



**AGENDA  
CITY OF CEDAR FALLS, IOWA  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY, SEPTEMBER 07, 2021  
5:30 PM AT CITY HALL**

---

The City is providing in-person and electronic options for this meeting in accordance with the Governor's Proclamation of Disaster Emergency regarding meetings and hearings. The City encourages in-person attendees to follow the latest CDC guidelines to reduce the risk of COVID-19 transmission.

The meeting will be accessible via video conference and the public may access/participate in the meeting in the following ways:

- a) By dialing the phone number +13126266799 or +19292056099 or +12532158782 or +13017158592 or +13462487799 or +16699006833 and when prompted, enter the meeting ID (access code) 962 7287 1738.
- b) iPhone one-tap: +13126266799,,96272871738# or +19292056099,,96272871738#
- c) Join via smartphone or computer using this link: <https://zoom.us/j/96272871738>.
- d) View the live stream on Channel 15 YouTube using this link: <https://www.youtube.com/channel/UCCzeig5nIS-dlEYisqah1uQ> (view only).
- e) Watch on Cedar Falls Cable Channel 15 (view only).

To request to speak when allowed on the agenda, participants must click "Raise Hand" if connected by smartphone or computer, or press \*9 if connected by telephone. All participants will be muted by the presiding officer when not actually speaking.

**Call to Order by the Mayor**

1. City Hall Remodel.  
(35 Minutes, Building Official Jamie Castle and Emergent Architecture Principal Architect Jesse Lizer)
2. Review of New International Building Codes.  
(45 Minutes, Building Official Jamie Castle)

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
Phone: 319-268-5161  
Fax: 319-268-5197  
[www.cedarfalls.com](http://www.cedarfalls.com)

**MEMORANDUM*****Inspection Services Division***

**TO:** Honorable Mayor Robert Green & City Council

**FROM:** Jamie Castle, AIA  
Building Official

**DATE:** August 30, 2021

**SUBJECT:** City Hall Repurpose and Remodel

In FY 2020 a contract for schematic design was approved for the master planning of the City Hall remodel. Once the schematic design was completed a new contract was entered with Emergent Architecture in February of 2021 to move forward with the design development and construction documents for the project. City Staff has been working closely with Emergent and is now ready to proceed to the next step of bidding the project. Prior to a public hearing city staff along with Emergent Architecture would like to present the current plans to council for discussion.

# City Hall

# Repurpose and Remodel

CIP #48

## CIP #48:

In the initial analysis of the City Hall Remodel we determined the scope should go beyond new carpet. In an attempt to provide the best customer service to our citizens a relocation of various divisions and rebuild of offices will be required. In FY20 a contract for schematic design services was approved. Design and construction documents will be completed in FY22 and if scope of work and design are approved construction will begin in FY23.

# UPPER FLOOR

Item 1.



# UPPER FLOOR – SOUTHWEST



Item 1.



# UPPER FLOOR – SOUTHEAST



Item 1.

7



# UPPER FLOOR - NORTHEAST



Item 1.



# UPPER FLOOR - NORTHWEST



Item 1.





# LOWER FLOOR - SOUTHWEST



Item 1.



# LOWER FLOOR – SOUTHEAST



Item 1.



# LOWER FLOOR - NORTHEAST



Item 1.



# LOWER FLOOR - NORTHWEST



Item 1.

LOBBY- SOUTH

Item 1.

LOBBY- EAST

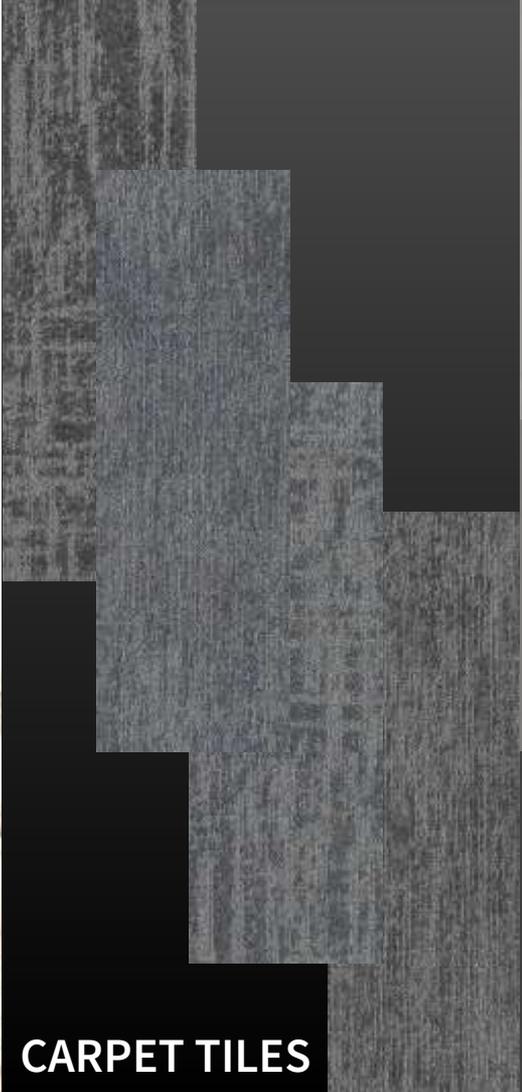
**CHAMBERS- EAST (PODIUM HIDDEN)**

CHAMBERS- EAST



LOWER LEVEL LOBBY- EAST

LOWER LEVEL LOBBY- NORTH



LAMINATES  
AND WOODS

CARPET TILES

LVT

PAINTS

FINISH BOARD

TILES

Item 1.

## Scope of Architectural Work:

- Renovate office spaces
- New finishes throughout
- Improve accessibility through the building
- Update Council Chambers
- Majority of furniture to be reused with new pieces to match

## Scope of MEP Work:

- New HVAC System – System will be VRF (Variable Refrigerant Flow) with a dedicated outdoor air system for building ventilation
- New LED lighting throughout
- New network cabling system throughout
- Updated A/V
- New fire alarm system

## Design Development Budget:

Building -	\$1,305,067.70
MEP -	\$2,285,271.00
Contingency -	\$368,009.71
Total Construction cost -	\$3,958,348.42
<u>Soft Costs (furniture, design fees, Technology) -</u>	<u>\$618,438.23</u>

Total Project Cost - \$4,576,787.16

## Next steps:

Item 1.

10/4/21 - Set Public Hearing

10/5/21 – Release plans for bidding

10/18/21 – Public Hearing

10/22/21 – Public Bid Opening

11/1/21 – Apparent Low Bidder to Council

11/15/21 – Contract for Council Approval

11/20/21 – Begin Construction

12 Month construction schedule

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
Phone: 319-268-5161  
Fax: 319-268-5197  
[www.cedarfalls.com](http://www.cedarfalls.com)

**MEMORANDUM*****Inspection Services Division***

**TO:** Honorable Mayor Robert Green & City Council

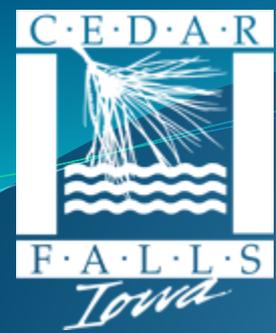
**FROM:** Jamie Castle, AIA  
Building Official

**DATE:** August 27, 2021

**SUBJECT:** Proposed adoption of current model codes

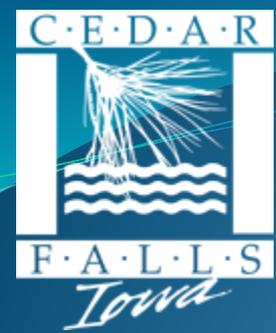
Every 6 years the City of Cedar Falls adopts the current versions of the International Building Code (IBC), International Residential Code (IRC), International Mechanical Code (IMC), Uniform Plumbing Code (UPC), National Electrical Code (NEC), and International Fire Code (IFC). The last code adoption was 2015. Therefore we are in the process of updating to the 2021 editions of these codes.

On September 7, 2021 city staff intends to present to the Committee of the Whole regarding this code adoption. We will summarize the codes we recommend adopting, proposed amendments to the model codes, amendments to the City Code of Ordinance, and summarize the significant changes within the model codes.



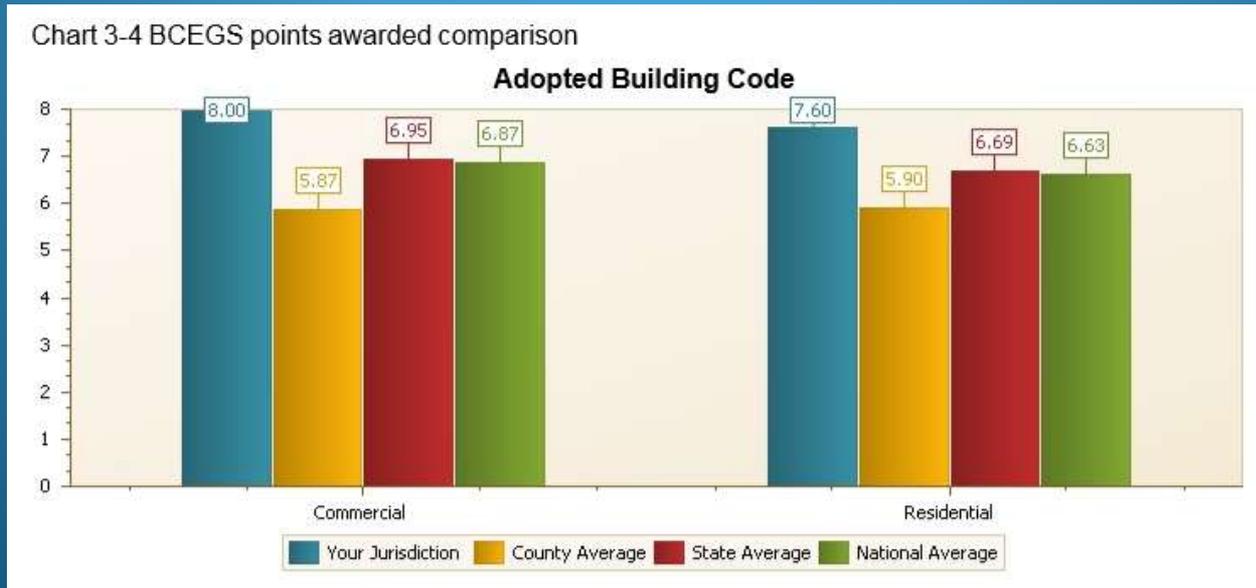
# City of Cedar Falls 2021 Building Codes Adoption

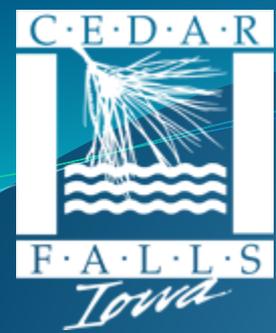
Committee of the Whole 9/7/2021



Every 6 years the City adopts the most current model codes from the International Code Council. These codes are created and reviewed by Lawyers, Architects, Engineers, and the Construction Industry to ensure the codes are designed with life safety, current construction practices, and costs in mind.

- By staying current with the model codes the city:
1. Ensures we are enforcing codes that take all current standards in mind to keep our citizens safe.
  2. Aids in a higher ranking with BCEGS ISO ratings (Building Code Effectiveness Grading Schedule)





# Organization of Building Codes:

- **Chapter 7 of City Code of Ordinances**
  - Adopts the model codes enforced by City Staff
  - Codifies processes and procedures
- **Model Codes**
  - Model codes guide staff to ensure structures are safe for occupancy.
- **Chapter 15 of City Code of Ordinances**
  - Nuisance sections reference our building codes and zoning ordinances

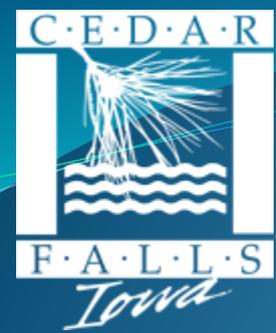


## Codes proposing to adopt:

- 2021 International Building Code (IBC)
- 2021 International Residential Code (IRC)
- 2021 International Mechanical Code (IMC)
- 2021 Uniform Plumbing Code (UPC)
- 2020 National Electrical Code (NEC)
- 2021 National Fuel Gas Code (NFGC)
- 2021 International Fire Code (IFC) – Managed by Public Safety

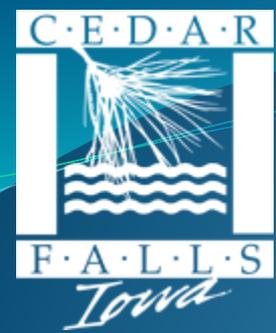
## Codes staying the same:

- 2009 ICC A117.1 – Accessibility Code
- 2012 International Energy Conservation Code (adopted by the state and managed by CFU)



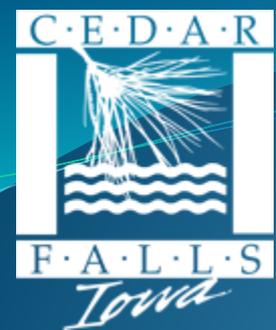
## Public Presentations:

- 8/13,16,19,20/21 – Appeals Boards
- 8/17/21 – Mechanical and Plumbing contractors
- 8/20/21 – Electrical contractors
- 8/23/21 – Residential contractors and Developers
- 8/24/21 – Commercial contractors
- 8/26/21 – Architects and Engineers



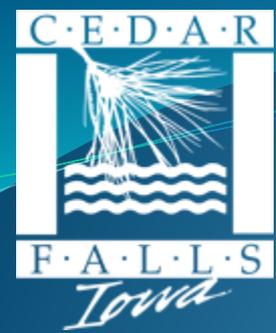
# City Code of Ordinances Amendments:

- Separating the Residential Code sections and Commercial code sections to be more understandable.
- Amending the administration portions of all the model codes to match our current process and procedures.
  - Insurance
  - Fees, Fines, Refunds
  - Appeals boards
  - Application for and issuance of permits
  - Product substitution
  - Violations



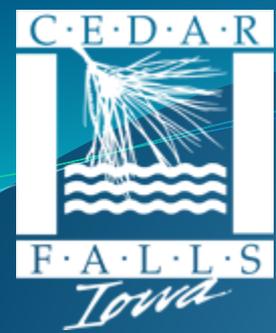
# City Code of Ordinances Amendments:

- Amendments to the International Residential Code
  - Work exempt from permits (same as 2015)
  - Intermodal Shipping containers are not allowed as construction material
  - R302.1-R302.4.2 – Allowing exceptions when sprinklers are used. This was deleted in 2015. We propose keeping as an option for owners.
  - R302.13 - Fire protection of floors – Fire protection of basement ceilings/lower level floors is not required (same as 2015)



# City Code of Ordinances Amendments:

- Amendments to the IRC (continued)
  - R308.4.6 and R308.4.7 – Glazing requirements to match International Building Code (same as 2015)
  - R313 – Sprinklers are NOT required for 1 and 2 family dwellings.
  - Wood footings and foundations, shallow footings, and crushed stone footings are NOT allowed (similar to 2015)



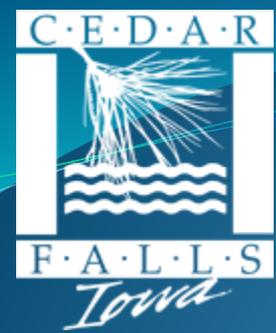
# City Code of Ordinances Amendments:

- Amendments to the International Building Code (commercial buildings)
  - Work exempt from permits (same as 2015)
  - 110.3.6 Gypsum board inspections are NOT required in remodels with less than 200 SF of gypsum board replacement that are not part of a fire-resistive assembly or a shear assembly.
  - 3115 – Intermodal shipping containers are not allowed as a construction material

# City Code of Ordinances Amendments:

- **Amendments to the IBC (continued)**
- IBC 2902.2 exception 6 allows for multi-stall unisex bathrooms. Staff proposes amending this, adding the following standards for a stall:
  - \* Typical partitions not allowed.
  - \* Framed walls required at each side and at door jamb
  - \* Door height a minimum of 6'-8".
  - \* Door to be standard slab and frame with lever handle and privacy set hardware.
  - \* Door allowed to be undercut a maximum of 6".





# City Code of Ordinances Amendments:

- Amendments to the National Electrical Code
  - The City will follow the State and any amendments they make. Our only amendments are to the Administration sections.

# City Code of Ordinances Amendments:

- **Amendments to the Uniform Plumbing Code**
  - **408.5 – Where there is a shower without a threshold, the floor space within the room shall be considered a wet location and shall comply with the requirements in the building and electrical codes.**
    - **Per the amendment zero entry showers will require submission of design and approval prior to permit issuance. Zero entry showers will require a 2 foot wet zone at the perimeter of the shower.**



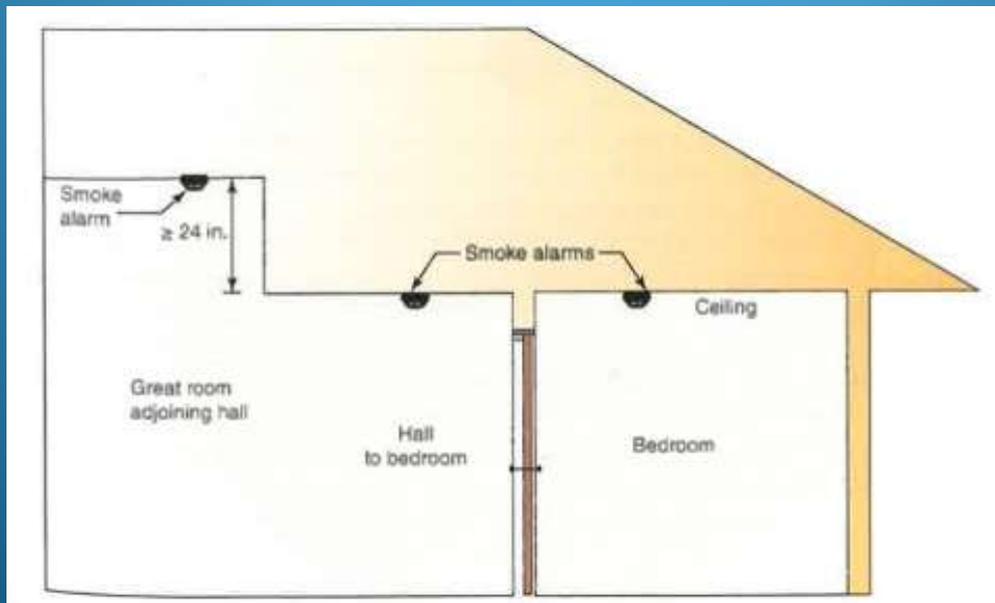
# City Code of Ordinances Amendments:

- Amendments to the International Mechanical Code
  - 7.13.2 CSST – City requires all Corrugated Stainless Steel Tubing (CSST) to be bonded. Also no yellow jacketed CSST is allowed.



# Significant Changes in Model Codes:

- Significant Changes to the International Residential Code
  - R314.3 – Smoke Alarm Locations – In the hallway and in the room open to the hallway in dwelling units where the ceiling height of a room open to a hallway serving bedrooms exceeds that of the hallway by 24” or more

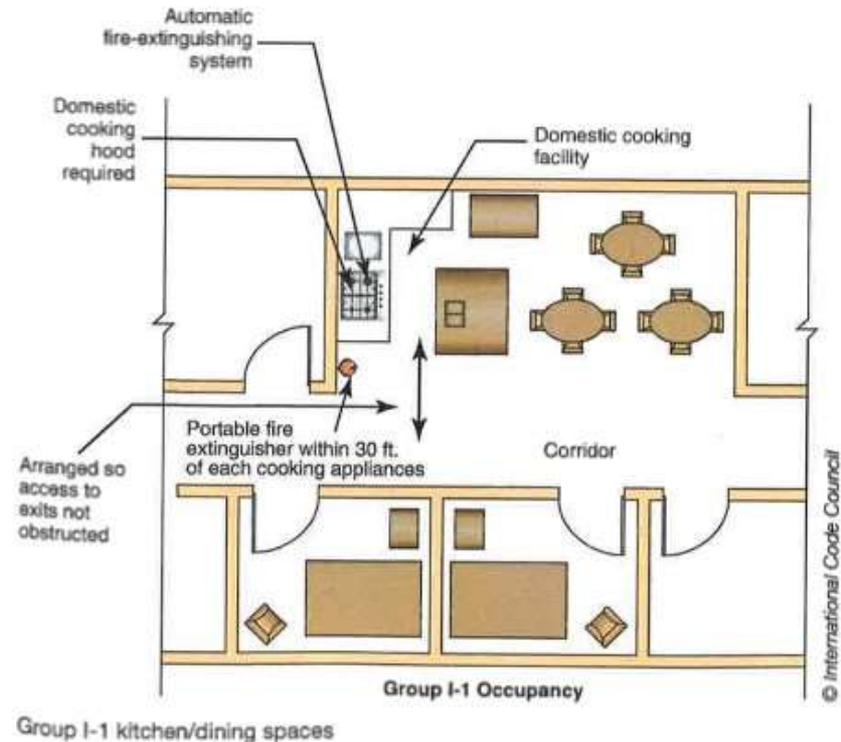


# Significant Changes in Model Codes :

- Significant Changes to the International Building Code

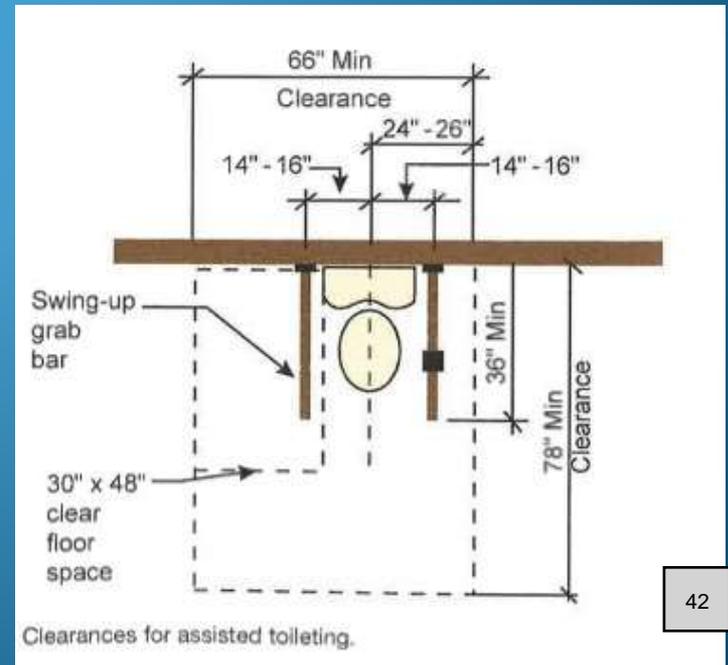
420.7 and 420.8 – Care Facilities may have common areas and cooking facilities open to a rated corridor

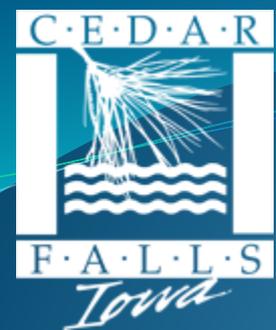
- Appliances limited to ovens, cooktops, ranges, warmers and microwaves
- Fuel and electrical supply to cooking equipment be provided with shut-off accessible only to staff
- Timer to deactivate cooking appliances within 2 hours



# Significant Changes in Model Codes :

- Significant Changes to the International Building Code
  - 1210.3 – Restroom privacy – screening required within public restrooms at entry
  - 2902 – Single use and multi-use toilets allowed to be uni-sex when requirements met.
  - 1110.2 – Changes to assisted toileting and bathing section allowing a percentage of toilets to NOT meet accessibility requirements





# Significant Changes in Model Codes :

- **Significant Changes to the National Electrical Code**
  - 210.8(a)(5) – GFCI protection required in all dwelling unit basements
  - 210.70(a)(1) - At least one lighting outlet controlled by a listed wall-mounted device shall be installed in every habitable room, kitchen and bathroom. The wall-mounted device shall be located near an entrance to the room on a wall.
  - 230.85 - Each dwelling unit must have an emergency disconnect on the outside, and properly marked to indicate service disconnect or emergency disconnect.

## Next Steps:

- Currently working to format changes.
- 9/20/2021 - Set public hearing
- 10/4/2021 - Public hearing and first reading
- 10/18/2021 - 2<sup>nd</sup> reading
- 11/1/2021 - 3<sup>rd</sup> reading
- Grace period to transition to new model codes
- 1/1/2022 - Official start day of enforcement

