

## CHAPTER 156

### BUILDING CODE

|                                                     |                                       |
|-----------------------------------------------------|---------------------------------------|
| 156.01 Adoption of 2003 International Building Code | 156.04 Temporary Permit               |
| 156.02 Amendments, Modifications and Deletions      | 156.05 Fee Schedule                   |
| 1. Swimming Pools                                   | 156.06 Conflict With State Law        |
| 2. Fences                                           | 156.07 Administration and Enforcement |
| 156.03 Plan Approval                                | 156.07 Conflicts with State Law       |

156.01 ADOPTION OF UNIFORM BUILDING CODE. Pursuant to published notice and public hearing as required by law, the 2003 International Building Code is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended. An official copy of the 2003 International Building Code is on file in the office of the Clerk.

156.02 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications, additions and deletions to the Uniform Building Code are hereby made:

1. Section 3109.4.1 – 3109.4.3 is hereby instated with the following amendments:
2. Swimming Pools. No person shall maintain or use a swimming pool unless it conforms to the requirements of this chapter, and in the event that any swimming pool is found not to comply with the terms of this chapter, it shall constitute a nuisance within the definition of Chapter 50 of this Code of Ordinances and the City may invoke remedies and penalties provided in said chapter. This section provided for construction regulations and permit fees with regard to swimming pools.
3. The definition of a swimming pool shall be: SWIMMING POOLS. Any structure intended for swimming, recreational bathing or wading that has the capacity of containing water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

B. Permit Required. No person shall construct or any alteration, Addition, remodeling or other improvements to a swimming pool in

Code of Ordinances, Grimes, Iowa

without a permit therefore. Swimming pools shall be maintained in accordance with the provisions of this chapter.

C. Application. A person seeking a permit shall make an application to the Clerk for such permit. The plans and specifications and plot plan, as well as other pertinent explanatory data, shall be submitted with each application.

D. Issuance of Permit. If the plans and specifications and plot plans meet the requirements of this chapter, a permit fee of \$15.00 for an above ground pool, three (3) feet or less in height, or a fee of \$50.00 for all other types of pools, shall be paid to the Clerk.

E. Design Requirements. The materials used in lining swimming pools shall be light in color, impervious to water, and provide a tight tank with smooth and easily cleaned surfaces. Sand or dirt bottoms are prohibited.

F. Plumbing. All cross connections between the City water supply or the sewer system in the plumbing of a swimming pool shall be constructed in accordance with the 2003 International Building Code.

G. Electrical. All electrical construction shall be installed in accordance with the 2003 International Building Code.

I. This Ordinance shall apply to all existing and new swimming pools. All existing swimming pools shall comply within fourteen (14) days of the effective date of this ordinance.

Fence Construction. No fence may be constructed having a height of over thirty-five (35) inches within the City unless the following requirements are met:

A. Building Permit Required. The plans for the proposed fence must be submitted to the City Building Official along with a building permit application and a ten dollar (\$10.00) fee must be paid upon

Code of Ordinances, Grimes, Iowa

issuance of the building permit to construct the fence.

B. The fence must be constructed such that the finished side of the fence is facing the street or adjacent yard.

C. Fence Construction on Non-corner Lots. A fence that is being constructed on a non-corner lot may be built along the back yard property line without violating any setback requirements of this municipal code. The fence may also be built along the side yard property line in the back yard and side yard. No fence may be built along the side yard property line in the front yard of the property or anywhere in the front yard or front setback area. The front yard of the property includes the area from the public right-of-way to the front setback of the residence or building, exclusive of any porches.

Diagram 1 which appears below shows the maximum area that may be fenced on a non-corner lot.

D. Fences Constructed on Corner Lots. Fences on corner lots may be constructed on the back yard property line without violating any setback requirements of this municipal code. On any side yard that does not border a public street right-of-way, the fence may also be built along the side yard property line in the back yard or side yard. No fence may be built along the side yard property line in the front yard or anywhere in the front yard or front setback. This front yard area includes the area between the public right-of-way and the residence or building structure, exclusive of any front porches.

On any side yard which borders a public right-of-way, the fence may only be constructed in the area between the back property line and the rear setback of the residence or building. A fence governed by this section shall not be constructed in a front yard or any portion of the side yard which lies between the front setback or side setback of the building or residence and a public street right-of-way.

Code of Ordinances, Grimes, Iowa

Diagram 2 shows the maximum area that may be fenced on a corner lot.

156.03 PLAN APPROVAL. The Building Inspector shall endorse in writing or stamp on both sets of plans and specifications the word "approved." Such approved plans and specifications shall not be changed, modified or altered without authorization from the Building Inspector and all work shall be done in accordance with the approved plans.

156.04 TEMPORARY PERMIT. The Building Inspector may approve the construction of part of a building or structure and shall endorse upon the plans and specifications for such part such approval before the entire plans and specifications for the whole building or structure have been submitted and approved, provided adequate information and detailed statements have been filed, complying with the pertinent requirements of this Code. Upon approval of the plans and specifications the Clerk shall issue a temporary permit, and the holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building or structure shall be granted.

156.05 FEE SCHEDULE. Building permits. A fee for each building permit shall be paid to the City Clerk as set forth in the fee schedule entitled "Building Permit Fees," as adopted by the City Council by resolution from time to time. If construction on the building project has either commenced or finished prior to the time that the building permit application is submitted, the Clerk shall charge a fee which is double that set forth in the "Building Permit Fees" schedule.

156.06 CONFLICT WITH STATE LAWS. Nothing in this chapter or in the 2003 International Building shall be construed to be in conflict with the State laws or State Housing Code. In the event of such conflict, the State laws will prevail.

156.07 ADMINISTRATION AND ENFORCEMENT. This chapter shall be enforced by the Building Official. No building permit or certificate of occupancy shall be issued by the Clerk unless in accordance with the provisions of this chapter.

\*\*\*\*\*

\*\*\*\*\*

