

ORDINANCE NO. 12-23-25-01

AN ORDINANCE AMENDING THE JOHNSON COUNTY UNIFIED DEVELOPMENT ORDINANCE BY ADOPTING BY REFERENCE AND PROVIDING AMENDMENTS TO THE 2024 INTERNATIONAL BUILDING CODE, INCLUDING APPENDIX K - ADMINISTRATIVE PROVISIONS, THE 2024 INTERNATIONAL RESIDENTIAL CODE, INCLUDING APPENDIX BE - RADON CONTROL METHODS, THE IOWA STATE ELECTRICAL CODE, THE IOWA STATE MECHANICAL CODE, AND THE IOWA STATE PLUMBING CODE

SECTION I. PURPOSE.

The purpose of this ordinance is to adopt by reference and provide certain amendments to the 2024 International Building Code (IBC) including Appendix K - Administrative Provisions and the 2024 International Residential Code (IRC), including Appendix BE - Radon Control Methods, the Iowa State Electrical Code, the Iowa State Mechanical Code and the Iowa State Plumbing Code; and to provide for the protection of the health, welfare and safety of the citizens of Johnson County, Iowa, and to provide for the enforcement of these codes.

SECTION II. AMENDMENTS.

1. Article 8:6 is hereby amended by deleting subsection 8:6.1 in its entirety and replacing it with the following:

8:6.1 Purpose.

The purpose of this ordinance is to adopt by reference and provide certain amendments to the 2024 IBC including Appendix K - Administrative Provisions and the 2024 IRC, including Appendix BE - Radon Control Methods, the Iowa State Electrical Code, the Iowa State Mechanical Code and the Iowa State Plumbing Code; and to provide for the protection of the health, welfare and safety of the citizens of Johnson County, Iowa, and to provide for the enforcement of these codes.

2. Article 8:6 is hereby amended by deleting subsection 8:6.3 in its entirety and replacing it with the following:

8:6.3 Applicability of Codes.

The 2024 IBC, including Appendix K - Administrative Provisions and the 2024 IRC, including Appendix BE - Radon Control Methods, the Iowa State Electrical Code, the Iowa State Mechanical Code and the Iowa State Plumbing Code shall apply as adopted and amended herein.

3. Article 8:6 is hereby amended by deleting subsection 8:6.5 in its entirety and replacing it with the following:

8:6.5 Adoption of Uniform Codes.

Subject to the amendments described in subsection 8:6.6, the 2024 IBC, including Appendix K - Administrative Provisions and the 2024 IRC, including Appendix BE - Radon Control Methods, the Iowa State Electrical Code - Iowa Administrative Code Chapter 661--504, the Iowa State Mechanical Code - Iowa Administrative Code Chapter 641--61, and the Iowa State Plumbing Code - Iowa Administrative Code Chapter 641--25; are hereby adopted and along with said

amendments shall be known collectively as the Johnson County Building Code or the Building Code.

4. Article 8:6 is hereby amended by deleting subsection 8:6.6 in its entirety and replacing it with the following:

8:6.6 Amendments to Codes.

The following sections of the 2024 International Building Code (IBC) and the 2024 International Residential Code (IRC) are amended as follows:

- A. Sections 101.1 and R101.1.** Delete Sections 101.1 (IBC) and R101.1 (IRC) and insert in lieu thereof the following:

101.1/R101.1 Title. These regulations shall be known as the Johnson County Building Code and shall be cited as such and will be referred to hereinafter as “this code”.

- B. Section R105.2.** Amend Section R105.2 of the IRC by adding an eleventh and twelfth exemption under building permitting as follows:

11. Reapplication of shingles and roof sheathing provided less than fifty percent (50%) of the sheathing is replaced, and other structural alterations are not required.

12. Reapplication of exterior siding or replacing exterior doors or windows provided the framed opening size will not be increased.

- C. Sections 105.8 and R105.10.** Add new Sections 105.8 (IBC) and R105.10 (IRC) as follows:

105.8/R105.10 Permittee Licensure. Licensure for a permittee is required as follows:

1. An electrical, plumbing, or mechanical permit may be issued to any person holding a valid master license issued by the State of Iowa for the respective trade, or to any company who employs a duly licensed master in the respective trade on a full-time basis who supervises the work of the apprentice and or journeyman during the company’s normal business hours.
2. An electrical, plumbing, or mechanical permit may be issued to the owner of an existing owner-occupied single-family dwelling, pursuant to a valid certificate of occupancy and used exclusively for residential purposes, to do any work regulated by this article in connection with said dwelling and accessory buildings.

- D. Sections 107.6 and R106.6.** Add new Sections 107.6 (IBC) and R106.6 (IRC) as follows:

107.6/R106.6 Post Frame Buildings. All pole frame buildings shall be designed and constructed by the following guidelines:

Exception: Pole buildings satisfying all the following requirements are exempt from the engineering certification of plans required in this section: area of 1,000 square feet or less; eave height of 12 feet or less; and pole spacing of 8 feet or less.

107.6.1/R106.6.1 Plans. Building plans shall include a floor plan, pole locations and spacing, footing sizes, door locations and sizes; elevation views of all four sides of the building and a section drawing showing footings, poles, sidewall girts, roof purlins, headers, and roofing.

107.6.2/R106.6.2 Engineering. Plans and truss drawings shall be certified by a licensed engineer and shall bear the engineer’s seal and signature. The engineer’s certification block shall specify the pages covered by the seal.

107.6.3/R106.6.3 Design Criteria. Engineer certified plans shall be designed in accordance with the 2024 IBC as follows; 34 PSF ground snow load; 109 MPH wind design speed; 2,000 PSF assumed soil bearing (unless a soils report shows otherwise); and Exposure C site terrain (generally open terrain with scattered obstructions). Exposure C will be assumed unless it can be demonstrated that the building site meets the definition of Exposure B (suburban and wooded areas with numerous closely spaced obstructions).

- E. **Sections 109 and R108.** Delete Sections 109 (IBC) and R108 (IRC) in their entirety and insert in lieu thereof the following:

109/R108 Fees

109.1/R108.1 Payment of Fees. A permit shall not be valid until the fees prescribed by this code have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2/R108.2 Schedule of Permit Fees. The value to be used in computing the building permit and plan review fees shall be the total value of all construction work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and other permanent systems. Where, in the opinion of the building official the applicant's valuation has been underestimated, the building official shall have the authority to adjust the valuation for permit fee purposes, unless the applicant can show detailed estimates acceptable to the building official. The permit fee shall be established by applying the final building official valuation to the permit fee schedule as established by resolution of the Board of Supervisors.

109.3/R108.3 Plan Review Fees. When a plan or other data is required to be submitted by Section 107 of the IBC and the value of the proposed building or work exceeds \$15,000, a plan review fee shall be paid before the permit may be issued. Should the project be abandoned and the permit not issued after the plan review has been started, the plan review fee shall still be due and payable. The plan review fee shall be as set forth by resolution by the Board of Supervisors. Plan review fees are separate fees from the permit fee specified in Sections 109.2/R108.2 and are in addition to permit fees.

109.4/R108.4 Work Commencing before Permit Issuance. Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee equal to the amount of the permit if a permit were issued. This fee shall be collected whether or not a permit is issued. The payment of such a fee shall not exempt any person from compliance with all other provisions of this code or from any penalty prescribed by law. Only the Building Official may reduce this fee when it is demonstrated that an emergency existed that required the work to be done without a permit.

109.5/R108.5 Re-inspection Fees. A re-inspection fee may be assessed for each inspection or re-inspection when such work or portion of such work for which the inspection is called for is not complete or when corrections called for are not made. Re-inspection fees may be assessed when access is not provided on the date for which the inspection is requested. This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with requirements of this code, but as controlling the practice of calling for inspections before the job is ready for said inspection or re-inspection.

109.6/R108.6 Refunds. The Building Official may authorize refunding of any fee paid, minus an hourly charge for work done on the permit. Application for a refund must be submitted not

later than 180 days after the date of fee payment. The Building Official may authorize a refund of any fee paid or collected erroneously.

109.7/R108.7 Appeal Fee. Those appealing a matter to the Board of Appeals shall pay an administrative fee for said appeal as set by the Board of Supervisors.

F. Table R301.2. Amend Table R301.2 of the IRC by inserting data as follows:

TABLE R301.2 - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

Ground Snow Load	Wind Design		Seismic Design Category	Subject to Damage From			Ice-Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed (mph)	Topographic Effects, Special Wind Region, or Windborne Debris Zone		Weathering	Frost Line Depth	Termite				
34	109	No	A	Severe	42"	Moderate Heavy	Yes	NFIP 8/15/85 FIRM 2/16/07	2000	50°F

MANUAL J DESIGN CRITERIA

Elevation	Altitude Correction Factor	Coincident Wet Bulb	Indoor Winter Design Relative Humidity	Indoor Winter Design Dry-Bulb Temperature	Outdoor Winter Design Dry-Bulb Temperature	Heating Temperature Difference
661'	N/A	76°	39%	70°	-6°	76°
Latitude	Daily Range	Summer Design Gains	Indoor Summer Design Relative Humidity	Indoor Summer Design Dry-Bulb Temperature	Outdoor Summer Design Dry-Bulb Temperature	Cooling Temperature Difference
41°	M	53°	50%	75°	89°	14°

G. Section R302.5.1. Amend Section R302.5.1 of the IRC by deleting the last sentence.

H. Section R302.13. Delete Section R302.13 Fire Protection of Floors of the IRC in its entirety.

I. Section R309. Delete Section R309 Automatic Sprinkler Systems of the IRC in its entirety.

J. Section R322.4. Add a new Section R322.4 to the IRC as follows:

R322.4 Accessibility, Usability and Visit-ability.

R322.4.1 Scope. The provisions of this section are enacted to implement universal design features that provide accessibility, usability and visit-ability for all.

R322.4.2 Applicability. This section applies to new one- and two-family dwellings and is not required for new townhouses, split level homes, accessory apartments or existing structures for repairs, alterations, change of occupancy or additions. The minimum requirements shall be as follows:

- 1. Step-less Entrance.** At least one building entrance shall be designed on an accessible route with potential to be served by a ramp in accordance with section R318.8 or a no-step entrance. The accessible route shall extend from a vehicle drop-off, or parking to a building entrance. The entry door shall have a minimum net clear opening of 32 inches.
- 2. Interior Doors.** At least one bedroom and one bathroom (if either are provided) and all other passage doorway header widths, on the level served by the designed step-less

entrance, shall be framed to accommodate a minimum 38-inch clear rough opening. The framing for the doorway opening may be reduced to accommodate any door size.

Exception: Doors serving closets 24 inches or less in depth need not be framed to 38-inch clear opening width.

3. **Sanitation facilities.** There shall be at least one bathroom containing a toilet and sink on the level of the dwelling to be accessed by the designed step-less entrance. The room shall have a minimum 30 inches by 48 inches clear floor space at the toilet and sink. The clear floor space can be shared by both fixtures. The plans shall show that a bathtub, shower, or combination tub/shower can be provided within the room or an adjoining room without removing part of the concrete floor to provide necessary plumbing to the future plumbing fixture(s).
4. **Wall Reinforcement.** A bathroom shall be provided with wood blocking installed within the wall framing to support future grab bars as needed. The blocking, when measured to the center, shall be located between 33 inches and 36 inches above the finished floor. The blocking shall be located in all walls adjacent to and behind a toilet.

Exception: Backing is not required behind pre-manufactured showers and tubs.
5. **Decks.** All exterior deck and patio surfaces adjacent to the level served by the designed step-less entrance shall be built within 4 inches of the dwelling's finish floor level.

Exception: Patios at grade level are exempt from this requirement.
6. **Switch and Outlet Requirements.** All wall switches controlling light fixtures and fans, all temperature control devices, and all receptacles shall be located in an area between 15 inches and 48 inches above the finished floor. The height will be determined by measuring from the finished floor to the center of the device. When the control or receptacle placement is prohibited by the height of the window or design feature, alternative locations may be approved by the building official.
7. **Electrical panel requirements.** Electrical panels on the level of the dwelling to be accessed by the designed step-less entrance shall be located so that the individual circuit breakers are located between 15 inches and 54 inches above the finished floor.

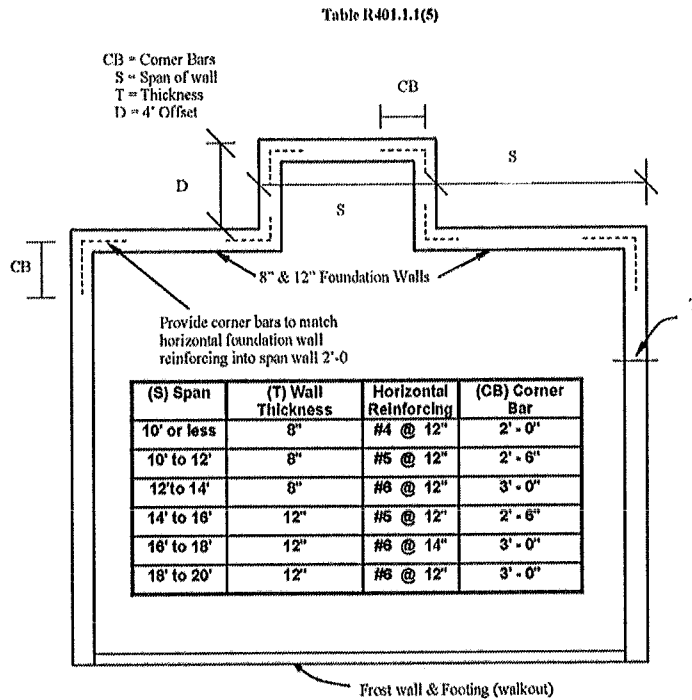
- K. **Section R403.1.4.1.** Amend Section R403.1.4.1 of the IRC by adding a third Exception as follows:

Exception #3: One-story detached accessory buildings of wood or steel frame, not used for human occupancy, and not exceeding 1,000 square feet in floor area, may be constructed using slab on grade construction. The slab shall be three- and one-half inches (3-1/2") thick, poured monolithically, with thickened perimeter footings extending 12 inches below finish grade and be 12 inches wide at the base. The top of the foundation shall not be less than 6 inches above finish grade. Reinforcement of the slab, including the thickened portion, shall be minimum 6x6 - 10 gage wire mesh, or #4 deformed reinforcing bars at 24 inches on center each way, or fiber mesh reinforced concrete.

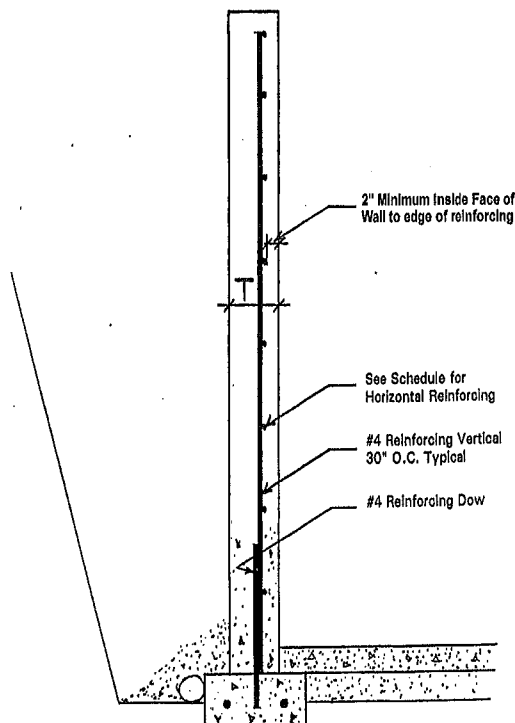
- L. **Section R404.1.1.** Amend Section R404.1.1 of the IRC by adding an Exception after condition number 2 as follows:

Exception: Foundation walls with unbalanced lateral forces created by finish grade, i.e. walkout basements which are exempt from the Iowa Architectural Act shall be designed by a

licensed structural engineer or constructed in accordance with Table R404.1.1(5) and diagram as follows:



- Notes:
1. Corner Bars are required in addition to horizontal reinforcing
 2. All Corner Bar reinforcing splices shall be lapped a minimum of 24 diameters of the reinforcing used.
 3. If span (S) is greater than 16', the minimum dimension of D shall be 6'



M. Chapter 11 of the IBC. Delete Chapter 11 of the IBC in its entirety and insert in lieu thereof the following:

Chapter 11 Accessibility, Section 1101. Buildings or portions of buildings shall be accessible to persons with disabilities as required by 661--302 of the Iowa Administrative Code.

N. Chapter 11 of the IRC. Delete Chapter 11 of the IRC in its entirety and insert in lieu thereof the following:

Chapter 11 Energy Efficiency, Section N1101. Energy efficiency for the design and construction of buildings regulated by this code shall be as required by Chapter 661--303 of the Iowa Administrative Code.

O. Chapter 13 of the IBC. Delete Chapter 13 of the IBC in its entirety and insert in lieu thereof the following:

Chapter 13 Energy Efficiency, Section 1301. Energy efficiency for the design and construction of buildings regulated by this code shall be as required by Chapter 661--303 of the Iowa Administrative Code.

P. Part VI Fuel Gas, Chapter 24 of the IRC. Delete Chapter 24 Fuel Gas of the IRC in its entirety.

Q. Part VII Plumbing, Chapters 25 through 33 of the IRC. Delete Part VII Plumbing, Chapters 25 through 33 of the IRC in its entirety.

R. Chapter 27 Electrical of the IBC. Delete Chapter 27 Electrical of the IBC in its entirety.

S. Chapter 28 Mechanical Systems of the IBC. Delete Chapter 28 Mechanical Systems of the IBC in its entirety.

T. Chapter 29 Plumbing Systems of the IBC. Delete Chapter 29 Plumbing Systems of the IBC in its entirety.

U. Part VIII Electrical, Chapters 34 through 43 of the IRC. Delete Part VIII Electrical, Chapters 34 through 43 of the IRC in its entirety.

V. Section BE104 of Appendix BE-Radon Control Methods (IRC). Delete Section BE104 of the IRC in its entirety.

W. Section K106.5 of Appendix K-Administrative Provisions (IBC). Add a new Section K106.5 to the IBC as follows:

Section K106.5 Energy Connections. An electrical system or equipment regulated by this code for which a permit is required shall not be connected to a source of energy or power until approved by the building official.

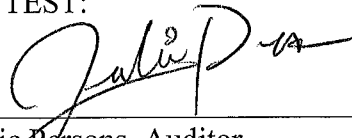
SECTION III. REPEALER. All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV. SAVINGS CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid, illegal, or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged, invalid, illegal or unconstitutional.

SECTION V. EFFECTIVE DATE. This ordinance shall be effective on January 1, 2026 after its final passage and publication as part of the proceeding of the Board of Supervisors.



Jon Green, Chairperson
Board of Supervisors

ATTEST:


Julie Persons, Auditor
Johnson County, Iowa

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