

PLANNING & DEVELOPMENT

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Chris Mathias, Director

To: Mahesh Sharma, County Administrator

From: Chris Mathias, Planning Director

Date: February 17, 2023

Re: Discussion of Public Hearing on proposed amendments to Chapter 5 of the Code of Ordinances - Adoption of State Electrical, Plumbing and Mechanical Codes

Scott County building inspection staff have participated with the Illinois Iowa Chapter of the International Code Conference (Illowa ICC) in reviewing building code enforcement and the latest code edition update. The purpose of these meetings has been to review and discuss code requirements and coordinate any local amendments. Our goal, as much as possible, is to ensure that the interpretation and enforcement of both the existing code and future code updates is consistent between jurisdictions.

Every three years, new versions of all ICC Construction Codes are released, but the local governments have historically skipped a cycle each time and only adopted the latest codes every 6 years. Scott County adopted the 2000 International Building Code (IBC) in March 2002 and the 2003 IBC in December 2003. All Quad City jurisdictions skipped adopting the 2006 code editions due to there being no significant changes from the 2003 edition. The Illowa ICC reviewed and coordinated the adoption of the 2009 editions which were adopted by the various local jurisdictions in 2010 and 2011. Again, most jurisdictions skipped the adoption of the 2012 edition but then adopted the 2015 editions in 2017. This brings us to where we are today. The County has been on the 2015 ICC Codes and the 2014 National Electric Code (NEC) since 2017.

Building inspection staff had been planning for the typical 6 year cycle of adopting the 2021 ICC Codes and 2020 NEC this year. However, in our most recent discussions the Cities of Davenport, Bettendorf and Eldridge all indicated that they will only be adopting the mandated State of Iowa Electrical Code, Plumbing Code and Mechanical Code this year; refraining from adopting the other construction codes as they await action from the Iowa House to possibly pass a mandated State building code.

Staff recommends following suit with the three other cities closest to our jurisdiction and adopting the mandated State Electrical Code (2020 NEC), along with the State Plumbing Code (2021 IPC) and the State Mechanical Code (2021 IMC). The proposed ordinance language simply adopts the State Code for all three without specifying a certain code year edition. The ordinance is written this way so that if the State of Iowa updates the official State Codes to a newer edition, the County will have already adopted whatever the State Code is and will not need to adopt the new edition. These are mandated codes with no possibility for the local government to adopt less restrictive standards. There will be a public hearing at the Board Meeting on March 2nd at 5:00 PM to take public comment on the proposed ordinance amendments.

SCOTT COUNTY ORDINANCE NO. __-__

AN ORDINANCE TO REPEAL SECTIONS 5-4, 5-9, 5-10 AND 5-11 OF CHAPTER 5 OF THE SCOTT COUNTY CODE AND ADOPT NEW SECTIONS 5-4, 5-9, 5-10 AND 5-11 TO ADOPT THE STATE PLUMBING CODE, STATE MECHANICAL CODE AND STATE ELECTRICAL CODE FOR ALL NEW BUILDINGS AND VARIOUS STRUCTURES IN THE UNINCORPORATED AREAS OF SCOTT COUNTY AND CERTAIN CITIES WITHIN SCOTT COUNTY

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY IOWA:

Section 1. Repeal all of Sections 5-4, 5-9, 5-10 and 5-11 of Chapter 5, SCOTT COUNTY CODE.

Section 2. Adopt new Sections 5-4, 5-9, 5-10 and 5-11 of Chapter 5, SCOTT COUNTY CODE, which reads as follows:

SECTION 5-4 ADOPTION OF CONSTRUCTION CODES

The International Building Code 2015 Edition, International Energy Conservation Code 2015 Edition, International Residential Code Edition 2015, The National Electrical Code as adopted and amended by the State of Iowa, International Property Maintenance Code 2015 Edition, The Iowa Mechanical Code as adopted and amended by the State of Iowa Administrative Code 641 Chapter 61, The Plumbing Code as adopted and amended by the State of Iowa Administrative Code 641 Chapter 25, International Swimming Pool and Spa Code 2015 Edition and related codes as referenced, are hereby adopted in full except for such portions as may hereinafter be deleted, modified, or amended. An official copy of the International Building Code 2015 Edition, International Energy Conservation Code 2015 Edition, International Residential Code 2015 Edition, National Electrical Code as adopted and amended by the State of Iowa, International Property Maintenance Code 2015 Edition, The Iowa Mechanical Code as adopted and amended by the State of Iowa Administrative Code 641 Chapter 61, and The Plumbing Code as adopted and amended by the State of Iowa Administrative Code 641 Chapter 25, International Swimming Pool and Spa Code 2015 Edition and all amendments are on file in the office of the Planning and Development Department for public inspection. If any conflict exists between the adopted International Codes, National Electrical Code, Uniform Code, and State Code, the more restrictive code requirement applies.

SECTION 5-9 STATE PLUMBING CODE

The Plumbing Code as adopted and amended by the State of Iowa Administrative Code 641 Chapter 25 is hereby adopted by reference as the plumbing code for the City of Davenport, Iowa, subject to the amendments and adoptions by the State of Iowa Department of Public Safety.

SECTION 5-10 STATE MECHANICAL CODE

The State Mechanical Code as adopted and amended by the State of Iowa Administrative Code 641 Chapter 61 is hereby adopted by reference as the mechanical code for the City of Davenport, Iowa, subject to the amendments and adoptions by the State of Iowa Department of Public Safety.

SECTION 5-11 STATE ELECTRIC CODE

The Electrical Code as adopted and amended by the State of Iowa is hereby adopted by reference as the electrical code for the City of Davenport, Iowa, subject to the amendments and adoptions by the State of Iowa Department of Public Safety

Section 3. The County Auditor is directed to record this ordinance in the County Recorder's Office and publish the new ordinance in accordance with State Law.

Section 4. Severability Clause. If any of the provisions of the Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 5. Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 6. Effective Date. This ordinance shall take effect upon passage and publication according to law with enforcement beginning April 1st, 2023.

Approved this 30th day of March, 2023.

Ken Beck, Chair of the Board
Scott County Board of Supervisors

Kerri Tompkins, County Auditor