


COUNCIL COMMUNICATION

 CITY OF DES MOINES OFFICE OF THE CITY MANAGER	Number:	23-100	Meeting:	February 20, 2023
	Agenda Item:	56	Roll Call:	23-269
	Submitted by:	Michael Ludwig, Interim Development Services Director		

AGENDA HEADING:

First consideration to amend Chapter 26 of the Municipal Code – Buildings and Building Regulations.

SYNOPSIS:

Approval of this action amends Chapter 26 of the Municipal Code by amending the following:

- Changes Building and Fire Board of Appeals seat requirements to recruit from a larger pool of construction and design professionals to serve on the Board.
- Corrects and clarifies various Code sections from the previous Code adoption:
 - Specifies frost depth for commercial buildings.
 - Allows for small sheds to be constructed without a permit to match residential requirements.
 - Corrects and clarifies building code requirements for residential accessory structures and retaining walls.
 - Clarifies plumbing fixture requirements for commercial buildings.
 - Corrects fire rated shaft requirements for commercial buildings.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The second and third reading is requested to be waived due to the editorial nature of the code corrections.
- The City of Des Moines Building & Fire Board of Appeals has reviewed and recommends adoption of the corrections and clarifications listed in this section.

PREVIOUS COUNCIL ACTION(S):

Date: February 10, 2020

Roll Call Number: [20-0265](#) and [20-0266](#)

Action: [Amending](#) Sections 26-136, 26-138, 26-142, 26-150, and by repealing and replacing Article III. Building Code of Chapter 26, Buildings and Building Regulations, relating to adopting the 2018 editions of the International Building Code; International Residential Code and International Existing Building Code. ([Council Communication No. 20-049](#)) Moved by Gatto that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

- (A) [Final](#) consideration of ordinance above (waiver requested by Cody Christensen, Permit and Development Administrator), requires six (6) votes. Moved by Gatto that the rule requiring that an ordinance must be considered and voted on for passage at two (2) Council meetings prior to the meeting at which it is to be finally passed be suspended, that the ordinance be placed upon its final passage and that the ordinance do now pass, [#15,861](#). Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Building and Fire Code Board of Appeals

Date: February 9, 2023

Resolution Number: N/A

Action: These changes to the Municipal Code of the City of Des Moines were recommended by the Building and Fire Code Board of Appeals.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

New editions of the construction codes are published every three (3) years. Keeping current editions of the codes adopted allows City regulations to keep up with the latest construction methods and technologies. Staff time will be dedicated to Central Iowa Code Consortium processes for future code adoptions.

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