.1 Travel distance. The maximum travel distance to reach an exit access shall not exceed 75 feet (22,860mm). The travel distance shall be determined by using the maze path.

4008.1.5.2 Number. The travel distance required to reach an exit access shall determine the number of exits required. Locking devices shall remain unlocked on exits when the maze is occupied.
4008.1.5.3 Exit signs. Exit signs shall be provided next to or above each exit. The lettering shall be a minimum of 12 inches (305mm) high with 2-inch (51mm) brushstroke. The signs shall read EXIT with lettering in a color contrasting to the sign’s background.

4008.2 Event plans. The following plans shall be submitted to the fire code official.

4008.2.1 General fire safety plan. The plan shall include, but not be limited to procedures that shall be used to prevent over-drying of vegetation throughout the site, documentation of decorative materials flame-retardancy, the maximum number of attendees.

4008.2.2 Security plan. The plan shall document who shall provide security (e.g., off-duty police officers, sheriff’s posse, employees). All security personnel shall be provided with a 2-way radio and flashlight.

4008.2.3 Evacuation plans. The plan shall document the responsibilities of all on-site employees. The plan shall also document how attendees will be evacuated, and where they will be evacuated.

4008.2.4 Maze rules. Maze rules shall be posted at maze entrance.

4008.3 Employee responsibilities. Each employee shall be familiar with the evacuation plan and with fire extinguisher locations. Documentation of training shall be provided to the fire code official.

4008.3.1 Guides. An employee shall be responsible for guiding a group of not more than 14 attendees through the maze. Each employee shall be provided with a minimum of one flashlight and two-way radio. The employees shall be responsible for detecting and reporting fire or smoke to a competent person posted at the maze main entrance and begin evacuation procedures.

4008.3.2 Main entrance employee. Each maze shall be manned by an employee at the entrance. The employee shall be capable of communicating with the employees and shall be provided with a cellular telephone. When the main entrance employee receives a report of smoke, fire or injury, the employee shall immediately call 9-1-1.

4008.4 Watering. Corn stalk and hedge mazes shall be provided with sufficient water and at a frequency that prevents the vegetation from becoming dry or brittle. Failure to comply with this provision is an imminent hazard and the fire code official shall issue a stop order.

4008.5 Buildings and structures. When buildings and structures are intended to be occupied by attendees, the building and structure shall comply with Section 3807.

SECTION 4009: COVERED MALL BUILDINGS.
4009.1 General. Temporary use of the common pedestrian area within a covered mall building for promotional, Group A, Group E, Group M or similar activities shall be in accordance with Section 4009.

4009.2 General requirements.

4009.2.1 Main aisle width. Main aisles shall be a minimum of 10 feet (3048mm) in width or the minimum required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10. Main aisles shall not be obstructed.

4009.2.2 Cross aisle width. Cross aisles shall be a minimum of 15 feet (4572mm) in width or the required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10.

4009.2.3 Fueled equipment. Liquid- or gas-fueled, or electric appliances, tools, apparatus, craft or vehicles shall be displayed in a mall in accordance with Section 314. LP-gas powered floor maintenance machines may be used when in accordance with Chapter 61.

4009.3 Combustible decorative materials. Combustible decorative materials shall be in accordance with Chapter 8.

67. Section: IFC 5601.4. Add the following language (Exception):

Exception: Persons in charge of fireworks display or pyrotechnic special effect operations may be less than 21 years of age if they possess a valid PGI display fireworks operator certification or equivalent certification approved by the fire code official.

68. Section: IFC Section 6104.2. Replace with the following language:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the installation of liquefied petroleum gas shall be prohibited unless specifically approved by the fire code official, and in that case the aggregate capacity of any one installation shall not exceed a water capacity of 1,000 gallons (3785 L) (see Section 3 of the Sample Legislation for Adoption of the International Fire Code on page xxi).

Exception: Containers shall not exceed a water capacity of 20 gallons, must be located outside of the building, and used for cooking purposes only.

69. Section: IFC 6104.3.3. Insert the following language:

6104.3.3 LP Gas Containers in Group R Occupancies. LP Gas shall not be stored or used inside of a building.
70. **Section: IFC D104.4.** Add the following language:

D104.4 Public Streets. Where two fire apparatus access roads are required, they both shall be public streets. Where public streets are not feasible the streets shall be designed, constructed and maintained as public streets.

71. **Section: IFC D104.5.** Add the following language:

D104.5 Fire Department Access Points. A minimum of two means of Approved fire apparatus access points shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. Access points shall have a minimum clear width of 20 feet and shall support an imposed load of 75,000 lbs.

Exceptions:

1. When alternative fire and life safety measures have been implemented, the number of required access points may be reduced to one.

72. **Section: IFC D104.5.1.** Add the following language:

D104.5.1 Remoteness. Where two fire apparatus access points are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

Exceptions:

1. When alternative fire and life safety measures have been implemented, the distance between required access points may be reduced to a distance not less than one quarter of the length of the maximum overall diagonal dimension.

73. **Section: IFC D105.3.** Replace with the following language:

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be positioned along a total of ¼ of the building perimeter and located within the minimum and a maximum dictated by the table below, Table D105.3. The arrangement of the aerial fire apparatus access road shall be approved by the fire code official and may be discontinuous with approval.

74. **Section: IFC D106.4.** Add the following language:

D106.4 Public Streets. Where two fire apparatus access roads are required, they both shall be public streets. Where public streets are not feasible the streets shall be designed, constructed and maintained as public streets.

75. **Section: IFC D107.1 Exception #2.** Replace with the following language:
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless alternative fire and life safety measures have been provided, as determined by the fire code official. When alternative fire and life safety measures have been implemented, at no time shall the number of dwelling units on a single fire apparatus access road exceed 60 units.

<table>
<thead>
<tr>
<th>Building Height (ft)</th>
<th>Distance from Building (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum</td>
<td>Maximum</td>
</tr>
<tr>
<td>30</td>
<td>40</td>
</tr>
<tr>
<td>40</td>
<td>50</td>
</tr>
<tr>
<td>50</td>
<td>N/A</td>
</tr>
</tbody>
</table>

76. **Section: IFC D107.3.** Add the following language:

D107.3 Public Streets. Where two fire apparatus access roads are required, they both shall be public streets.
EXHIBIT A

CHAPTER 163
FIRE CODE

163.01 Adoption of Fire Code
163.02 Amendments, Modifications, Additions and Deletions

163.01 ADOPTION OF FIRE CODE. The International Fire Code 2021 Edition; published by the International Code Council, Inc., is adopted in full except for such portions as may be hereinafter deleted, modified or amended. An official copy of the International Fire Code 2021 Edition and a certified copy of this chapter are on file in the office of the City Clerk.

163.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Fire Code, 2021 Edition (hereinafter known as the IFC), is amended as hereinafter set out:

1. The following are deleted from the IFC and are of no force or effect in this chapter: 102.6 Historic buildings

2. Section 101.1 Title. Insert: City of Pleasant Hill

3. Section 103.1 General of the IFC, is hereby amended by adding the following paragraph to said section:

   Section 103.1 General. The term Fire Code Official is intended to also mean the Building Official and his or her representatives or designees, who are herewith, delegated the same powers, authorities, duties, and responsibilities as designated for the Fire Code Official.

4. Section 105 Permits of the IFC is hereby amended by adding the following sections:

   Section 105.1.2.1 Certificate of occupancy. A certificate of occupancy issued pursuant to provisions of the International Building Code may be assumed to comply with the term operational permit as found in this code.

   Section 105.1.2.2 Other permits. Building, mechanical, electrical and plumbing permits issued pursuant to provisions of their respective codes may be assumed to comply with the term construction permit as found in this code.

5. Section 110.4 Violation penalties is hereby amended by deleting said section and inserting in lieu thereof the following:

   Section 110.4 Violation penalties. A violation of this chapter shall be prosecuted in the same manner as misdemeanors are prosecuted and upon conviction the violator shall be punishable according to law; however, in addition to or in lieu of any criminal prosecution, the City shall have the power to issue a civil infraction for any violation of this chapter and shall be entitled to any fines, injunctive relief, and other remedies allowed the City under the civil infraction provisions of the Code of Iowa. It is specifically declared that the failure of a developer, individual,
or entity to comply with the provisions of this chapter shall be a nuisance subject to all fines and remedies provided in this Code.

6. **Section: IFC 308.1.4.** Replace with the following language:

   308.1.4 Open-flame cooking devices. Charcoal burners, other open-flame cooking devices, and other devices that produce ashes or embers shall not be operated on balconies or within 20 feet (3048 mm) of combustible construction. Location of LP containers shall comply with Section 6104.

   Exceptions:
   1. One- and two-family dwellings, constructed in accordance with the International Residential Code.
   2. LP-gas cooking devices having LP-gas container with a water capacity not greater than 20 pounds.

7. **Section: IFC 503.1.4.** Insert the following language:

   503.1.4 Outdoor Venue Access. A 10 ft. wide emergency access roads designed to support 36,000 lb. weight load shall be provided within 350-feet of all portions of an outdoor venue (e.g. soccer complex, park, skate park, sports fields) to facilitate emergency vehicle access.

   Exception: The fire code official is authorized to increase the dimension of 350 feet where emergency access roads cannot be installed because of location on property, topography, waterway, nonnegotiable grades, or other similar conditions, and an approved alternative means of emergency access is provided.

8. **Section: IFC 503.2.1.** Replace with the following language:

   503.2.1 Dimensions. Fire apparatus access roads shall have a minimum unobstructed width of not less than 26 feet (7924.8 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4268 mm).

9. **Section: IFC 505.1.** Replace with the following language:

   505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the fire code official, address numbers shall be provided in greater dimension or additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width.
as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

<table>
<thead>
<tr>
<th>Distance from the centerline of the Public Way (ft)</th>
<th>Minimum Height (in)</th>
<th>Minimum Stroke Width (in)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 100</td>
<td>4</td>
<td>1/2</td>
</tr>
<tr>
<td>100</td>
<td>199</td>
<td>6</td>
</tr>
<tr>
<td>200</td>
<td>299</td>
<td>8</td>
</tr>
<tr>
<td>For each additional 100</td>
<td>Increase 2</td>
<td>Increase 1/2</td>
</tr>
</tbody>
</table>

a) Exterior suite identification, minimum height shall be 4 inches and stroke width shall be ½ inch.

b) Interior suite identification, minimum height shall be 2 inches and stroke width shall be ¼ inch.

10. Section 506 Key Boxes of the IFC is hereby amended by adding a new section as follows:

Section 506.3 Key box installation requirements. Buildings provided with an alarm system, a sprinkler system, or where deemed necessary by the Code Official, shall be provided with a key box at the front of the building typically adjacent to the main front door(s) at a height of 5' above grade or at a location as directed by the Fire Code Official.

11. Section: IFC 507.5.1.1. Replace with the following language:

507.5.1.1 Hydrant for fire department connections. Buildings equipped with a fire department connection installed in accordance with Section 912 shall have a fire hydrant located on a fire access road within 100 feet (30 m) of the fire department connection as measured by an approved route around the exterior of the building.

Exception: The distance shall be permitted to exceed 100 feet (30 m) where approved by the fire code official.

12. Section: IFC 507.5.5. Replace with the following language:

507.5.5 Clear space around hydrants. A 5-foot (1524 mm) horizontal clear space shall be maintained around the circumference of fire hydrants, as measured from the center-point of the hydrant, except as otherwise required or approved.

13. Section: IFC 507.5.7. Insert the following language:
507.5.7 Fire Hydrant Markers and Identification Color. When required by the Fire Code Official, hydrant locations shall be identified by the installation of an approved reflective marker. Both public and private hydrants shall comply with and be painted to Local Water Utility specifications.

14. **Section: IFC 507.5.8.** Insert the following language:

**507.5.8 Fire Hydrant Installation.** Fire hydrants shall be installed with the grade mark on the fire hydrant at the level of finished grade. The large diameter connection shall be installed such that the connection is oriented facing the fire department access road.

15. **Section: IFC 508.1.** Replace with the following language:

**508.1 General.** Where required by other sections of this code, Table 508.1, and in all buildings classified as high-rise buildings by the International Building Code, a fire command center for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.7.

16. **IFC Table 508.1.** Add the following language:

**Table 508.1 Fire Command Center Thresholds**

<table>
<thead>
<tr>
<th>Occupancy</th>
<th>Threshold Requiring a Fire Command Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group A</td>
<td>1,000 occupants</td>
</tr>
<tr>
<td>Group E</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group F</td>
<td>200,000 gross square feet</td>
</tr>
<tr>
<td>Group H</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group I-2 or I-3</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group M</td>
<td>100,000 gross square feet</td>
</tr>
<tr>
<td>Group R1</td>
<td>Greater than 200 dwelling units or sleeping units</td>
</tr>
<tr>
<td>Group S</td>
<td>200,000 gross square feet</td>
</tr>
</tbody>
</table>

17. **Section: IFC 511.** Language:

**Section 511 Fire and Emergency Vehicle Lanes.**

**Section 511.1 General.** Fire and emergency vehicle lanes shall be provided and maintained in accordance with section 511.1 through 511.6, and referred to as fire lanes in this ordinance.

**Section 511.2 Purpose.** The requirement that Fire Lanes be established in certain parking areas and the enforcement of restrictions on parking in such Fire Lanes established in this Chapter are designed to ensure adequate access to commercial, office, multi-family, and other high-density use facilities by fire-fighting and other emergency vehicles.
Section 511.3 Designation. The Fire Code Official may designate fire lanes on private and public property as deemed necessary for the protection of life and property.

Section 511.4 Obstruction. No person shall park or place a vehicle or other obstruction in a designated fire lane that would prevent such fire lane from being immediately accessible to emergency vehicles, or deter or hinder emergency vehicles from gaining immediate access to the fire lane. A written request to the jurisdictional Fire Code Official for temporary obstruction of a fire lane shall be submitted for approval.

Section 511.5 Signs and markings. Wherever a fire lane has been designated, the Code Official shall cause appropriate signs and markings to be placed identifying such fire lanes. Signs or markings shall be maintained in a clean and legible condition at all times and shall be replaced or repaired when necessary to provide adequate visibility. Fire lanes may be established or relocated at the time of plan review, pre-construction site inspection, and/or post construction site inspection, as well as any time during the life of the occupancy as needed to provide and maintain emergency vehicle access. All designated fire lanes shall be clearly marked in the following manner:

1. Vertical curbs shall be painted red on the top and side, extending the length of the designated fire lane. Rolled curbs or surfaces without curbs shall have a red (6) inch wide stripe painted the length of the designated fire lane. One of the following identification lettering methods shall be utilized:

   A. The words “NO PARKING – FIRE LANE (Except for Emergency Vehicles)” shall be stenciled with three (3) inch white letters and a minimum three – quarter (¾) inch stroke on the face of the curbing, or in the absence of vertical curbing, on the red stripe, and spaced at fifty (50) foot intervals or portions thereof, or

   B. The pavement adjacent to the painted curbs shall be marked with minimum eighteen (18) inch in height block lettering with a minimum three (3) inch brush stroke reading: “NO PARKING - FIRE LANE.” Lettering shall be red and spaced at fifty (50) foot intervals or portions thereof.

2. Signage identifying fire lanes shall conform to the following: Fire lane signs shall be 18 inches tall x 12 inches wide with red letters on a white reflective background to read “Fire Lane No Parking Except For Emergency Vehicles” or similar verbiage as approved by the code official. Fire lane signs shall be placed 2 - 4 feet from the edge of the Fire Lane. The bottom of fire lane signs shall be between five (5) and seven (7) feet from the ground. Intermediate fire lane signs shall be set every one hundred (100) feet in a continuous fire lane. The BEGINS sign shall mark the beginning of a fire lane and shall be mounted below the first fire lane sign. The ENDS sign shall mark the ending of a fire lane and shall be mounted below the last fire lane sign. The BEGINS and ENDS signage may be omitted by the Code
Official due to the location of the fire lane. Signs may be placed on a building when approved by the Fire Code Official.

Section 511.6 Maintenance. The owner, manager, or person in charge of any property upon which designated fire lanes have been established shall provide marking as required above and, shall maintain fire lanes at their expense as often as needed to clearly identify the designated area as being a fire lane.

18. Section: IFC 605.12.4, Item #5 “By other approved means.” Do not replace with any other additional language.

19. Section: IFC 901.4.6.1.1 (correlation: IBC 902.1.1.1). Insert the following Language:

901.4.6.1.1 Fire Sprinkler Riser Room. A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be exclusively accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

20. 901.4.6.5 Temperature Sensors. Provide a low temperature sensor in the sprinkler riser room to be monitored to prevent freezing.

21. Section: IFC 903.1.2 (correlation: IBC903.1.2). Insert the following language:

903.1.2 Existing Buildings. For other than new construction or where current code contains retroactive provisions an automatic sprinkler system shall be provided pursuant to the building and fire codes in effect at the time of construction in accordance with provisions of the International Existing Building Code.

22. Section: IFC 903.2 (correlation: IBC 903.2). Replace with and add the following language:

903.2 Where required: An approved automatic fire extinguishing system is required if the gross square footage of a building is equal to or greater than the following: For the purposes of this section, FIRE SEPARATIONS shall not be permitted to reduce the total gross square footage of a building or area for the purpose of calculating the fire sprinkler square footage requirements.

903.2.12 Exceptions:

Exceptions:

Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided those spaces or areas are equipped throughout with an automatic smoke detection system in accordance
with Section 907.2 and are separate from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the *International Building Code* or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the *International Building Code*, or both.

23. **Section: IFC 903.2.1.1 (correlation: IBC 903.2.1.1).** Replace with the following language:

    903.2.1.1 Group A-1. An automatic sprinkler system shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

    1. The fire area exceeds 6,000 square feet (1115 m²).

    2. The fire area has an occupant load of 300 or more.

    3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

    4. The fire area contains a multiple-theater complex.

24. **Section: IFC 903.2.1.2 (correlation: IBC 903.2.1.2).** Replace with the following language:

    903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

    1. The fire area exceeds 1,500 square feet (1115 m²).

    2. The fire area has an occupant load of 50 or more.

    3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

    4. The fire area contains a multiple-theater complex.

25. **Section: IFC 903.2.1.3 (correlation: IBC 903.2.1.3).** Replace with the following language:

    903.2.1.3 Group A-3. An automatic sprinkler system shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:
1. The fire area exceeds 6,000 square feet (1115 m²).

2. The fire area has an occupant load of 300 or more.

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

26. **Section: IFC 903.2.1.4 (correlation: IBC 903.2.1.4).** Replace with the following language:

   **903.2.1.4 Group A-4.** An automatic sprinkler system shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

   1. The fire area exceeds 6,000 square feet (1115 m²).

   2. The fire area has an occupant load of 300 or more.

   3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

27. **Section: IFC 903.2.2 (correlation: IBC 903.2.2).** Replace with the following language:

   **903.2.2 Group B.** An automatic sprinkler system shall be provided throughout buildings containing a Group B occupancy where one of the following conditions exists:

   1. A Group B fire area exceeds 6,000 square feet (557.5 m²).

   2. A Group B fire area is located more than three stories above grade plane.

   3. The combined area of all Group B fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).

28. **Section: IFC 903.2.2.1 (correlation: IBC 903.2.2.1).** Insert the following language:

   **903.2.2.1 Ambulatory care facilities.** An automatic sprinkler system shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

   1. Four or more care recipients are incapable of self-preservation.

   2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility. In buildings where ambulatory care is provided on levels other than the level of exit discharge, an automatic sprinkler system shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of
ambulatory care and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Floors classified as an open parking garage are not required to be sprinklered.

29. **Section: IFC 903.2.3 (correlation: IBC 903.2.3).** Replace with the following language:

903.2.3 Group E. An automatic sprinkler system shall be provided throughout stories containing Group E occupancies and throughout all stories from the Group E occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The fire area exceeds 1,500 square feet (1115 m²).

2. The fire area has an occupant load of 50 or more.

3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

30. **Section: IFC 903.2.4 (correlation: IBC 903.2.4).** Replace with the following language:

903.2.4 Group F-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 fire area exceeds 6,000 square feet (557.5 m²).

2. A Group F-1 fire area is located more than three stories above grade plane.

3. The combined area of all Group F-1 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).

4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

31. **Section: IFC 903.2.7 (correlation: IBC 903.2.7).** Replace with the following language:

903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M fire area exceeds 6,000 square feet (557.5 m²).

2. A Group M fire area is located more than three stories above grade plane.
3. The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (2230 m²).

4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

32. Section: IFC 903.2.8 (correlation: IBC 903.2.8). Replace with the following language:

903.2.8 Group R. An automatic sprinkler system shall be provided throughout all buildings containing a Group R occupancy as provided in this section.

R-1. Hotels, motels, boarding houses (transient), (occupy less than 30 days);

1. A Group R-1 fire area exceeds 0 sq. ft. (NFPA 13, to include attic space).

R-2. Apartment houses, condominiums, boarding houses (non-transient);

1. A Group R-2 fire area exceeds 0 sq. ft. (NFPA 13, to include attic space).

   i. Existing buildings containing R-2 occupancies shall be made to comply with the International Building Code 903.2.8 within two (2) years of any of the following situation.

      1. Fire damage to three or more dwelling units, not including smoke or water damage or other damage from fire-fighting operations.

      2. Issuance of a building permit for a Level III alteration as identified in Chapter 6 of the International Existing Building Code.

Convents, dormitories, fraternities and sororities, monasteries;

1. A Convents, dormitories, fraternities and sororities, monasteries fire area exceeds 0 sq. ft.

R-3. Dwellings;

1. A Group R-3 fire area exceeds 8,000 sq. ft. (NFPA 13D). Garage area included in total square footage calculation.

2. R-3. Townhouse. Townhouses that are not open on at least two sides are required to install fire sprinkler systems set forth in the IFC 2021 Edition. (NFPA 13D)

R-4. Residential care/assisted living facilities or for more than five but not more than 16 occupants, excluding staff;
1. A Group R-4 fire area exceeds 0 sq. ft. (NFPA 13 or NFPA 13D)

33. Section: IFC 903.2.9 (correlation: IBC 903.2.7). Replace with the following language:

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 6,000 square feet (557.5 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet (1115 m²).
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

34. Section: IFC 903.2.9 (correlation: IBC 903.2.9). Insert the following language (adding a 6th condition):

6. A Group S-1 occupancy used for Self-Service Storage Facility (mini-storage) exceeds 6,000 square feet (557 m²).

35. Section: IFC 903.2.9.1 (correlation: IBC 903.2.9.1). Replace with the following language:

903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the International Building Code, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings not more than one story above grade plane, with a fire area containing a repair garage exceeding 3,500 square feet (325 m²).
4. A Group S-1 fire area used for the repair of commercial motor vehicles where the fire area exceeds 3,500 square feet (325 m²).
36. **Section: IFC 903.1.2 (correlation: IBC 903.1.2)**. Replace with the following language:

903.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R and I occupancies up to and including four stories in height in buildings not exceeding 60 feet (18,288 mm) in height above grade plane shall be installed throughout in accordance with NFPA 13, unless allowed to be sprinklered in accordance with NFPA 13D by the International Building Code. The number of stories of Group R occupancies constructed in accordance with Sections 510.2 and 510.4 of the International Building Code shall be measured from the horizontal assembly creating separate buildings.

903.1.2.1 Balconies and Decks. Sprinkler protection shall be provided for all exterior balconies, decks, and ground floor patios of dwelling units where the building is required to have a fire sprinkler system installed. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and decks.

37. **Section: IFC 903.2.11.1.3 (correlation: IBC 903.2.11.1.3)**. Replace with the following language:

903.2.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22,860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

38. **Section: IFC 903.4.2 (correlation: IBC 903.4.2)**. Replace with the following language:

903.4.2 Alarms. An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

39. **Section: IFC 905.3.1 (correlation: IBC 905.3.1)**. Replace with the following language:

905.3.1 Height. Class I standpipe systems shall be installed throughout buildings where any of the following conditions exist:

(1) Three or more stories are above or below grade plane.

40. **Section: IFC 905.3.9 (correlation: IBC 905.3.9)**. Insert the following language:
905.3.9 Building Footprint and Access. Where the most remote portion of a floor or story is more than 400 feet from a hose connection or fire department access road the fire code official is authorized to require standpipes to be provided in approved locations. Class I manual standpipes shall be allowed.

41. **Section: IFC 907.2 (correlation: IBC 907.2)** Add the following exception:

3. Prior to July 1, 2016 any jurisdiction requiring reduced fire areas or reduced occupant loads in 907.2.1 through 907.2.23 may continue to utilize these methods as previously established by local jurisdiction determining the requirements for fire alarm systems in Section 907.2.1 through 907.2.23.

**Section: IFC 907.2 (correlation: IBC 907.2)** Insert the following language:

907.2(a) Manual Fire Alarm Pull Boxes: Manual fire alarm pull boxes "pull stations" shall be required where deemed necessary by the Code Official.

907.2(b) Fire Alarm Systems: An approved Fire Alarm Systems shall be required where deemed necessary by the Code Official

42. **Section: IFC 907.1.4 (correlation: IBC 907.1.4)** Insert the following language:

907.1.4 FACP (Fire Alarm Control Panels). Each building shall have no more than 1 FACP. Installation of fire alarm panel shall not exceed six feet in height measured from the floor to the top of the unit.

Exception: Suppression system releasing panels are not required to meet the height requirement or the limitation in the number of panels.

43. **907.2.10 Group R-4.** Fire alarm systems and smoke alarms shall be installed in Group R-4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3.

44. **907.2.10.1 Manual fire alarm system.** A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-4 occupancies.

Exceptions:
1. A manual fire alarm system is not required in buildings not more than two stories in height where all individual *sleeping units* and contiguous attic and crawl spaces to those units are separated from each other and public or common areas by not less than 1-hour *fire partitions* and each individual *sleeping unit* has an *exit* directly to a public way, egress court or yard.
2. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:
   2.1. The building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2.
   2.2. The notification appliances will activate upon sprinkler water flow.
2.3. Not fewer than one manual fire alarm box is installed at an approved location.

3. Manual fire alarm boxes in resident or patient sleeping areas shall not be required at exits where located at all nurses’ control stations or other constantly attended staff locations, provided such stations are visible and continuously accessible and that the distances of travel required in Section 907.4.2.1 are not exceeded.

45. **907.2.10.2 Automatic smoke detection system.** An automatic smoke detection system that activates the occupant notification system in accordance with Section 907.5 shall be installed in corridors, waiting areas open to corridors and habitable spaces other than sleeping units and kitchens.

Exceptions:
1. Smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.
2. An automatic smoke detection system is not required in buildings that do not have interior corridors serving sleeping units and where each sleeping unit has a means of egress door opening directly to an exit or to an exterior exit access that leads directly to an exit.

46. **907.2.10.3 Smoke alarms.** Single- and multiple-station smoke alarms shall be installed in accordance with Section 907.2.11.

47. **Section: IFC 907.6.6 (correlation: IBC 907.6.6).** Replace with the following language:

907.6.6 Monitoring. Fire alarm systems and fire suppression systems required by this chapter or by the International Building Code shall be monitored by a central station approved and listed under UL 827 in accordance with NFPA 72.

Exception: Monitoring station is not required for:
1. Automatic sprinkler and fire alarm systems in one- and two- family dwellings.

48. **Section: IFC 910.2.1 (correlation: IBC 910.2.1).** Replace with the following language:

910.2.1 Group F-1 or S-1. Smoke and heat vents installed in accordance with Section 910.3 or a mechanical smoke removal system installed in accordance with Section 910.4 shall be installed in buildings and portions thereof used as a Group F-1 or S-1 occupancy having more than 30,000 square feet (2787 m²) of undivided area. In occupied portions of a building equipped throughout with an automatic sprinkler system in accordance with 903.3.1.1, where the upper surface of the story is not a roof assembly, a mechanical smoke removal system in accordance with Section 910.4 shall be installed.
Exception: Group S-1 aircraft repair hangars.

49. **Section: IFC 912.8.** Insert the following language:

> 912.8 Fire Department Connection (FDC) size. Minimum Fire Department Connection size shall be two 2 1/2 – inch National Standard Tread (NST) inlets or one 5 inch Storz Connection.

50. **Section: IFC 914.3.1.2 (correlation: IBC 403.3.2).** Replace with the following language:

> 914.3.1.2 Water supply to required fire pumps. Required fire pumps shall be supplied by connections to a minimum of two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: Two connections to the same main shall be permitted provided the main is valved such that an interruption can be isolated so that the water supply will continue without interruption through at least one of the connections.

51. **Section: IFC 1008.3.3 (correlation: IBC 1008.3.3).** Replace with the following language:

> 1008.3.3 Rooms and spaces. In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms
2. Fire command centers
3. Fire pump rooms
4. Generator rooms
5. Public restrooms that contain more than one water closet/urinal or that are accessible
6. Meeting/conference rooms with an area greater than 400 square feet.
7. Classrooms in an E occupancy with an area greater than 400 square feet.

52. **Section: IFC 1009.2 (correlation: IBC 1009.2).** Insert item # 11 with the following language:

> 11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.
53. **Section: IFC 1010.1.6.1 (correlation: IBC 1010.1.6.1)**. Insert the following language:

   **1010.1.6.1 Frost Protection.** Landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

54. **Section: IFC 1010.1.9.1 (correlation: IBC 1010.1.9.1)**. Replace with the following language:

   **1010.2.2 Hardware.** Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

55. **Section: IFC 1013.1.1 (correlation: IBC 1013.1.1)**. Language:

   **1013.1.1 Additional Exit Signs.** Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

56. **Section: IFC 1014.4 (correlation: IBC 1014.4)**. Insert item # 6 with the following language:

   6. Handrails within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

57. **Section: IFC 1015.9 (correlation: IBC 1015.9)**. Insert the following language:

   **1015.9 Walking surfaces.** A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways, parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face of the wall is greater than 72 inches.

58. **Section: IFC 1028.5.1 (correlation: IBC 1028.5.1)**. Insert the following language:

   **1028.5.1 Hard Surfaces.** Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

59. **Section: IFC 1031.5.3 (correlation: IBC 1030.4.3)**. Insert the following language:

   **1031.5.3 Window wells drainage.** All window wells shall be provided with approved drainage.
60. **Section: IFC Section 1107.1.** Insert the following language:

**SECTION 1107: REQUIREMENTS FOR FUEL FIRED APPLIANCES.**

1107.1 Protection of Fuel Fired Appliances. Where required or upon notification from the fire code official an existing building or tenant space containing a fuel fired appliance(s) shall be protected with 1 hour rated construction enclosure or a limited area sprinkler system complying with Section 903.3.8.

Exception: Buildings protected by an approved automatic fire sprinkler system complying with Section 903.3.1.1 or 903.3.1.2.

61. **Section: IFC Section 1107.2.** Insert the following language:

1107.2 CSST Bonding Requirements in Rental Dwellings. All rental dwellings shall be bonded in accordance with sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

62. **Section: IFC Section 1107.3.** Insert the following language:

1107.3 CSST Bonding Requirements for Alterations, Repairs, or Additions. For other than rental dwelling units, where alterations, repairs or additions requiring a permit to occur, CSST shall be bonded in accordance with sections 310.2.1 through 310.2.5 of the International Fuel Gas Code, unless deemed technically infeasible by the Code Official.

63. **Section: IFC 1203.7.** Insert the following language:

Section 1203.7 Shutdown of Emergency and Standby Power Systems. In addition to the requirements of NFPA 110 for a remote manual stop, a switch of an approved type shall be provided to shut down the generator. The switch shall be provided at an approved location.

Note: 2018 moved this to Chapter 12, the above has been renumbered to accommodate this change.

64. **Section: IFC 1203.8.** Insert the following language:

Section 1203.8 Emergency Generator Signs. Main electrical disconnects and main breaker panels supplied by the generator shall be provided with approved signs. Additionally, doors accessing emergency and standby power systems shall be provided with approved signs. When approved switches for emergency power shut-down are located remote from the fire alarm annunciator, an approved sign shall be provided at fire alarm annunciator. Approved signs shall contain the word CAUTION in black letters at least 2 inches (50 mm) high on a yellow background. Such warning signs shall be placed so as to be readily discernible.
Note: 2018 moved this to Chapter 12, the above has been renumbered to accommodate this change.

65. Section: IFC Section 3202. Insert the following language:

**SECTION 3202: DEFINITIONS.**

3202.1 Definitions. The following terms are defined in Chapter 2:

**SPECULATIVE BUILDING.** A Group S, F or M occupancy having an interior clear height greater than 12 feet (3657 mm) where high-piled storage may accrue and the client leasing or the occupant owner does not know the commodity that will be stored or the method of storage.

3206.2 Speculative building. Group S, F and M speculative buildings that have an interior clear height greater than 12 feet where high piled storage may accrue shall comply with this chapter.

3206.4.2 Sprinkler design.

3206.4.2.1 General. The design of automatic sprinkler systems for the protection of Group M and S occupancies containing high-piled storage or high-challenge commodities over an area equal to or greater than 2,500 ft.$^2$ (232 m$^2$) and designed for the protection of hazardous materials stored more than one pallet high in Group M, S or H occupancies, shall be in accordance with this section. This section does not apply to miscellaneous storage within the scope of NFPA 13.

3206.4.2.2 Requirements for all plan submittals. See Section 903.1.9. and 3201.3 for plan submittal requirements.

3206.4.2.3 Minimum design requirements for speculative warehouses. The design of the automatic sprinkler system for speculative warehouses shall be based on storage of a cartoned Class A nonexpanded plastic to the available storage height. The storage height shall be determined by subtracting 48 inches (from the highest point of the roof above each system for ESFR and 30 inches for area density applications.

3206.4.2.4 Minimum requirements for client leased or occupant-owned warehouses. The design of an automatic sprinkler system for client leased or occupant owned buildings containing high piled storage shall be based on the requirements of NFPA 13. The responsible Fire Protection Contractor shall perform a survey of the building to determine commodity classification, storage configuration, building height and other information related to the development of an appropriate sprinkler system design. The Contractor shall also make reasonable efforts to meet with the building owner or operator to understand seasonal or customer related fluctuations to the stored commodities, storage height, and configuration.
The sprinkler design shall be based on the most demanding requirements determined through the on-site survey and discussions with the building owner or operator. Technical Report shall clearly define the basis for determining the commodity and sprinkler design selection, along with how the commodities will be isolated or separated, and the referenced design document(s), including NFPA 13 or the current applicable Factory Mutual Data Sheets. If a specific fire test is used as the basis of design, a copy of the fire test report shall be provided at the time of plan review.

3206.4.2.5 Required information at plan submittal. All plans, hydraulic calculations and technical reports shall be submitted with the plan submittal form. The individual submitting the design package shall ensure that all of the required information requested on the plan submittal form is included.

3206.4.2.6 Minimum plan information requirements. In addition to the requirements of NFPA 13, the following information shall be included in the plans or technical report.

3206.4.2.6.1 Class I-IV and Group A plastic commodities.

A. An owner’s certificate in accordance with NFPA 13. The design criteria, e.g., NFPA 13, Factory Mutual Data Sheet, or a specific fire test report.

B. A Water Supply Flow & Pressure Test Report performed within 90 days of the plan submittal.

C. The type of design, e.g., Control Mode Density/Design Area Method; Specific Application Control Mode Method; Suppression Mode Method, including appropriate code references.

D. A description of the stored commodities and how the commodity classification was determined.

E. A layout of the proposed storage arrangement. If the storage is in racks, a plan and elevation detail illustrating rack heights, flue dimensions and arrangement. This detail is not required for speculation warehouses.

F. The aisle dimensions between each storage array.

G. If a high challenge commodity is separated using fire-resistive construction, the boundary of the fire-resistive construction shall be illustrated.

H. A data sheet for the backflow preventer. If a data sheet is not available, the design professional shall include a statement addressing the minimum required pressure loss.
I. A data sheet for each installed automatic sprinkler.

J. A data sheet for each pipe hanger used to hang or support the sprinkler piping.

K. If a fire pump will be installed or used, the manufacturer’s factory test curve shall be included in the submittal.

L. A cross-section view illustrating obstructions to the ceiling sprinklers, e.g., lights, structural members, cable trays, electrical bus ducts and HVAC ductwork.

3206.4.2.6.2 Hazardous materials. In addition to the requirements of this section, the following information shall be included in a hazardous materials technical report.

A. A hazardous materials inventory statement

B. For flammable & combustible liquids, an analysis of the miscibility of Class I liquids, the size and type of the packaging, the packaging materials of construction, and if the containers have a pressure relieving mechanism.

C. For Level 2 or 3 aerosols, a statement indicating that the aerosols are cartoned or uncartoned.

3206.4.2.7 Identification of sprinkler system capabilities and limitations. A label shall be permanently installed at or adjacent to each sprinkler riser. When a building contains more than four risers, the sign shall be located at an approved location inside the building. The minimum sign dimension is 6-inches (152 mm) high by 4-inches (101 mm) wide. The sign shall specify the capabilities and limitations of the automatic sprinkler system. The sign shall include the following information:

A. The design base or basis, including the edition used

B. A statement indicating if the sprinkler design is control mode density area method, control mode specific application, suppression mode, or any combination thereof.

C. When used, all of the storage conditions stipulated NFPA 13 for Special Designs.

D. The maximum storage height

E. The minimum required aisle width
F. If storage is in racks, the maximum rack width and minimum transverse and longitudinal flue widths.

G. Storage Capabilities: Commodities designed to be protected by the automatic sprinkler system

H. Limits on storage heights of idle wood and plastic storage

I. Limits on storage heights of miscellaneous Group A plastic, tire and rolled paper storage

J. Locations where in-rack sprinklers are required

K. Locations where horizontal and/or vertical barriers are required

L. Information explaining the manufacturer, sprinkler identification number, k-factor, and operating temperature of the overhead sprinklers protecting the high-piled storage.

M. Fire Protection Contractor contact information
66. **Section: IFC Section 3301.2.** Replace with the following language:

3301.2 Purpose. This chapter prescribes minimum safeguards for construction, alteration and demolition operations to provide reasonable safety to life and property from fire and other emergencies during such operations.

67. **Section: IFC Section 3310.1.1.** Insert the following language:

Section 3310.1.1 Construction Site Access. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building as soon as construction commences. The fire apparatus access road shall comply with the requirements of Section 503.2 and this section and shall extend to within 100 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of
the first story of the building as measured by an approved route around the exterior of the building or facility.

Exception: The fire code official is authorized to increase the dimension of 100 feet (45 720 mm) where:

1. The building is equipped throughout with an approved automatic sprinkler system that is fully functional and installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

68. Section: IFC Section 3312.1. Replace with the following language:

3312.1 Stairways required. Where building construction exceeds 30-feet (9.144 mm) in height above the lowest level of fire department vehicle access, two temporary or permanent stairways shall be provided. As construction progresses, such stairways shall be extended to within one floor of the highest point of construction having secured decking or flooring.

69. Section: IFC Section 3314.1. Replace with the following language:

3314.1 Where required. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipe shall be installed prior to construction exceeding 30-feet (9.144 mm) in height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at approved locations complying with Section 3311.1. As construction progresses, such standpipes shall be extended to within one floor of the highest of construction having secured decking or flooring.

70. Section: IFC Chapter 41. Insert the following language:

CHAPTER 41. SPECIAL EVENTS.
SECTION 4108: GENERAL.

4101.1 Scope. Special events including trade shows and exhibitions, outdoor assembly events, outdoors mazes, special amusement buildings, and special scaffolding structures shall comply with this chapter and Section 1028. Temporary indoor vehicle displays and vehicle competition or demonstrations shall comply with this chapter and Section 314.

4101.2 Site plans. A detailed site plan shall be submitted to the fire code official with each permit application for approval.
1. Outdoor events: The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

   A. The means of egress.
   B. Location and width of exits and aisles.
   C. Location of exit signs.
   D. Location of fencing or means used to confine attendees.
   E. Total square footage of enclosed space.
   F. Location and arrangement of all tents, booths or cooking equipment.
   G. Locations of fire apparatus access roads.
   H. Location of fire protection equipment.
   I. Type and location of heating and electrical equipment where applicable.
   J. Location of temporary staffed water stations and permanent water fountains.

2. Trade shows and exhibitions: The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

   A. The means of egress.
   B. Location and width of exits and aisles.
   C. Location of exit signs.
   D. Total square footage of space.
   E. Location and arrangement of all booths and cooking equipment.
   F. Location of all fire protection equipment.
   G. Type and location of heating and electrical equipment where applicable.
   H. Location of covered or multi-level exhibits or booths.

3. Mazes. The permit application and site plan shall be submitted a minimum of 30 business days prior to the event. Site plans shall include, but not be limited to:

   A. Means of egress.
B. Location and width of exits and aisles.

C. Location of exit signs.

D. Total square footage of space.

D. Location and arrangement of all booths and cooking equipment.

E. Location of all fire protection equipment.

F. Location of means to confine attendees.

G. Locations of fire apparatus access roads.

H. Type and location of heating and electrical equipment where applicable.

I. Locations of structures. At time of permit application, the event coordinator shall submit a letter from the property owner authorizing the use of the site, the address of the site, dates and hours of operation and names and 24-hour phone numbers of at least two principals.

4. Temporary indoor vehicle displays: The permit application and site plan shall be submitted a minimum of 10 business days prior to the display of electric, liquid- or gas-fueled vehicles, boats or other motor craft. Floor plans shall include, but not be limited to:

A. The means of egress.

B. Location and width of exits and aisles.

C. Location of exit signs.

E. Total square footage of space.

F. Location and arrangement of all booths and cooking equipment.

G. Location of all fire protection equipment.

H. Type and location of heating and electrical equipment where applicable.

I. Location and size of exhibits and booths.

J. Location of structures.

Exception: Auto dealerships.

5. Vehicle competition or demonstration. The permit application and site plan shall be submitted a minimum of 10 business days prior to the competition or
demonstration of electric, liquid- or gas-fueled vehicles, boats or other motor craft. A floor plan shall include, but not be limited to:

A. The means of egress.
B. Location and width of exits and aisles.
C. Location of exit signs.
D. Total square footage of space.
E. Location and arrangement of all booths and cooking equipment.
F. Location of all fire protection equipment.
G. Type and location of heating and electrical equipment where applicable.
H. Location and size of exhibits and booths.
I. Location of structures.
J. Location of fire apparatus access roads where applicable.

SECTION 4102: DEFINITIONS.

4102.1 Definitions. The following words and terms are defined in Chapter 2.

CROSS AISLES.
EXHIBITS.
FLAME EFFECT.
MAIN AISLE.
MAZE.
OUTDOOR ASSEMBLY EVENT.
TEMPORARY STRUCTURES.
TRADE SHOWS OR EXHIBITIONS.

SECTION 4103: GENERAL REQUIREMENTS.

4103.1 Access for firefighting and medical services. Approved vehicle access for firefighting and medical services shall be provided in accordance with Sections 503 and 512.

4103.2 Combustible storage. Combustible materials stored at special events shall be stored in approved locations and containers.

4103.3 Crowd managers. Crowd managers shall be provided where the fire code official determines that an indoor or outdoor gathering warrants crowd control. Crowd managers shall be in accordance with Section 403.3.
4103.4 Decorative materials and furnishings. Curtains, drapes and decorations including, but is not limited to drapes, signs, banners, acoustical materials, cotton, hay, fabric, paper, straw, moss, split bamboo, and wood chips shall be flame resistant as demonstrated by testing in accordance with NFPA 701, or provide documentation of flame retardancy. Field flame test shall be in accordance with Section 320. Materials that cannot be treated for flame retardancy shall not be used unless approved by the fire code official. This includes but is not limited to oilcloth, tarpaper, nylon, plastic cloth, and other plastic materials.

4103.5 Fire protection equipment clearance. Clearance around all fire protection equipment shall be in accordance with Section 901.4.6.

4103.6 Fire extinguishers. Fire extinguishers shall be in accordance with Section 906 and NFPA 10.

4103.7 Fire watch. Fire watch shall be in accordance with Section 403.12.1.

4103.8 Fireworks, pyrotechnics. Fireworks and pyrotechnics shall comply with Chapter 56.

4103.9 Housekeeping. The special event area and related areas shall be kept free from combustible debris at all times.

4103.10 LP-gas heaters. Fuel supplies for liquefied-petroleum gas-fired heaters shall comply with Chapter 61 of the International Fire Code.

4103.11 Open flame devices. Open flame devices shall comply with Section 308.

4103.12 Waste disposal. Combustible debris shall not be accumulated at special events. Combustible debris, rubbish and waste material shall be removed from special events at the end of each shift of work. Combustible debris, rubbish and waste material shall not be disposed of by burning on the site unless approved.

SECTION 4104: TRADE SHOWS AND EXHIBITIONS.

4104.1 General. Trade shows and exhibitions conducted within any occupancy shall comply with Chapter 40.

4104.2 Vehicles. Liquid- and gas-fueled and electric vehicles, boats or other motor-craft and equipment used for display, competition or demonstration within a building shall be in accordance with Section 314.

4104.3 Means of egress. Means of egress shall comply with this section and the requirements of Chapter 10.

4104.3.1 Travel distance. The maximum travel distance from any point in an exhibit to an exit access aisle shall not exceed 50 feet (15240mm).
4104.3.2 Aisles.

4104.3.2.1 Aisle width. Minimum aisle width inside a trade show or exhibition shall comply with the following:

<table>
<thead>
<tr>
<th>Square Footage of Trade Show or Exhibition</th>
<th>Minimum Aisle Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greater than 15,000 square feet (1393m²)</td>
<td>10 feet (3048mm)</td>
</tr>
<tr>
<td>5,000 square feet (465 square meters) to</td>
<td></td>
</tr>
<tr>
<td>15,000 square feet (1393 m²)</td>
<td>8 feet (2438mm)</td>
</tr>
<tr>
<td>Less than 5,000 square feet (465 m²)</td>
<td>6 feet (1829mm)</td>
</tr>
</tbody>
</table>

4104.3.3 Obstructions. Aisles shall be kept clear of all obstructions, including but not limited to, fixtures and displays of goods for sale, chairs, tables, product, displays, vehicles, and trailer tongues.

4104.3.4 Exit signs. Exit signs shall be visible from all locations in the occupancy.

4104.4 Exhibit construction and materials. The materials used for an exhibit shall comply with Section 4104.4 and Chapter 8

4104.4.1 Materials. Shall be one of the following:

1. Noncombustible or limited-combustible materials.

2. Wood that is greater than ¼-inch (6mm) nominal thickness

3. Wood ¼-inch (6mm) nominal thickness or less that is pressure-treated fire-retardant wood meeting the requirements of NFPA 703, Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials. The product shall be marked or labeled by the manufacturer. The product shall not be painted or similarly modified until the material has been inspected and the marking or labeling verified, or provide documentation acceptable to the fire code official.

4104.4.1.1 Flame retardant materials. Materials shall comply with Chapter 8.

4104.4.1.2 Wall and ceiling coverings. Textile wall coverings, such as carpeting and similar products used as wall or ceiling finishes shall comply with Chapter 8.

4104.4.1.3 Plastics. Plastics shall be limited to those that comply with Chapter 8. Plastics used in trade shows and exhibitions with an occupant load of 300 or more shall be Class A or Class B. Plastics used in trade shows and exhibitions with an occupant load of less than 300, shall be Class A, Class B or Class C.
4104.5 Combustible materials storage.

4104.5.1 Quantity. Combustible materials shall be limited to a one-day supply.

4104.5.2 Location. Storage of combustible materials behind exhibits, booths, or tents is prohibited. Combustible materials, including but not limited to wood crates, paper and cardboard boxes, shall be stored outside the building in an approved area or in a storeroom having a fire-resistance rating of at least one hour and protected by an approved automatic fire-extinguishing system.

4104.6 Covered exhibits and booths.

4104.6.1 Fire Protection.

4104.6.1.1 Automatic sprinkler systems. An approved sprinkler system shall be provided in covered exhibits and booths exceeding 300 square feet (2787 m²). Each level of multi-level exhibit booths shall be protected throughout, including the uppermost level where the uppermost level is covered with a ceiling.

4104.7 Multi-level booths. Construction documents for all multi-level exhibits shall be approved and stamped by a licensed structural engineer or architect and shall be submitted with the permit application. This includes any exhibit where a live load is proposed above the exhibit area floor level, regardless of the accessibility of the area to the public. Upper levels of multi-level booths with an occupant load greater than 10 persons shall have at least 2 remote exits.

4104.8 Hazardous Materials. Hazardous materials shall comply with this section and Chapters 50 through 67.

4104.8.1 Specific prohibitions. The following hazardous materials shall not be stored, handled or used in trade shows and exhibitions:

1. Division 1.1, 1.2, 1.3, and 1.5 explosives as classified by the U.S. Department of Transportation.

2. Detonable, Class I and Class II organic peroxides.

3. Class I-A flammable liquids.

4. Class 4 and Class 3 oxidizers.

5. Class 4 and Class 3 (unstable) reactive materials.

6. Class 3 water-reactive materials.
7. Pyrophoric materials.
8. Highly toxic materials
10. Fueling or defueling of flammable or combustible that are stored or used as liquids, cryogenics or compressed gases.

4104.9 Demonstration cooking and warming equipment or devices.

4104.9.1 General. Cooking and warming devices for demonstration purposes only shall be in accordance with Section 4004.9.

4104.9.2 Public Isolation. Equipment and devices shall be isolated from the public by not less than 4 feet (1219 mm) or by a noncombustible 3-sided barrier between the equipment and devices and the public.

4104.9.3 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.
2. The cooking surface shall not exceed 288 square inches (1858 cm²).
3. The equipment shall be placed on a noncombustible surface.
4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609mm).

4104.9.4 Cooking Equipment. Cooking equipment shall be separated from combustible materials by a horizontal distance of at least 2 feet (609mm).

4104.9.5 Butane. Butane for cooking equipment shall be limited to one 10 oz cylinder and one spare in storage, of the same size, per appliance. Storage location shall be approved by the fire code official.

4104.9.5.1 Portable butane-fueled appliances. Portable butane-fueled appliances are allowed in restaurants and in attended commercial food catering operations where fueled by not more than two 10 oz (284gL) LP-gas capacity, nonrefillable butane containers that have a water capacity not exceeding 1.08 lb (0.5 kg) per container. The containers shall be directly connected to the appliance, and manifolding of containers is not permitted. Storage of cylinders is limited to 24 containers, with an additional 24 permitted where protected by a 2-hour fire-resistance–rated barrier.
SECTION 4105: OUTDOOR ASSEMBLY EVENTS.

4105.1 General. Outdoor assembly events shall be in accordance with this Section 4005 and Chapter 10.

4105.2 Occupant load. The fire code official shall establish an occupant load for the event site.

4105.3 Exits. Exits shall comply with Chapter 10 and be as remote from each other as practical and shall be provided as follows:

<table>
<thead>
<tr>
<th>Occupant Load</th>
<th>Minimum Number of Exits</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 500</td>
<td>2</td>
</tr>
<tr>
<td>501 to 1,000</td>
<td>3</td>
</tr>
<tr>
<td>1,001 or 1,500</td>
<td>4</td>
</tr>
<tr>
<td>each additional 500 persons</td>
<td>36 additional inches of exit width</td>
</tr>
</tbody>
</table>

4105.3.1 Width. The aggregate clear width of exits shall be a minimum of 36 inches wide (914mm) for each 500 persons to be accommodated.

4105.3.2 Signs. Exits shall be identified with signs that read “EXIT”. The signs shall be weather resistant with lettering on a contrasting background. The lettering shall be of sufficient height and brush stroke to be immediately visible from 75 feet (22,860mm). Placement of the exit signs shall be approved by the fire code official.

4105.4 Concession stands, food booths, and retail booths.

4105.4.1 General. Concession stands, food booths and retail booths shall be in accordance with Section 4005.4.

4105.4.1.1 Distances. A minimum of 20 feet (6096mm) shall be provided between every 150 linear feet (45,720mm) of booth space. A minimum of 30 feet (9144mm) shall be provided between booths used for cooking and the vehicles, generators, or any other internal combustion engines. A minimum of 30 feet (9144 mm) shall be provided between booths used for cooking and amusement rides or devices.

4105.4.2 Cooking appliances or devices.

4005.4.2.1 Public isolation. Cooking appliances or devices shall be isolated from the public by not less than 4 feet (1219 mm) or by a non-combustible 3-sided barrier between the equipment and devices and the public.
4105.4.2.2 Protection. Single-well cooking equipment using combustible oils or solids shall meet the following:

1. A noncombustible lid shall be immediately available. The lid shall be of sufficient size to cover the cooking well completely.

2. The cooking surface shall not exceed 288 square inches (18,580mm).

3. The equipment shall be placed on a noncombustible surface.

4. The equipment shall be separated from each other by a horizontal distance of not less than 2 feet (609mm).

4105.4.2.3 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 61 and NFPA 58.

4105.4.2.3.1 Maximum number and quantity. A maximum of a total aggregate water capacity of 50 gallons (95L) of LP-gas is permitted at one concession stand or booth used for cooking.

4105.4.2.3.2 LP-gas high-pressure cylinder hoses. Hoses shall be designed for a working pressure of 350 PSIG (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI (2413 kPa) WORKING PRESSURE, and the manufacturer’s name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 PSIG (4826 kPa). Hose shall not exceed 12 feet (3638 mm) unless approved by the fire code official.

4105.4.2.3.3 LP-gas low-pressure cylinder hoses. Hoses with a working pressure of 5 psig shall be allowed when a fix regulator is set a 5 psi and is connected directly to the LP GAS cylinder. The hose shall not exceed 12 feet (3658 mm) unless approved by the fire code official.

4105.4.3.3 Storage of containers. Containers shall be stored in accordance with Chapter 61.

4105.4.4 Generators / electrical. The generators shall be installed at least 10 feet (3048mm) from combustible materials, and shall be isolated from the public by physical guard, fence, or enclosure installed at least 3 feet (914mm) away from the internal combustion power source, and be provided with a compliant portable fire extinguisher per Section 906 and NFPA 10.
4105.4.5 Temporary water stations. When outdoor temperatures are expected to exceed 90°F (35°C), the event sponsor shall provide and maintain a minimum of one water station for each 5,000-projected attendance. The water station shall include adequate water supply, cups, and a means for rapid replenishing of exhausted water. Each water station shall be located as far apart as practicable to allow ease of access for event attendees.

SECTION 4106: MOBILE FOOD VEHICLES.

4106.1 General. Mobile food vehicles which are temporarily or permanently stored on a property where food items are processed or prepared and sold to the public shall comply with this section.

Exception: Food peddlers operating a retail food establishment from a vehicle designated to be readily movable in which food is; sold or given away but not composed, compounded, thawed, reheated, cut, cooked, processed or prepared.

4106.2. A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. Commercial kitchen exhaust hoods shall comply with the requirements of the International Mechanical Code.

4106.2.1 Maintenance. Hoods shall be inspected, tested, and maintained in accordance with this code and the International Mechanical Code.

4106.2.2 Inspections and tests. Kitchen hood extinguishing systems shall be inspected and tested every six months by a state of Iowa licensed fire protection contractor.

4106.3 Fire extinguishers. Portable fire extinguishers shall be provided within a 30-foot (9144 mm) travel distance of commercial-type cooking equipment. An approved 2A:20B:C rated dry chemical fire extinguisher shall be provided within 30 feet (9144 mm) of any commercial cooking equipment. Additionally, cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguisher in accordance with Section 904.12.5.1 or 904.12.5.2, as applicable.

4106.4 Liquefied petroleum gas (LP-gas). LP-gas shall be in accordance with Chapter 61 and NFPA 58.

4106.4.1 Maximum number and quantity. A maximum of two LP-gas containers with a total aggregate propane capacity of 50 gallons (190 L) is permitted at one mobile food vehicle.

4106.4.2 LP-gas cylinder hoses. Hoses shall be designed for a working pressure of 350 psig (2413 kPa) with a safety factor of 5 to 1 and shall be continuously marked with LP-GAS, PROPANE, 350 PSI WORKING
PRESSURE, and the manufacturer’s name or trademark. Hose assemblies, after the application of couplings, shall have a design capability of 700 psig (4826 kPa). Hose assemblies shall be leak tested at the time of installation at not less the operating pressure of the system in which they are installed.

4106.5 Location. Mobile food vehicles shall not be located within 20 feet (6096 mm) of buildings, tents, canopies or membrane structures.

SECTION 4107: SPECIAL AMUSEMENT BUILDINGS.

4107.1 General. [B] Special amusement buildings shall be in accordance with this section and Section 411 of the International Building Code.

Exception: Amusement buildings or portions thereof, which are without walls or a roof and are constructed to prevent the accumulation of smoke.

4107.2 Use of combustible decorative materials. Use of combustible decorative materials shall be in accordance with Chapter 8.

4107.3 Assistance. Adult monitors with flashlights shall be available to provide assistance in the event someone becomes lost or disoriented. One adult monitor shall be provided for every 60 persons.

4107.4 Automatic sprinkler system. Special amusement buildings shall be equipped throughout with an automatic sprinkler system in accordance with Chapter 9.

4107.4.1 Temporary special amusement buildings. Where the special amusement building is temporary, the sprinkler water supply shall be of an approved temporary means. The sprinkler piping shall be connected to a temporary water supply having sufficient capacity (flow and pressure) to supply residential or standard quick spray response sprinkler heads at a minimum design density of 0.15 gpm (.57 LPM) per square foot of protected floor area. The design shall be based on flowing the six most hydraulically remote sprinkler heads. Should the temporary amusement building contain less than six heads, the design shall assume that all heads are flowing simultaneously. The temporary water supply may be connected to a domestic water line, a fire line, or temporary on-site storage tank as long as the minimum design densities are met. An indicating type control valve shall be installed in an accessible location between the sprinkler system and the connection to the water supply.

SECTION 4108: MAZES.

4108.1 General. Mazes including, but not limited to corn stalk or hedge mazes, shall be in accordance with Section 3808.
**4108.1.2 Safe refuge areas.** Safe refuge areas shall be established outside of the maze or building and structure, and shall not be closer than 50 feet (15240mm).

**4108.1.3 Paths.** Paths throughout the maze shall be a minimum of 36 inches (914mm) in width and shall be clear and unobstructed width.

**4108.1.4 Separation.** A minimum of 20 feet (6096mm) shall be provided between mazes and buildings and structures. The 20-foot (6096mm) clearance shall be free from vegetation and obstructions.

**4108.1.5 Means of egress.** Each exit shall be a minimum of 6 feet (1828mm) wide.

- **4108.1.5.1 Travel distance.** The maximum travel distance to reach an exit access shall not exceed 75 feet (22,860mm). The travel distance shall be determined by using the maze path.

- **4108.1.5.2 Number.** The travel distance required to reach an exit access shall determine the number of exits required. Locking devices shall remain unlocked on exits when the maze is occupied.

- **4108.1.5.3 Exit signs.** Exit signs shall be provided next to or above each exit. The lettering shall be a minimum of 12 inches (305mm) high with 2-inch (51mm) brushstroke. The signs shall read EXIT with lettering in a color contrasting to the sign’s background.

**4108.2 Event plans.** The following plans shall be submitted to the fire code official.

- **4108.2.1 General fire safety plan.** The plan shall include, but not be limited to procedures that shall be used to prevent over-drying of vegetation throughout the site, documentation of decorative materials flame-retardancy, the maximum number of attendees.

- **4108.2.2 Security plan.** The plan shall document who shall provide security (e.g., off-duty police officers, sheriff’s posse, employees). All security personnel shall be provided with a 2-way radio and flashlight.

- **4108.2.3 Evacuation plans.** The plan shall document the responsibilities of all on-site employees. The plan shall also document how attendees will be evacuated, and where they will be evacuated.

- **4108.2.4 Maze rules.** Maze rules shall be posted at maze entrance.

**4108.3 Employee responsibilities.** Each employee shall be familiar with the evacuation plan and with fire extinguisher locations. Documentation of training shall be provided to the fire code official.
4108.3.1 Guides. An employee shall be responsible for guiding a group of not more than 14 attendees through the maze. Each employee shall be provided with a minimum of one flashlight and two-way radio. The employees shall be responsible for detecting and reporting fire or smoke to a competent person posted at the maze main entrance and begin evacuation procedures.

4108.3.2 Main entrance employee. Each maze shall be manned by an employee at the entrance. The employee shall be capable of communicating with the employees and shall be provided with a cellular telephone. When the main entrance employee receives a report of smoke, fire or injury, the employee shall immediately call 9-1-1.

4108.4 Watering. Corn stalk and hedge mazes shall be provided with sufficient water and at a frequency that prevents the vegetation from becoming dry or brittle. Failure to comply with this provision is an imminent hazard and the fire code official shall issue a stop order.

4108.5 Buildings and structures. When buildings and structures are intended to be occupied by attendees, the building and structure shall comply with Section 3807.

SECTION 4109: COVERED MALL BUILDINGS.

4109.1 General. Temporary use of the common pedestrian area within a covered mall building for promotional, Group A, Group E, Group M or similar activities shall be in accordance with Section 4009.

4109.2 General requirements.

4109.2.1 Main aisle width. Main aisles shall be a minimum of 10 feet (3048mm) in width or the minimum required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10. Main aisles shall not be obstructed.

4109.2.2 Cross aisle width. Cross aisles shall be a minimum of 15 feet (4572mm) in width or the required means of egress width, whichever is greater, and shall be maintained in accordance with Chapter 10.

4109.2.3 Fueled equipment. Liquid- or gas-fueled, or electric appliances, tools, apparatus, craft or vehicles shall be displayed in a mall in accordance with Section 314. LP-gas powered floor maintenance machines may be used when in accordance with Chapter 61.

4109.3 Combustible decorative materials. Combustible decorative materials shall be in accordance with Chapter 8.

71. Section: IFC 5601.4. Add the following language (Exception):
Exception: Persons in charge of fireworks display or pyrotechnic special effect operations may be less than 21 years of age if they possess a valid PGI display fireworks operator certification or equivalent certification approved by the fire code official.

72. **Section: IFC Section 6104.2.** Replace with the following language:

6104.2 Maximum capacity within established limits. Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the installation of liquefied petroleum gas shall be prohibited unless specifically approved by the fire code official, and in that case the aggregate capacity of any one installation shall not exceed a water capacity of 1,000 gallons (3785 L) (see Section 3 of the Sample Legislation for Adoption of the International Fire Code on page xxi).

Exception: Containers shall not exceed a water capacity of 20 gallons, must be located outside of the building, and used for cooking purposes only.

73. **Section: IFC 6104.3.3.** Insert the following language:

6104.3.3 LP Gas Containers in Group R Occupancies. LP Gas shall not be stored or used inside of a building.

74. **Section: IFC D104.4.** Add the following language:

D104.4 Public Streets. Where two fire apparatus access roads are required, they both shall be public streets. Where public streets are not feasible the streets shall be designed, constructed and maintained as public streets.

75. **Section: IFC D104.5.** Add the following language:

D104.5 Fire Department Access Points. A minimum of two means of Approved fire apparatus access points shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. Access points shall have a minimum clear width of 20 feet and shall support an imposed load of 75,000 lbs.

Exceptions:

1. When alternative fire and life safety measures have been implemented, the number of required access points may be reduced to one.

76. **Section: IFC D104.5.1.** Add the following language:

D104.5.1 Remoteness. Where two fire apparatus access points are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
Exceptions:

1. When alternative fire and life safety measures have been implemented, the distance between required access points may be reduced to a distance not less than one quarter of the length of the maximum overall diagonal dimension.

77. **Section: IFC D105.3.** Replace with the following language:

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be positioned along a total of $\frac{1}{4}$ of the building perimeter and located within the minimum and a maximum dictated by the table below, Table D105.3. The arrangement of the aerial fire apparatus access road shall be approved by the fire code official and may be discontinuous with approval.

78. **Section: IFC D106.4.** Add the following language:

D106.4 Public Streets. Where two fire apparatus access roads are required, they both shall be public streets. Where public streets are not feasible the streets shall be designed, constructed and maintained as public streets.

79. **Section: IFC D107.1 Exception #2.** Replace with the following language:

2. The number of dwelling units on a single fire apparatus access road shall not be increased unless alternative fire and life safety measures have been provided, as determined by the fire code official. When alternative fire and life safety measures have been implemented, at no time shall the number of dwelling units on a single fire apparatus access road exceed 60 units.

<table>
<thead>
<tr>
<th>Building Height (ft)</th>
<th>Distance from Building (ft)</th>
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<tr>
<td>50</td>
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</table>

80. **Section: IFC D107.3.** Add the following language:

D107.3 Public Streets. Where two fire apparatus access roads are required, they both shall be public streets.
DATE: JUNE 27, 2023

TO: MAYOR & CITY COUNCIL

FROM: MADELINE STURMS, AICP, CPM
ASSISTANT CITY MANAGER/COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SITE PLAN
HALLETT MATERIALS

BACKGROUND:
The attached site plan has been submitted by Hallett Materials for their 115.03-acre mining operation generally located east of S Pleasant Hill Blvd, and north of Vandalia Road at 601 S Pleasant Hill Blvd. The submission of the site plan is the next step in the design process after the company was granted a conditional use permit by the Board of Adjustment in 2018 to allow mining to occur on the site. The property is located within the City's I-2 General Industrial Zoning District that permits the proposed use by conditional approval. The southern parcel is owned by the City of Pleasant Hill following the acquisition during the construction of the S Pleasant Hill Blvd and Vandalia Rd Intersection Improvement project providing for the future extension of the Southeast Connector. The northern parcels are owned by Hallett Construction Company and will be deeded to the City following the expiration of the Conditional Use Permit and reclamation of the site, no later than 2038.

The site plan for the project focuses on the approximately 7-acre site centrally located between the mining areas where improvements will be located including the entrance, scale house, and wash plant area are planned to be constructed. The proposed entrance includes a paved 40’ wide drive approach entrance onto S. Pleasant Hill Blvd. Curb ramps will be located on either end of the approach with detectable warning panels where the 10’ trail crosses the entrance. Site improvements include a scale house structure to operate a scale that weighs materials exiting the site and provide 9 parking stalls for staff. The remainder of the site to the east of the paved entrance area is an approximately 6-acre area surfaced with stabilized gravel to contain material stockpiles and plant washing equipment. The area will also include onsite dumpster and storage container.

The stormwater generated on site will be completely contained by two large ponds on the north and south of the side of the mining pad, which is connected by a wet drainage swale. The ponds will meet SUDAS standards and are designed to exceed ISWMM water quality volume requirements for the site. All utility connections to the scale house will be made from the existing utilities running adjacent to S Pleasant Hill Blvd. Fire suppression will be provided through an existing fire hydrant near the site entrance.

The scale house building to be constructed on the site will be raised in order to be above the FEMA Base flood elevation. The attached architectural elevations for the scale house display the proposed size, height, and façade of the building. The calculation of the class of materials to be
used on the building façade is listed for all buildings in the CP, I-1, and I-2 Industrial Zoning Districts. The proposed cladding for the scale house will be a mixture of Hardie Board Siding and stone skirting to meet architectural standards. Additional screening will be provided to mechanical units where necessary. The architectural elevations also provide details for a dumpster enclosure that is designed to screen the solid waste and recycling containment from adjacent roadways.

A reclamation plan is included in the site plan and will comply with the requirements of the conditional use permit including Iowa Code section 208.17. The plan and code section provide direction for the grading and landscaping that will occur once the mining operation for the project has ceased and the property is returned to the City. The reclamation landscaping plan displays a variety of over-story trees and shrubs including additional plant material to comply with City landscape ordinance standards and match the plan originally submitted to with the conditional use application. Staff is working with the applicant to ensure that the variety and diversity of the proposed planting schedule meets the City’s open space regulations and that the reclamation plan is consistent with the approved conditional use plan.

While open space landscaping requirements for the site is allowed to be deferred until mining operations cease, the landscaping material requirement for off-street parking, driveways and loading areas is still required to be included with the site development. The applicant has provided a landscaping plan to meet parking lot landscape requires by proposing deciduous shade trees, grasses, and shrubs to be conveyed away from the parking area to locations on the site that will mitigate the risk of damage from construction traffic, meeting the overall intention of the Code.

Staff has reviewed the documents and finds them to be in conformance with the requirements of a site plan. Planning & Zoning Commission recommended approval at their meeting on May 1, 2023 subject to remaining staff comments. Appropriate action would be to recommend approval of the site plan.

**ALTERNATIVES:**
Not approve the resolution; however, it may delay or terminate the project.

**FINANCIAL CONSIDERATIONS:**
N/A

**RECOMMENDATION:**
Consider approval of the attached resolution approving the site plan for the Hallett Materials subject to remaining staff and engineering comments.
RESOLUTION #062723-04

A RESOLUTION APPROVING THE SITE PLAN FOR HALLETT MATERIALS

WHEREAS, the Pleasant Hill City Council and the Planning and Zoning Commission have received and reviewed a site plan for Hallett Materials generally located east of S Pleasant Hill Blvd, and north of Vandalia Road at 601 S Pleasant Hill Blvd.; and

WHEREAS, the Planning and Zoning Commission recommended approval of the item subject to remaining staff comments at their May 1, 2023 meeting; and

THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby approve the Site Plan for Hallett Materials subject to remaining staff and engineering comments.

ADOPTED this 27th day of June 2023.

________________________________________
Sara Kurovski, Mayor

ATTEST:

________________________________________
Dena Spooner, City Clerk/Finance Director
THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT VERIFICATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION
4. All dimensions shown are approximate and measured at centerline or finish line. Credit error tolerance due to field measurements.
5. Drawings are for guidance purposes only and shall not be relied on to determine the actual location of utilities. All utilities shall be located and verified by the utility companies.
6. The Contracting Authority has the right to add, delete, or modify any part of the Contract Documents at any time for any reason.
7. THE CONTRACTOR MUST PROVIDE A COMPLIANT TOPSOIL MATERIAL TO MEET THE REQUIREMENTS OF THE DESIGN.
8. THE CONTRACTOR SHALL MAINTAIN ALL DRAINAGE FACILITIES PROVIDED BY THE PUBLIC WORKS DEPARTMENT. WATER INSPECTIONS SHALL BE PROVIDED BY DES MOINES WATER WORKS. PROVIDE A MINIMUM 2" DRAINAGE CAGE TO THE CITY.
9. SURFACE SLABS:
1. REMOVE AND REPLACEMENT COSTS OF EXISTING SIGNS.
2. ALL NEW PAVEMENT AND SIDEWALK SHALL BE CONSTRUCTED TO MEET ADA ACCESSIBLE SLOPE REQUIREMENTS. PAVEMENT WITHIN THE ADA RAMP AREA SHALL BE 2" - 3" SLUMP. (TYP.)
3. TACK COAT APPLICATION AREA WITH LIQUID ASPHALT
4. NOTCH EXISTING ASPHALT SURFACE TO PREVENT SPEED BUMP NON-CONFORMITY
5. APPLY SEAL COAT OF LIQUID ASPHALT TO THE ADJOINING EDGE TO SEAL NON-CONFORMITIES
6. NOTIFY CIVIL ENGINEER OF CONSTRUCTION OF NEW PAVEMENTS THAT DO NOT MEET THE SLOPE REQUIREMENTS. CONTRACTOR SHALL REPLACE NEW PAVEMENTS AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY.

SPEED BUMP
1. CONTRACTOR SHALL NOTIFY THE CITY OF THE PRECEDING OF THE INSTALLATION OF A SPEED BUMP AND PROVIDE A LIST OF THE MATERIALS TO BE USED.
2. CONTRACTOR SHALL PROVIDE A LIST OF THE MATERIALS TO BE USED FOR THE INSTALLATION OF A SPEED BUMP.
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7. CONTRACTOR SHALL PROVIDE A LIST OF THE MATERIALS TO BE USED FOR THE INSTALLATION OF A SPEED BUMP.

OTHER MAINTENANCE
1. ALL PERMITS SHALL BE SECURED AND FEES PAID PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL FIELD VERIFY THE TIE IN POINTS FOR ALL RAMP LOCATIONS ARE LESS THAN 2% IN ALL DIRECTIONS. IF SLOPES ARE GREATER THAN 2%, CONTRACTOR SHALL PROVIDE AREAS AS NEEDED FOR STORAGE OF EQUIPMENT AND/OR MATERIALS.
3. CONTRACTOR SHALL VERIFY SANITARY PIPE SIZES AND INVERTS PRIOR TO CONSTRUCTION AND PRIOR TO ORDERING MANHOLES AND/OR PIPE.
4. ALL WATER SERVICES SHALL BE INSTALLED PER THE 2023 DES MOINES WATER WORKS RULES AND REGULATIONS.
5. ALL PERMITS SHALL BE SECURED AND FEES PAID PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF NEW PAVING MATERIALS AND ALL RELATED ACCESSORIES TO THE SATISFACTION OF THE CONTRACTING AUTHORITY.
8. THE CONTRACTOR SHALL PROVIDE A LIST OF THE MATERIALS TO BE USED FOR THE INSTALLATION OF A SPEED BUMP.
9. THE CONTRACTOR SHALL PROVIDE A LIST OF THE MATERIALS TO BE USED FOR THE INSTALLATION OF A SPEED BUMP.
10. THE CONTRACTOR SHALL PROVIDE A LIST OF THE MATERIALS TO BE USED FOR THE INSTALLATION OF A SPEED BUMP.

GENERAL NOTES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SAFETY INCREDIBLES AND SIGNAGE ON SITE AND SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
2. CONTRACTOR SHALL PROVIDE A PAVING SIDES ANDアジPIC MATERIALS AS PER CONTRACT DOCUMENTS.
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GENERAL SITE PLAN NOTES:
1. ALL PERMITS SHALL BE SECURED AND FEES PAID PRIOR TO THE START OF CONSTRUCTION.
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SITE AMENITIES:
1. REMOVE AND REPLACEMENT COSTS OF EXISTING SIGNS.
2. ALL NEW PAVEMENT AND SIDEWALK SHALL BE CONSTRUCTED TO MEET ADA ACCESSIBLE SLOPE REQUIREMENTS. PAVEMENT WITHIN THE ADA RAMP AREA SHALL BE 2" - 3" SLUMP. (TYP.)
3. TACK COAT APPLICATION AREA WITH LIQUID ASPHALT
4. NOTCH EXISTING ASPHALT SURFACE TO PREVENT SPEED BUMP NON-CONFORMITY
5. APPLY SEAL COAT OF LIQUID ASPHALT TO THE ADJOINING EDGE TO SEAL NON-CONFORMITIES
6. NOTIFY CIVIL ENGINEER OF CONSTRUCTION OF NEW PAVEMENTS THAT DO NOT MEET THE SLOPE REQUIREMENTS. CONTRACTOR SHALL REPLACE NEW PAVEMENTS AT NO ADDITIONAL COST TO THE CONTRACTING AUTHORITY.
NOTE: SCALEHOUSE IS ONLY SHOWN IN ARCHITECTURAL PLANS FOR DETAILS.

EXISTING SWALE.

TO DIRECT DRAINAGE TO 4' WIDE SWALE/CUT IN BERM

NOTE: SCALEHOUSE IS ON 1' RISERS. SEE ARCHITECTURAL PLANS FOR DETAILS.
LANDSCAPE REQUIREMENTS PER SECTION 158.05

1. WOOD BASED MULCH SHOULD BE USED IN ALL PLANT BEDS.

2. ORNAMENTAL TREES, SHADE TREES, AND SHRUBS SHOWN FOR SCREENING SINCE THE PARKING IS SO FAR FROM THE STREET AND IS SCREENED.

3. A DECIDUOUS SHADE TREE LOCATED WITH A LANDSCAPED OPEN SPACE AREA.

4. DUE TO THE INDUSTRIAL NATURE OF THE SITE LANDSCAPING IN ISLANDS WOULD NOT SURVIVE THEREFORE THE REQUIRED LANDSCAPING HAS BEEN PLACED NEAR THE PROPERTY LINE.

5. SINCE PARKING DOES NOT FRONT THE STREET LANDSCAPING HAS NOT BEEN PROVIDED.

6. 78 TREES PER THE REMEDIATION AGREEMENT HAVE BEEN PROVIDED. A WAIVER IS PROVIDED - DUE TO THE INDUSTRIAL NATURE OF THE SITE LANDSCAPING IN ISLANDS WOULD NOT SURVIVE THEREFORE THE REQUIRED LANDSCAPING HAS BEEN PLACED NEAR THE PROPERTY LINE.

7. SHADY SELECTIONS MUST BE AT LEAST 1' IN DIAMETER AND 5' IN HEIGHT.

8. ALL ROWS OF PARKING SHALL BE TERMINATED WITH A CURBED LANDSCAPE.

9. A DECIDUOUS SHADE TREE AND TWO DECIDUOUS ORNAMENTAL TREES, AN TWO SHRUBS SHOWN FOR SCREENING SINCE THE PARKING IS SO FAR FROM THE STREET AND IS SCREENED.

10. PROVIDED - DUE TO THE INDUSTRIAL NATURE OF THE SITE LANDSCAPING IN ISLANDS WOULD NOT SURVIVE THEREFORE THE REQUIRED LANDSCAPING HAS BEEN PLACED NEAR THE PROPERTY LINE.

11. PROVIDED - SINCE PARKING DOES NOT FRONT THE STREET LANDSCAPING HAS NOT BEEN PROVIDED.

LANDSCAPING IS REQUIRED.

SHRUBS - 375.71x2 = 752
ORNAMENTAL TREES - 375.71x2 = 752
SHADE TREES  - 376

751,410 SQ.FT. / 2,000 = 375.71
SHELLED ON THE EAST.

ONE DECIDUOUS SHADE TREE AND TWO DECIDUOUS ORNAMENTAL TREES, AN TWO SHRUBS SHOWN FOR SCREENING SINCE THE PARKING IS SO FAR FROM THE STREET AND IS SCREENED.

SPLAINEY HILL BLVD.

SAN PLEASANT HILL BLVD.

PROPERTY LINE (TYP.)

FUTURE LAKE EDGE (TYP.)

DEVELOPMENT, '000 1576' 752

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SPLAINEY HILL BLVD.

SAN PLEASANT HILL BLVD.

PROPERTY LINE (TYP.)

FUTURE LAKE EDGE (TYP.)
LANDSCAPE NOTES

1. Field verify utilities shown on plans prior to work commencement. Information shown on plans is from available information and all locations shown should be verified on site and/or by surveyors' guidance with respect to utilities. McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses which arise from failure to obtain review and approval. Contractor is responsible for unapproved relocation(s) or modification(s) to tree locations.

2. Landscaping plans shall be subject to the owner's approval and may be subject to city operations. Topsoil shall contain at least 4-6% organic matter by weight and have a pH range of 5.5 to 7.0.

3. Natural soil shall be stored off site and protected from erosion and disturbance. Subgrade soil may be used to landscape terrain upon approval of the landscape architect and can be subject to city operations. Topsoil shall be placed in a screened, approved location following removal and before placement. Topsoil shall be delivered to site on approved trucks only and in a location designated by the landscape architect.

4. Vegetation substitutions shall be approved by project landscape architect. Substitution of plant materials, and obtained from a well drained, available site. It shall not contain subgrade soil mixed with topsoil. Topsoil shall be removed from the site and placed on the topsoil delivered to site on approved trucks only and in a location designated by the landscape architect.

5. Disturbed areas due to construction activities not identified on these plans shall be repaired and restored to original as-built conditions at contractor's cost.

6. Contractor shall comply with applicable codes and ordinances regarding reclamation and regrading regulations. Landscapers refer to specifications for plant material, soil, and installation methods.

7. Plant materials shall be supplied with all boxes and signed standards of latest edition of "American Standards for Nursery Stock".

8. Plant material shall be in accordance with the American association of nurserymen's trade standards.

9. Mulch to 3" minimum depth with dark brown, double shredded hardwood mulch for all trees, hedges, bank mulch, ginsa mulch, or equipment is not an acceptable mulch.

10. Plan all trees, hedges, and plant material and shall be removed after one (1) year of installation to prevent the site from becoming uniformly planted.

11. Stakes all trees with a minimum of two (2) stakes. Stakes to be removed after one (1) year of installation and replaced with approved stakes at contractor's cost.

12. Trees shall not be planted closer than eight horizontal feet to underground utilities and otherwise noted on plans. Designations for tree placement shall be subject to city operations. Trees shall be watered and approved, constructed for tree replacement if unapproved, or modification(s) to tree locations.

13. Tree trespass shall be 12' minimum of 1.0' diameter tops per ANSI Standards for Nursery Stock.

14. Plant material to be guaranteed for one (1) year from date of substantial completion and acceptance. Plant materials shall be a one-time replacement and replaced with new or similar material for all replacements.

15. Plant material shall be of excellent quality, price of damage & reputation prior to approval. Species are specified by project engineer.

16. Matches each plant immediately following installation and continue watering routine until substantial project completion. Contractor is responsible for maintaining the above watering requirements to the owner thereafter.

17. Not less than 5% of the proposed plant materials on this site will be a species native to Iowa.

18. All plantings and shall be located outside of utility easements.

19. Landscaping materials shall be free of disease & infestation. TRUE NATIVE TO IOWA. MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBGRADE SOIL MIXED WITH TOPSOIL. TOPSOIL SHALL BE REMOVED FROM THE SITE AND PLACED ON THE TOPSOIL DELIVERED TO SITE ON APPROVED TRUCKS ONLY AND IN A LOCATION DESIGNATED BY THE LANDSCAPE ARCHITECT.

20. Plant materials shall be of excellent quality. All plantings to be approved by project engineer.

21. Matches plant immediately following installation and continue watering routine until substantial project completion. Contractor is responsible for maintaining the above watering requirements to the owner thereafter.

22. Not less than 5% of the proposed plant materials on this site will be a species native to Iowa.

23. All plantings are to be located outside of utility easements.
DATE: JUNE 27, 2023
TO: MAYOR AND CITY COUNCIL
FROM: J. BENJAMIN CHAMP, ICMA-CM, AICP, CEcD, EDFP, ASLA
SUBJECT: APPOINTMENTS TO LIBRARY BOARD, PARKS & RECREATION COMMISSION, AND PLANNING & ZONING COMMISSION

BACKGROUND:
The Library Board, Planning & Zoning Commission, and Parks & Recreation Commission each have one member who have expiring terms and are recommended for reappointment. The Board and Commission vacancies have been formally advertised and no other applications were received. The recommendations for appointments are outlined below:

Library Board
Vanessa Sedrel, term expiring June 30, 2027

Planning and Zoning Commission
Pam Mollenhauer, term expiring June 30, 2027

Parks & Recreation Commission
Loren Lown, term expiring June 30, 2027

ALTERNATIVES:
Not approve the appointments, however that leaves the commissions with vacancies.

FINANCIAL CONSIDERATIONS:
N/A

RECOMMENDATION:
Consider approval of recommended appointments as outlined above.