


COUNCIL COMMUNICATION

	Number:	25-441	Meeting:	December 8, 2025
	Agenda Item:	49-50	Roll Call:	<input type="text"/>
	Submitted by:	Cody Christensen, Development Services Director John F. TeKippe, Fire Chief		

AGENDA HEADING:

First consideration to amend Chapters 26 and 46 of the Municipal Code to adopt the 2024 editions of the International Building Code; International Residential Code; International Existing Building Code; and International Fire Code.

SYNOPSIS:

Approval of this action amends Chapters 26 and 46 of the Municipal Code by amending and adopting the most recently published editions of the following codes:

- 2024 International Building Code (IBC)
- 2024 International Residential Code (IRC)
- 2024 International Existing Building Code (IEBC)
- 2024 International Fire Code (IFC)

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The second and third reading is requested to be waived to meet the adoption timeframes identified in Iowa laws for the adoption of the referenced standards.
- The City of Des Moines Building & Fire Code Board of Appeals has reviewed and recommends adoption of the codes and amendments listed in this section.
- Adoption of these codes follows the actions of other communities in the Des Moines metropolitan area.
- The following summarizes amendments to Chapter 26:
 - Adopts the 2024 editions of the IRC, IBC, and IEBC. Amendments in this article are consistent with those in other metro communities. Notable amendments include the following:
 - Updated wind and snow loads
 - Additional carbon monoxide detection requirements
 - Smoke alarm consistency with State code

- The following summarizes amendments to Chapter 46:
 - Chapter 46 is the City Fire Code and adopts the 2024 edition of the IFC. The amendments have been reviewed and approved at the Building and Fire Code Board of Appeals.
 - Simplify Chapter 46 by removing much of the permit language and instead use the IFC language.
 - Increased the threshold for emergency radio signal strength testing, so that small buildings are exempt.
 - Match the state's language regarding residential smoke alarm replacement.
 - Increased sprinkler protection for parking garages when below occupied floors.

PREVIOUS COUNCIL ACTION(S):

Date: January 8, 2024

Roll Call Number: [24-0075](#), [24-0077](#)

Action: Amending Chapters 26 and 46 of the Municipal Code to adopt the 2021 editions of the IBC, IRC, IEBC and IFC: ([Council Communication No. 24-014](#))

- (A) [Amending](#) Chapter 26 of the Municipal Code relating to buildings and building regulations. Moved by Mandelbaum that this ordinance be considered and given first vote for passage. Refer to staff to evaluate the use of point access blocks in the future. Second by Coleman. Motion Carried 6-0.
- (B) [Amending](#) Chapter 46 of the Municipal Code relating to fire prevention and protection. Moved by Mandelbaum that this ordinance be considered and given first vote for passage. Refer to staff to evaluate the use of point access blocks in the future. Second by Coleman. Motion Carried 6-0.

Date: February 20, 2023

Roll Call Number: [23-0269](#), [23-0270](#)

Action: [Amending](#) Chapter 26 of the Municipal Code relating to building and building regulation. ([Council Communication No. 23-100](#)) Moved by Gatto that this ordinance be considered and given first vote for passage. Second by Westergaard. Motion Carried 7-0.

- (A) Final consideration of ordinance above, 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, [#16,224](#). Second by Boesen. Motion Carried 7-0.

Date: February 10, 2020

Roll Call Number: [20-0261](#), [20-0262](#)

Action: [Amending](#) Sections 46-1, 46-5, 46-61, 46-62, 46-63, 46-65, 46-67, 46-68, 46-70, 46-279, 46-457, 46-469, 46-485, 46-487, 46-498, 46-510, 46-556, 46-581, and 46-582, by repealing Section 46-458, 46-484, and 46-486, and by adding and enacting new Sections 46-71, 46-72, 46-73, 46-441, 46-488, 46-489, 46-490, 46-522, 46-523, 46-584, 46-585 and 46-586, relating to fire prevention and protection. ([Council Communication No. 20-049](#)) Moved by Boesen that this ordinance be considered and given first vote for passage. Motion Carried 7-0.

- (A) [Final](#) consideration of ordinance above (waiver requested by the Fire Chief), requires six (6) votes. Moved by Boesen 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, [#15,860](#). Motion Carried 7-0.

Date: February 10, 2020

Roll Call Number: [20-0263](#), [20-0265](#), [20-0266](#)

Action: [Amending](#) Chapter 26 of the Municipal Code by repealing and replacing Article II, Energy Code relating to the adoption of the 2018 edition of the State of Iowa Energy Code. ([Council Communication No. 20-049](#)) Moved by Mandelbaum to table until the State adopts the 2018 Energy Code. Motion Carried 6-1. Nays: Gatto.

[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 IBC; IRC and IEBC. ([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: September 11, 2025 & October 9, 2025

Resolution Number: N/A

Action: These changes to the Municipal Code of the City of Des Moines and adoption of the 2024 Building Codes and Fire Code 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 working with metro communities to refine processes for future code adoptions.

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