



Management Update

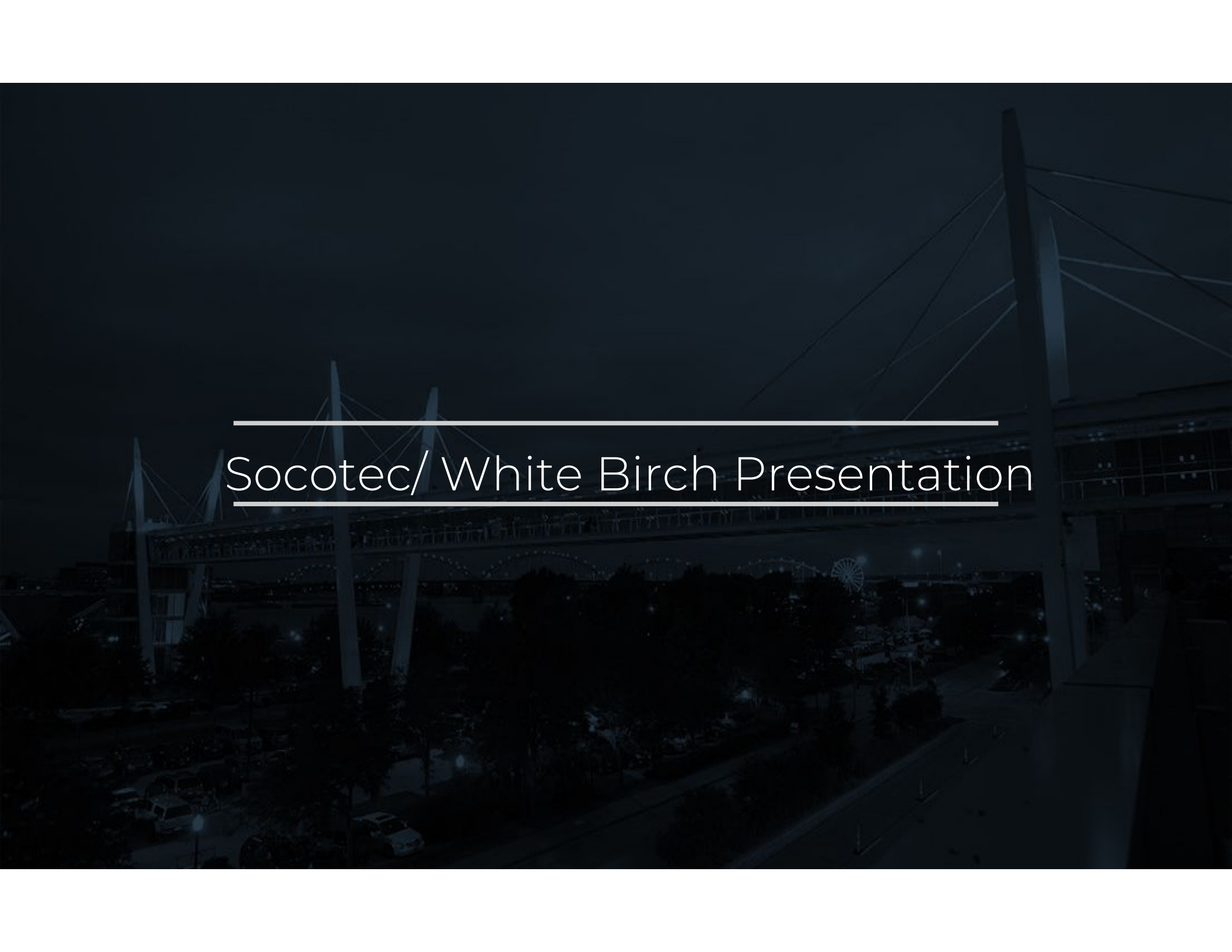
- Code Review

July 16, 2024 | City Hall

Background



- Socotec/White Birch hired in Fall 2023 to review building codes and processes
 - Chapter 8 – Health & Safety
 - Chapter 15 – Buildings & Construction
 - Industry best practices
- Proposed code updates to run parallel with update to updated building codes
 - City is currently on 2015 version of International Building Code
 - Proposed update to 2021 Code in alignment with Bettendorf



Socotec/ White Birch Presentation

2024 Building Code Evaluation

City of Davenport, Iowa

William D. Bast, PE, SE, SECB
Principal, Regional Director Midwest
SOCOTEC

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President
White Birch Group, LLC

16 July 2024



YOUR PRESENTERS



WILLIAM D. BAST, PE, SE, SECB

Principal, Regional Director Midwest
SOCOTEC



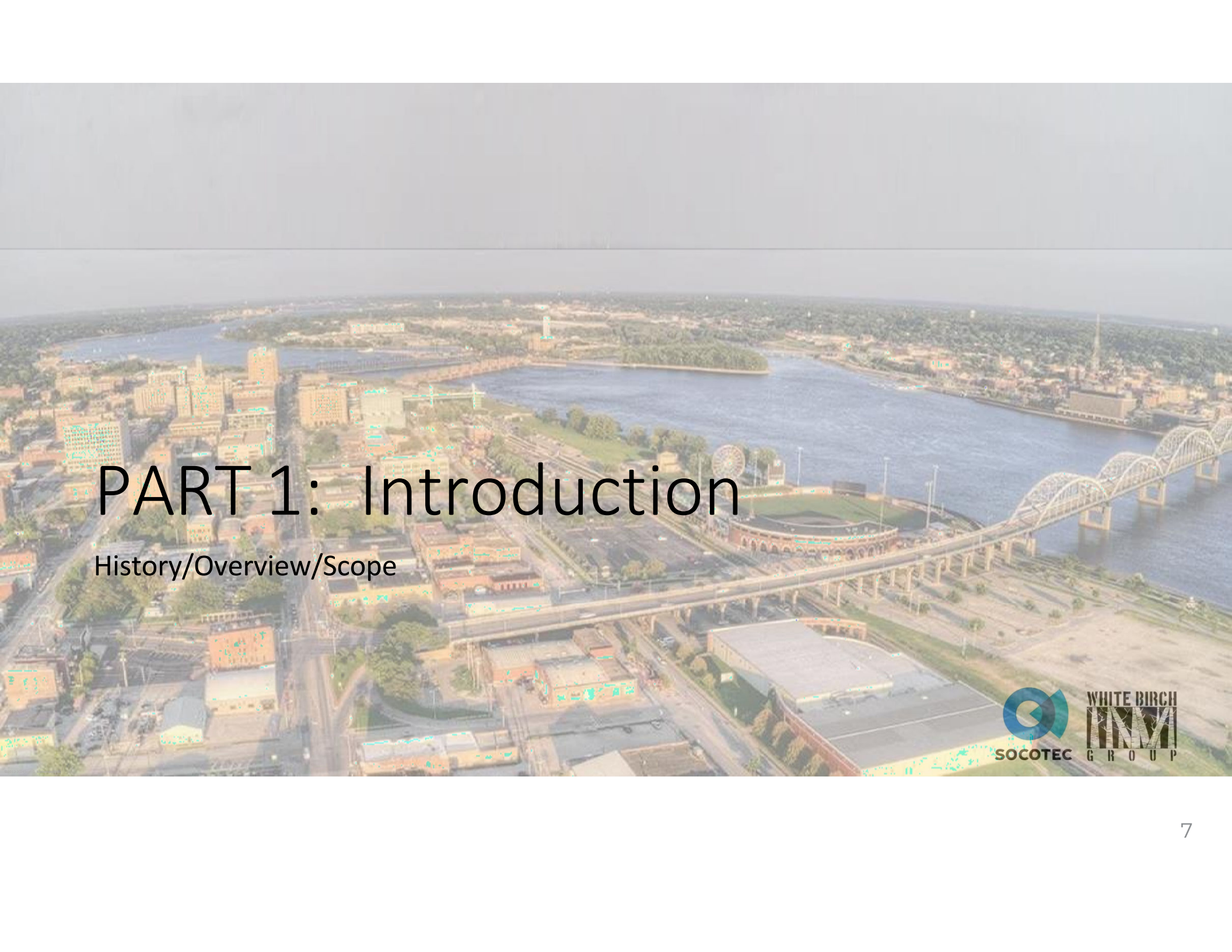
SCOTT G. NACHEMAN, MSC.ENG., AIA

President
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2024 Code Evaluation Project:

- 1. Introduction: History/Overview/Scope*
- 2. Davenport Municipal Code – Ch. 8: Health & Safety*
- 3. Davenport Municipal Code – Ch. 15: Buildings & Construction*
- 4. Davenport Building Official Qualifications*
- 5. Proposed New Code Content*
- 6. Questions*



PART 1: Introduction

History/Overview/Scope



Introduction: History/Overview/Scope

- Welcome
- Lessons Learned from 324 Main Street Collapse Incident Investigation
- Review of current code language relative to exemplars and best practices utilized by other jurisdictions
- Focus on permitting and licensure of project stakeholders

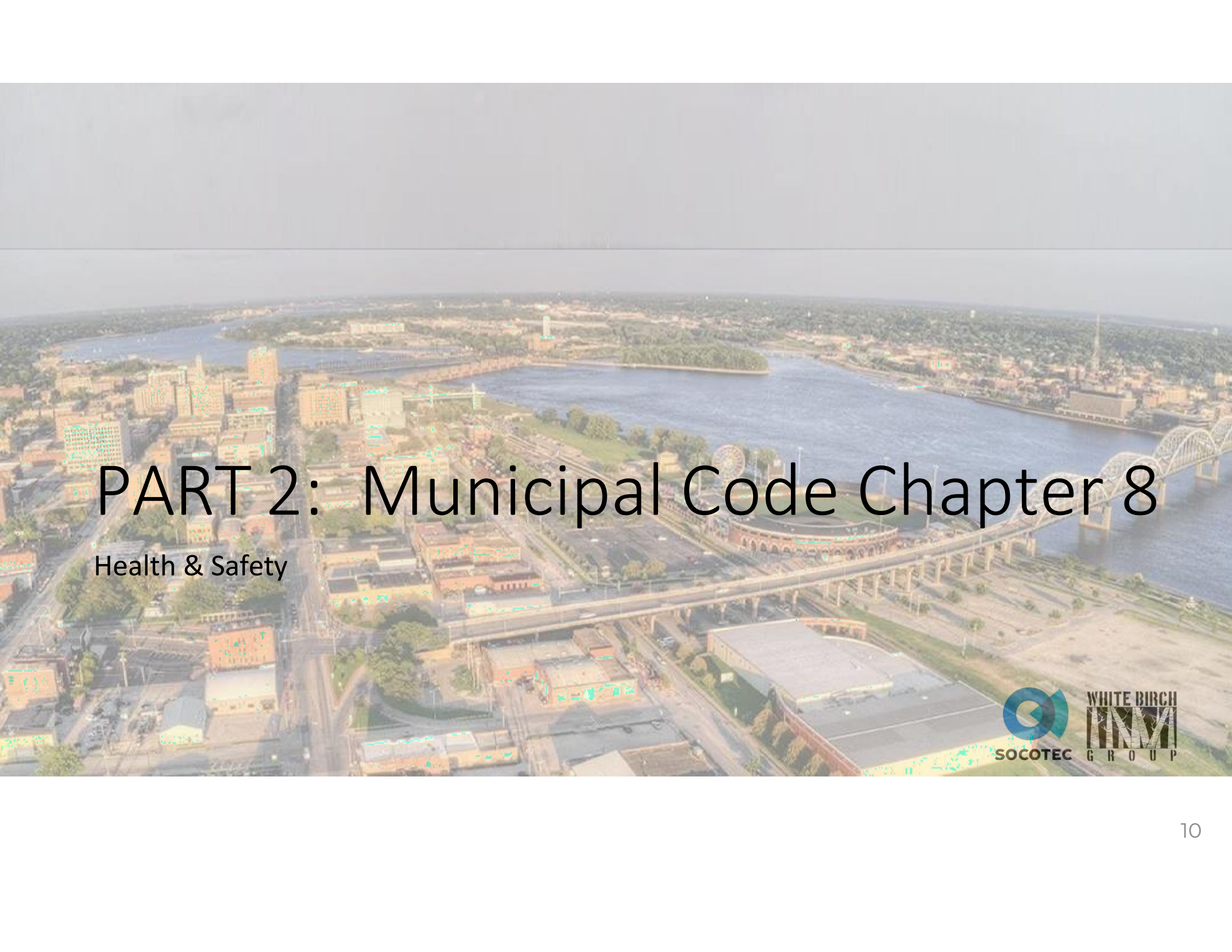


Introduction: History/Overview/Scope

Adopted Codes

- 15.12.020 The International Building Code.[Ord. 2016-551 § 1 (part)]
 - The **International Building Code, 2015** edition as published by the International Code Council is hereby adopted by reference as the building code for the City of Davenport
- 15.12.030 The International Residential Code. [Ord. 2016-551 § 1 (part)]
 - The **International Residential Code 2015** edition as published by the International Code Council is hereby adopted by reference as the residential building code for the City of Davenport
- 15.12.032 The International Existing Building Code. [Ord. 2016-551 § 1 (part)]
 - The **International Existing Building Code 2015** edition as published by the International Code Council and as adopted and amended by the State of Iowa LAC 661-301.7(103A) is hereby adopted by as the existing building code for the City of Davenport.



An aerial photograph of a city, likely Pittsburgh, showing a large river (the Allegheny River) flowing through the center. A prominent bridge with multiple arches spans the river on the right side. The city is densely packed with buildings, mostly in shades of brown and tan. A large, modern building with a curved roof is visible in the foreground. The sky is overcast and grey.

PART 2: Municipal Code Chapter 8

Health & Safety

Municipal Code - Chapter 8: Health & Safety

1. Chapter 8 – General

- > The current code language states the following:
 - GENERAL COMMENT: Throughout Chapter 8, references are made to the Uniform Building Code and the suite of model codes promulgated by the International Council of Building Officials (ICBO). The ICBO was absorbed into the International Code Council in 2000.
- > Recommended change:
 - GENERAL COMMENT: **All references to Uniform Building Code, Uniform Housing Code, and International Council of Building Officials should be updated to reflect the current suite of ICC codes adopted by the City of Davenport.**
- > Justification
 - The ICBO was absorbed into the International Code Council (ICC) in 2000. The City of Davenport has adopted ICC Codes as referenced in **Chapter 15.12** of the Municipal Code.

Municipal Code - Chapter 8: Health & Safety

2. Section 08.15.145 A– Licensing, permits and inspections for rental property

- > The current code language states the following:
 - A. General. It shall be a violation of this code for any person to let to another for rent and/or occupancy any dwelling, dwelling unit, duplex, multiple dwelling, sleeping room, single-family dwelling or condominium unless all of the following criteria are met:
- > Recommended change:
 - A. General. It shall be a violation of this code **for any owner or owner's representative to allow an individual to rent and/or occupy** any dwelling, dwelling unit, multiple dwelling, sleeping room, single-family dwelling or condominium unless all of the following criteria are met:
- > Justification
 - The Recommended change provides additional clarity.

Municipal Code - Chapter 8: Health & Safety

3. Section 08.15.145 A.4– Licensing, permits and inspections for rental property

- > The current code language states the following:
 - 4. The owner provides the name(s) of a twenty-four-hour emergency contact(s), to the neighborhood services department, who can provide the names of the residents and has authority to make decisions with respect to the property. This requirement also applies to group homes and properties under the control of a foreclosing lender. The emergency contact must be able to be on site within eight hours.
- > Recommended change:
 - 4. The **owner or owner's representative** provides the name(s) of a twenty-four-hour emergency contact(s), to the neighborhood services department, who can provide the names of **the tenants of the rental unit(s)** and has authority to make decisions with respect to the property. **This requirement also applies to properties under the control of a foreclosing lender.** The emergency contact must be able to be on site within eight hours.
- > Justification
 - Consistency and clarification within the nature of the code. Group homes/identification of dwelling types have already been identified elsewhere in the code.

Municipal Code - Chapter 8: Health & Safety

3.4 Section 08.15.145 B – Licensing, permits and inspections for rental property

> The current code language states the following:

B. The certificate of structure compliance, when issued, shall certify that the requirements of this code are met. The certificate shall be transferable at the time of a change in ownership and shall be maintained as a public record of the city. The certificate, in and of itself, shall not be interpreted as granting the owner or operator the privilege of letting the structure for residential occupancy, but must be accompanied by a valid rental license. The certificate of structure compliance shall state the date of issuance and the address of the structure to which it is applicable. All dwelling units and sleeping rooms being let for rent and/or occupancy without a valid certificate of structure compliance may be ordered vacated.

> Recommended change:

B. The certificate of structure compliance, when issued, shall certify that the requirements of this code are met. **The certificate shall NOT be transferable at the time of a change in ownership. Transfer of ownership shall require a new certification to be maintained as a public record of the city.** The certificate, in and of itself, shall not be interpreted as granting the owner or operator the privilege of letting the structure for residential occupancy, but must be accompanied by a valid rental license. The certificate of structure compliance shall state the date of issuance and the address of the structure to which it is applicable. All dwelling units and sleeping rooms being let for rent and/or occupancy without a valid certificate of structure compliance may be ordered vacated.

> Justification

Change of ownership should require reinspection and re-issuance of certificate of structure compliance.



Municipal Code - Chapter 8: Health & Safety

3.5 Section 08.15.145 I – Licensing, permits and inspections for rental property

> The current code language states the following:

I. Revocation of a Rental License. The code official or designee shall have the authority to revoke a rental license on any property when: 1) it is in violation of the City code on a frequent and recurrent basis; 2) has a serious life safety violation and is ordered vacated; 3) fails to correct a founded complaint violation by the time that the third reinspection for the same concludes; 4) the owner or manager fails to appear for three inspections/re-inspections in a row; or 5) the owner or agent provides false information to the City. The owner or agent of the affected property shall be notified in writing by certified mail of the license revocation.

> Recommended change:

I. Revocation of a Rental License. The code official or designee shall have the authority to revoke a rental license on any property when: 1) it is in violation of the City code; 2) has a serious life safety violation and is ordered vacated; **3) has a serious structural deficiency and/or violation that is hazardous to life, and is ordered vacated;** 4) fails to correct a founded complaint violation by the time that the third reinspection for the same concludes; 5) the owner or **owner's representative** fails to appear for **two** inspections/re-inspections in a row; or 6) the owner or **owner's representative** provides false information to the City. The owner or **owner's representative** of the affected property shall be notified in writing by certified mail of the license revocation.

> Justification

Life safety is paramount; Owner's representative is inclusive of agent in this context.



Municipal Code - Chapter 8: Health & Safety

3.6 Section 08.15.155 F.2– Notice and order of code official

> The current code language states the following:

F.2. If the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or of the occupants, it shall be ordered vacated and/or demolished.

> Recommended change:

F.2. If the building or structure **as determined by the code official or designee** is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or of the occupants, it shall be ordered vacated and/or demolished.

> Justification

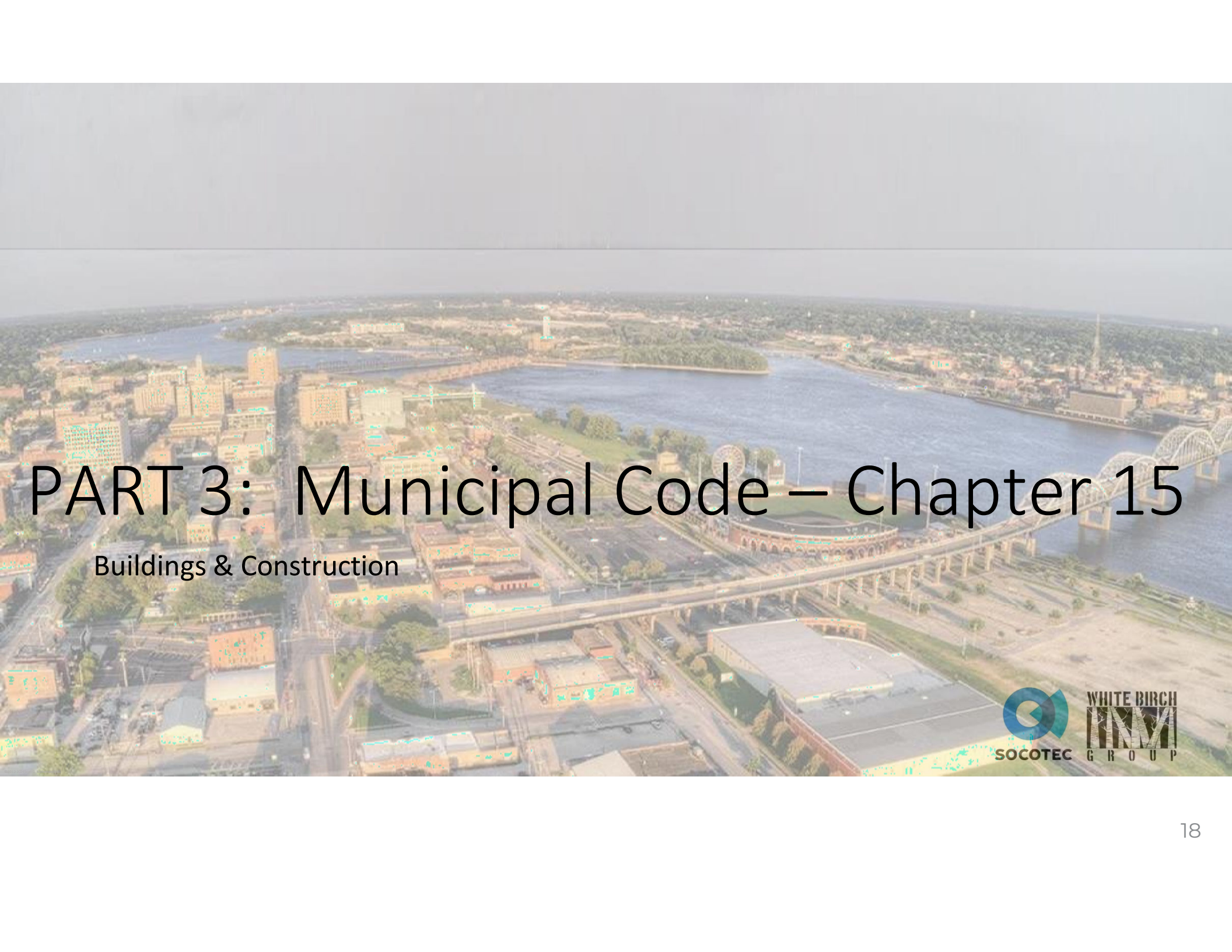
Provides clarity regarding the responsibility of determining if a structure is dangerous.



Municipal Code - Chapter 8: Health & Safety

- 3.7 Section 08.18.060 – Inspections

- > The current code language states the following:
The owner shall allow inspection of the building by City representatives upon request and shall allow annual inspection of the interior and exterior of the premises for the purpose of enforcing and assuring compliance with the provisions of this chapter and the Housing, Building, and Fire codes.
- > Recommended change:
The owner shall allow inspection of the building by City representatives upon request and shall allow inspection of the interior and exterior of the premises for the purpose of enforcing and assuring compliance with the provisions of this chapter and the Housing, Building, and Fire codes. **The reoccurrence of inspections shall occur until a safe to occupy condition has been met. The building official or its designee shall determine the frequency of the inspections on a case-by-case basis.**
- > Justification
Clarifying intent of reoccurrence of inspections for registration of vacant or abandoned buildings.

An aerial photograph of a city, likely St. Louis, Missouri, showing the Mississippi River, the Gateway Arch, and the Veterans Affairs Medical Center. The image is used as a background for the title page.

PART 3: Municipal Code – Chapter 15

Buildings & Construction

Municipal Code - Chapter 15: Buildings & Construction

4.1 Section 15.08.215 – Combined code board of appeals – Powers and duty

- > The current code language states the following:
The Mayor shall strive to appoint one member who is a: State of Iowa electrical contractor or journeyman, State of Iowa licensed plumbing contractor or journeyman, State of Iowa licensed mechanical (HARV) contractor or journeyman, City of Davenport licensed Class A commercial building contractor, City of Davenport licensed Class B residential new construction contractor, architect, and a resident of Davenport
- > Recommended change (modifications in bold)
The Mayor shall strive to appoint one member who is a: State of Iowa electrical contractor or journeyman, State of Iowa licensed plumbing contractor or journeyman, State of Iowa licensed mechanical (HARV) contractor or journeyman, City of Davenport licensed Class A commercial building contractor, City of Davenport licensed Class B residential new construction contractor, architect, **and professional engineer, at least one of whom is a resident of the City of Davenport.**
- > Justification
The board of appeals will benefit from the addition of additional licensed design professionals who have detailed knowledge of the codes and standards related to building design and construction thereby providing for enhanced evaluation of proposed appeals and/or related reviews.

Municipal Code - Chapter 15: Buildings & Construction

4.2 Section 15.08.300.B.1.i – Exempted work

- > The current code language states the following:
Temporary motion picture, television and theater stage sets and scenery;
- > Recommended change:
The above-listed exemption should be removed, and “Temporary motion picture, television and theater stage sets and scenery” added to the table in Section 15.08.300.D – Special Permits as requiring a “**Temporary Permit**”.
- > Justification
As the size and complexity of entertainment structures and sets increases, the hazards associated with same has also increased (particularly outdoor theatrical and concert productions).

Municipal Code - Chapter 15: Buildings & Construction

4.3 Section 15.08.305.B – Plans and Specifications

> The current code language states the following:

The engineer or architect responsible for the structural design work shall include in the construction documents any special inspections and other structural inspections required by the engineer or architect

> Recommended change:

Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed, and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the building official. The engineer or architect responsible for the structural design work shall include in the construction documents any special inspections and other structural inspections required by the engineer or architect. **In addition, the design professional listed on the permit application shall define the expected frequency of site visits for the evaluation of construction progress and compliance with design intent. No permit for Construction shall be issued in the City of Davenport without a defined schedule of site observations by the Architect of Record and/or Engineer of Record. If the Architect of Record or Engineer of Record delegates this duty to another Iowa-licensed design professional, the Architect of Record or Engineer of Record shall ensure that the delegate has an adequate understanding of the design intent. Note, although the duty of on site evaluation can be delegated, the responsibility thereof remains with the Architect of Record and/or Engineer of Record.**

> Justification

Provide better definition of construction documents (re: IRC). Design professional observations of the construction progress are an integral part of ensuring compliance with design intent and building code. While the role of the design professional is not that of “inspector”, the design professional does have an inherent understanding of the scope of the work and is in a position to identify gross deviations therefrom. Refer to **Appendix A** for more information on this topic, and **Appendix B** for examples of similar requirements implemented by the City of Milwaukee, Wisconsin.



Municipal Code - Chapter 15: Buildings & Construction

4.4 Section 15.08.310.D - Expiration

> The current code language states the following:

Expiration. Every permit issued by the building official under the provisions of the technical codes shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made, or will be made in the original plans and specifications for such work; and provided further, that such suspension or abandonment has not exceeded one year.

> Recommended change:

Expiration. Every permit issued by the building official under the provisions of the technical codes shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of **30 (thirty)** days. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefor shall be one-half the amount required for a new permit for such work, provided no changes have been made, or will be made in the original plans and specifications for such work; and provided further, that such suspension or abandonment has not exceeded one year. **Prior to re-issue of the permit, the Building Official or their agent shall have the authority to inspect the work location and may require modifications to site conditions.**

> Justification

Incomplete construction presents one of the most unsafe and/or unstable conditions for a building or structure. This results in increased hazards for both the public as well as public safety professionals. If a contractor is not maintaining oversight of the property and ensuring the integrity of a partially constructed building or structure, or a modified building during a repair project, it can result in hazardous conditions.



Municipal Code - Chapter 15: Buildings & Construction

4.5 Section 15.08.310.F – Continuance of Work

> The current code language states the following:

Continuance of Work. Subsequent to the issuance of a valid permit, no person, firm or corporation shall cease the activity necessary to bring the construction, repair or alteration of any building or structure or building service equipment to a condition allowing the final approval of the building official. Activity shall continue in a reasonable manner until final completion of such work and in no case shall such activity cease for a period of 180 days from the last recorded activity as contained on the permit issued.

> Recommended change:

Continuance of Work. Subsequent to the issuance of a valid permit, no person, firm or corporation shall cease the activity necessary to bring the construction, repair or alteration of any building or structure or building service equipment to a condition allowing the final approval of the building official. Activity shall continue in a reasonable manner until final completion of such work and in no case shall such activity cease for a period of **thirty (30)** days from the last recorded activity as contained on the permit issued.

> Justification

To align with the recommendations for Section 15.08.310.D – Expiration

Municipal Code - Chapter 15: Buildings & Construction

4.6 Section 15.08.320 E – Inspections

- > The current code language states the following:

The building official, upon notification from the permit holder or his agent, shall make the following inspections and shall either approve that portion of the construction as completed or shall notify the permit holder or his agent wherein the same fails to comply with the administrative code or technical codes.
- > Recommended change:

The building official shall make the required inspections, or the building official shall have the authority to accept reports of the required inspections by their designee. Upon notification from the permit holder or his or her agent, the building official shall make or cause to be made any necessary inspections and shall either approve the portion of the construction as completed, or shall notify the permit holder or his or her agent wherein the same fails to comply with this code.
- > Justification

Clarify and emphasize the importance and purpose of the inspections by the building official.

Municipal Code - Chapter 15: Buildings & Construction

4.7 Section 15.08.340.B – Violations-Penalty

> The current code language states the following:

Continuance Any person, firm, or corporation violating any of the provisions of the administrative code shall be deemed guilty of a municipal infraction; and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the administrative code is committed, continued, or permitted; and upon conviction of any such violation such person shall be fined \$30 for a first offense, \$100 for a second offense and \$200 for every offense thereafter for the same violation.

> Recommended change:

Any person, firm, or corporation violating any of the provisions of the administrative code shall be deemed guilty of a municipal infraction; and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the administrative code is committed, continued, or permitted; and upon conviction of any such violation such person shall be fined **an amount to be established by resolution by the City Council.**

> Justification

While the dollar amounts listed above are only suggestions, it is recommended that the penalties for violating the requirement of the Code are more severe and therefore act as a true deterrent to unscrupulous behavior by building owners and/or contractors.

Municipal Code - Chapter 15: Buildings & Construction

4.8 Section 15.30.020.A – Building Contractor Licensing

> The current code language states the following:

Exception: 1: No Building Contractor License is required for a person having legal title and ownership for a building or structure. Owners may perform general contracting work on such properties. The scope of work allowed under this exception shall be limited to work pertaining to new construction, remodeling or renovation. This exception shall not apply to work pertaining to mechanical, electrical or plumbing installations nor shall this exception pertain to the licensing requirements for mechanical, plumbing and electrical contractors.

> Recommended change:

Exception: 1: No Building Contractor License is required for a person having legal title and ownership for a building or structure **classified as a Single Family Dwelling**. Owners may perform general contracting work on such properties. The scope of work allowed under this exception shall be limited to work pertaining to new construction, remodeling or renovation. This exception shall not apply to work pertaining to mechanical, electrical or plumbing installations nor shall this exception pertain to the licensing requirements for mechanical, plumbing and electrical contractors.

> Justification

To align with the recommendations for Section 15.30.310 Licensing generally. The requirement for licensed contractors as noted in the Municipal Code and the proposed amendment in this document are intended to ensure that the occupants of commercial and multi-family housing structures is not impacted by work performed by unqualified personnel.



Municipal Code - Chapter 15: Buildings & Construction

4.9 Section 15.30.020.A.6 – Building Contractor Licensing

> The current code language states the following:

No Current Language. This is a proposed new Section.

> Recommended change:

All applicants for a Building Contractor license (Class A, B, and C) shall identify a Supervisor responsible for construction projects. A Supervisor can only be employed by one company and must have documented proof of completion of the OSHA 30 Hour course within 5 years of application. The Building Contractor shall employ a certified Supervisor as a full-time employee for the duration of the contractor's license.

> Justification

On site supervision and management of construction projects needs to be performed by Qualified Persons as defined by OSHA. While this classification only pertains to safety-related aspects of a project, and technical knowledge of means and methods is also important. This requirement helps to ensure the safety of the public and workers on site.

Municipal Code - Chapter 15: Buildings & Construction

4.10 Section 15.30.070.B – Other Business Affiliations

> The current code language states the following:

No Current Language. This is a proposed new Section.

> Recommended change:

B. All applicants for a Building Contractor license (Class A, B, and C) may be required to identify all other business enterprises where applicant currently has an equity interest, or has had an equity interest in the last ten (10) years.

> Justification

This addition to the License Application is intended to establish that the candidate for licensure is or had not been involved with another organization or company that has defaulted or otherwise lost the ability to operate.

Municipal Code - Chapter 15: Buildings & Construction

4.11 Section 15.30.070.C – Contractor Financial Solvency

> The current code language states the following:

No Current Language. This is a proposed new Section.

> Recommended change:

C. All applicants for a Building Contractor license (Class A, B, and C) may be required to provide a statement of financial solvency (in the format that is part of the application).

> Justification

This addition to the License Application is intended to establish that the corporation is financially responsible.

Municipal Code - Chapter 15: Buildings & Construction

4.12 Section 15.30.1XX – Contractor Experience Requirements

> The current code language states the following:

No Current Language. This is a proposed New Section.

> Recommended change:

All Candidates for Building Contractor licensing must demonstrate 3 years of experience in building construction or design to be eligible for the exam per Section 15.30 of this Code. Work experience need not be continuous but must be full-time (40 hours per week) within the past ten years.

Exceptions:

- A. Successful completion of a three- or four-year vocational high school or other vocational school program in the field of building construction shall be deemed as satisfying one year of work experience.**
- B. Completion of a bachelor's degree from an accredited college or university shall be deemed as satisfying one year of work experience.**
- C. Successful completion of a bachelor's degree from an accredited college or university in architecture, engineering, or technology in a related field shall be deemed as satisfying two years' work experience.**
- D. Active construction-related military experience may be considered full time experience.**
- E. Note: Education cannot account for more than two years of experience, and union affiliation only is not acceptable as work experience.**

> Justification

Due to the complexity of building construction, completion of an examination alone is not sufficient proof of competency. Most other professional licensing requires a combination of Education, Experience, and Examination prior to issuing a professional license.



Municipal Code - Chapter 15: Buildings & Construction

4.13 Section 15.30.1XX – Documentation of Work Experience

> The current code language states the following:

No Current Language. This is a proposed New Section.

> Recommended change:

All Candidates for Building Contractor licensing may be requested to provide either a letter of attestation, or tax forms, but not both, as follows:

- A. Letter of Attestation.** A notarized letter of attestation from an individual (e.g. engineer, architect, employer, military supervisor, licensed contractor, or other licensed or certified professional) stating that you have at least three years of construction and/or design experience.
- B. In lieu of Letter of Attestation, Tax forms.** W-2, or IRS Schedule C or 1099 forms are acceptable. Submit forms for the equivalent of three years' full-time experience. If education is used for experience, then submit a copy of the diploma and/or degree that you acquired.

> Justification

Due to the complexity of building construction, completion of an examination alone is not sufficient proof of competency. Most other professional licensing requires a combination of Education, Experience, and Examination prior to issuing a professional license.



Municipal Code - Chapter 15: Buildings & Construction

4.14 Section 15.30.180.D – Adequacy of Insurance

> The current code language states the following:

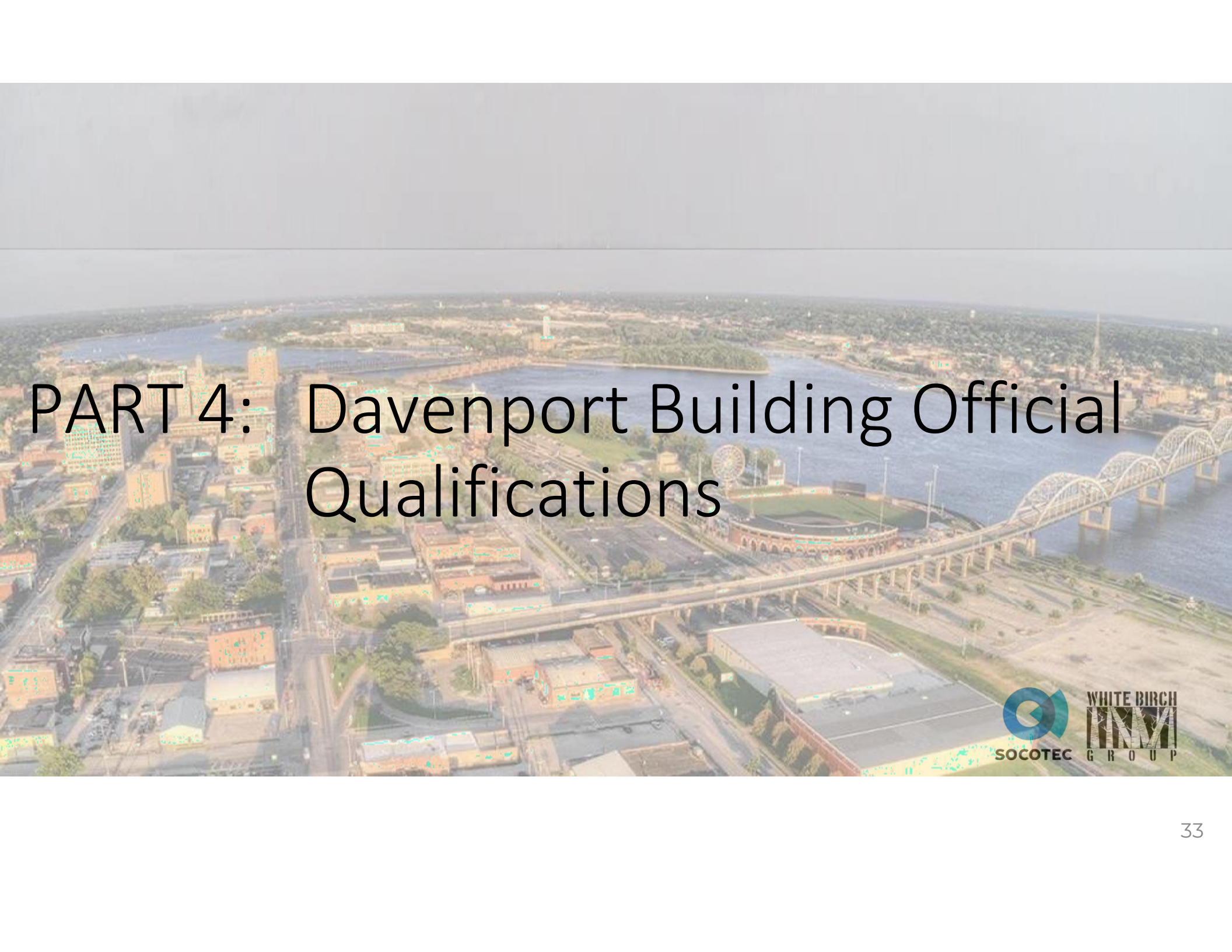
No Current Language. This is a proposed new Section.

> Recommended change:

D. All applicants for a Building Contractor license (Class A, B, and C) shall maintain insurance required as by the above-listed sections is rated B+ or better. The City reserves the right to request Certified proof of insurance from the Building Contractor.

> Justification

This addition to the License requirements ensures that the insurance coverage provided by the company's insurer is viable and from a reputable insurance carrier.



PART 4: Davenport Building Official Qualifications



Davenport Building Official Qualifications

5.1 Chief Building Official

> The current job description states the following:

Bachelor's degree in structural engineering, architecture, public or business administration or related field with five years of experience in the construction or building trades or design. A professional engineering license, architectural license, or similar degree/license preferred.

Valid Driver's License

> Recommended change:

Bachelor's degree in structural engineering, architecture, public or business administration or related field with **ten** years of experience in the construction or building trades or design, **including five years in supervisory experience.** A professional engineering license, architectural license, or similar degree/license preferred.

Valid Driver's License

> Justification

Meets current IBC 2015 requirements for Building Official



Davenport Building Official Qualifications

5.2 Building Inspector

>

The current job description states the following:

Three years progressively responsible experience in the building construction trade at a journeyman level or as a building inspector; or an equivalent combination of training and experience.

Must possess and maintain throughout duration of employment a valid Iowa driver's license.

Certified by the International Conference of Building Officials as a Building Inspector and must maintain throughout duration of employment.

Must become an Iowa resident within two years of hire date and maintain residency throughout duration of employment.

>

Recommended change:

Five years of experience as a contractor, engineer, architect, or as a superintendent, foreman in the building construction trade; or an equivalent combination of training and experience.

Must possess and maintain throughout duration of employment a valid Iowa driver's license.

Certified by the International Conference of Building Officials as a Building Inspector and must maintain throughout duration of employment.

Must become an Iowa resident within two years of hire date and maintain residency throughout duration of employment

>

Justification

Meets current IBC 2015 requirements for Inspector.



Davenport Building Official Qualifications

5.3 Plan Examiner

> The current job description states the following:

Requires high school diploma or GED and three years of responsible experience in building construction, design or inspection at the skilled, full performance level. Must have knowledge of materials, methods and practices of the building construction trade and of codes which regulate building construction and alterations. Also requires ability to read and interpret building plans, to enforce code requirements consistently and equitably and to communicate effectively with contractors, property owners and others.

Must possess and maintain throughout duration of employment a valid Iowa Drivers license.

International Code Council- Certified as Plans Examiner

> Recommended change:

Requires high school diploma or GED and **five** years of responsible experience in building construction, design or inspection at the skilled, full performance level. Must have knowledge of materials, methods and practices of the building construction trade and of codes which regulate building construction and alterations. Also requires ability to read and interpret building plans, to enforce code requirements consistently and equitably and to communicate effectively with contractors, property owners and others.

Must possess and maintain throughout duration of employment a valid Iowa Drivers license.

International Code Council- Certified as Plan Examiner

> Justification

Meets current IBC 2015 requirements for Inspector.



An aerial photograph of a city, likely Pittsburgh, showing a wide river (the Allegheny River) flowing through it. A large bridge with multiple arches spans the river. The city is built on hills, with various buildings and green spaces visible. The sky is overcast.

PART 5: Proposed New Code Content

Proposed New Code Content

6.1 Proposed Peer Review / Third Party Plan Review

It is the authors' understanding that the current City staffing levels do not permit the hiring and development of adequate levels of design professionals and/or certified building officials to conduct plan review for all submitted permits. One approach that many municipalities have taken to address similar deficiencies is to outsource plan review, either on an optional or mandatory basis, typically depending on the size and/or complexity of the proposed project. In almost all cases, the cost of the independent analysis is the responsibility of the Applicant.

Due to current City staffing conditions, it is recommended that Third-Party Plan Review mandate be initiated for all projects, regardless of size.

Prior to initiating said program qualified Plan Reviewers will need to be solicited, identified, and pre-qualified. Typical requirements and considerations for such programs includes:

- a. Development of an application process.
- b. Identify Licensed Design Professionals or Experienced Plans Examiners (minimum 5 years)
- c. Implementation of a training program and annual refresher
- d. Identification of discipline-specific specialties and qualifications (i.e. Architectural, Structural, Mechanical, Electrical, Fire, Civil/Site, Floodplain, Traffic, Bridge/Roadway, Geotechnical, Utilities)
- e. Identification of Building Type-specific qualifications (i.e. Residential, Commercial, Site/Road/Bridge)

It is recommended that the City evaluate programs implemented by other municipalities for specific rules and regulations. See **Appendix D** for representative programs from varying jurisdictions.



Proposed New Code Content

6.2 Proposed Façade Inspection Requirements

The Façade Inspection evaluation is not isolated within the current Davenport Municipal code. Currently, within the Davenport Municipal code located at 8.15.145 G a dwelling inspection schedule determines on a points-based system the inspection schedule cycle for all rental dwellings. The dwelling inspection has an approximate total of 125 line-items which vary from cosmetic issues, to electrical/plumbing functions of the property, fire-safety issues, general maintenance, as well as the facade health or inadequacy of the property. All line-items contain equal weight in-regards to the points-based system. For instance, a line item “Exterior Walls- Deteriorated/missing exterior wall covering” can be scored ‘Severe’, ‘Moderate’, ‘Minor’, or ‘None’. The same scoring criteria is applied to line items such as “General/Health- Improper Maintenance”.

Based on the aforementioned limitations, it is proposed that a separate distinct façade inspection on a 4-year cycle for all structures comprised of masonry and/or concrete facades, and other buildings over 5 stories or 80 feet tall. The façade inspection should consist of up-close non-destructive investigation and/or at-a-distance visual examination. The façade inspection shall include but not limited to glass, window assemblies, sealed joints, masonry conditions, metal, conditions or lack of weep holes or drainage features, and appurtenances.

Refer to Section 2 for a partial list of references to other municipalities that currently require a facade examination within their jurisdiction.

Proposed New Code Content

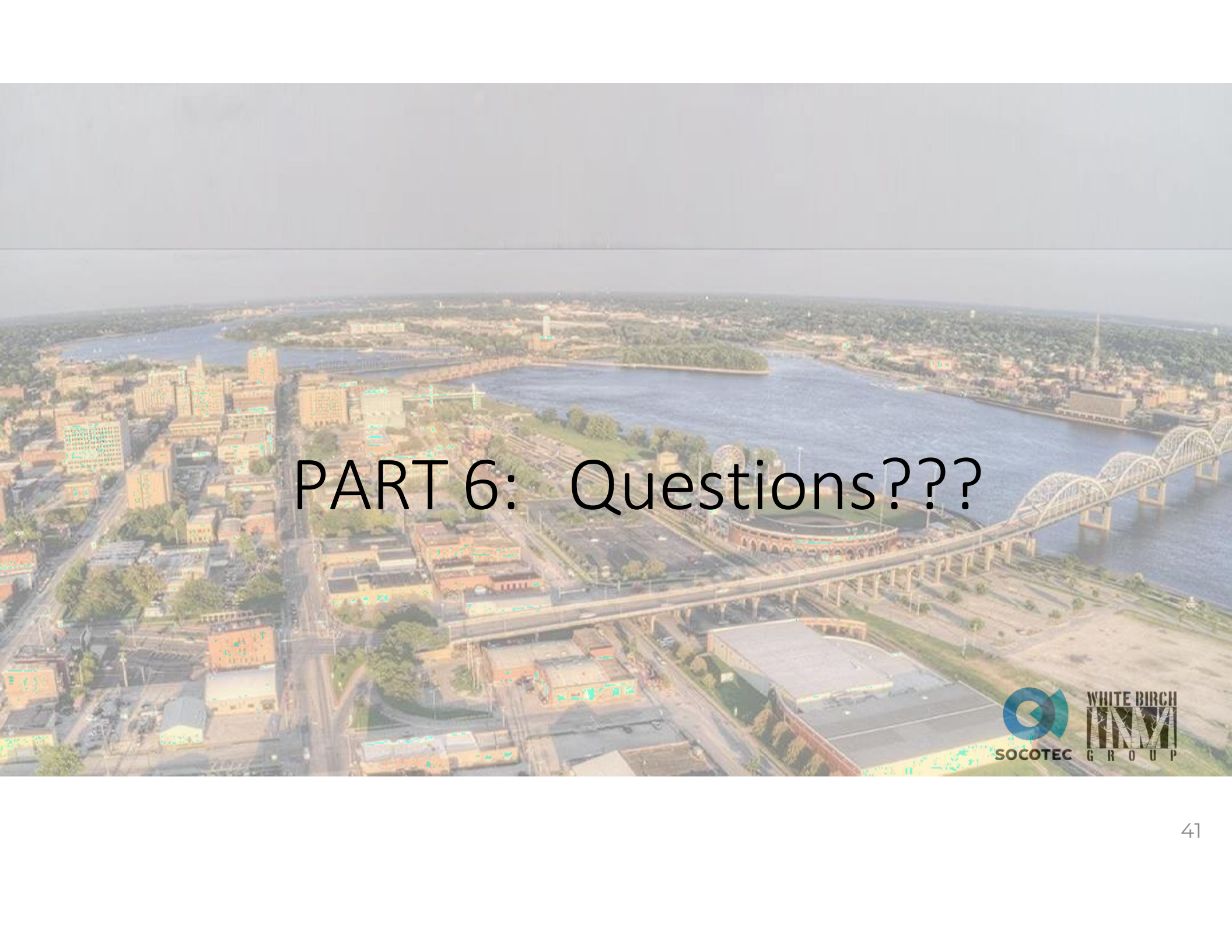
6.3 Proposed Structural Safety Inspections

The Structural evaluation is not isolated within the current Davenport Municipal code. Currently, within the Davenport Municipal code located at 8.15.145 G a dwelling inspection schedule determines on a points-based system the inspection schedule cycle for all rental dwellings. The dwelling inspection has an approximate total of 125 line-items which vary from cosmetic issues, to electrical/plumbing functions of the property, fire-safety issues, general maintenance, as well as the structural health or inadequacy of the property. All line-items contain equal weight in-regards to the points-based system. For instance, a line item “Foundation- Structural failure of the building/structure foundation” can be scored ‘Severe’, ‘Moderate’, ‘Minor’, or ‘None’. The same scoring criteria is applied to line items such as “General/Health- Improper Maintenance”.

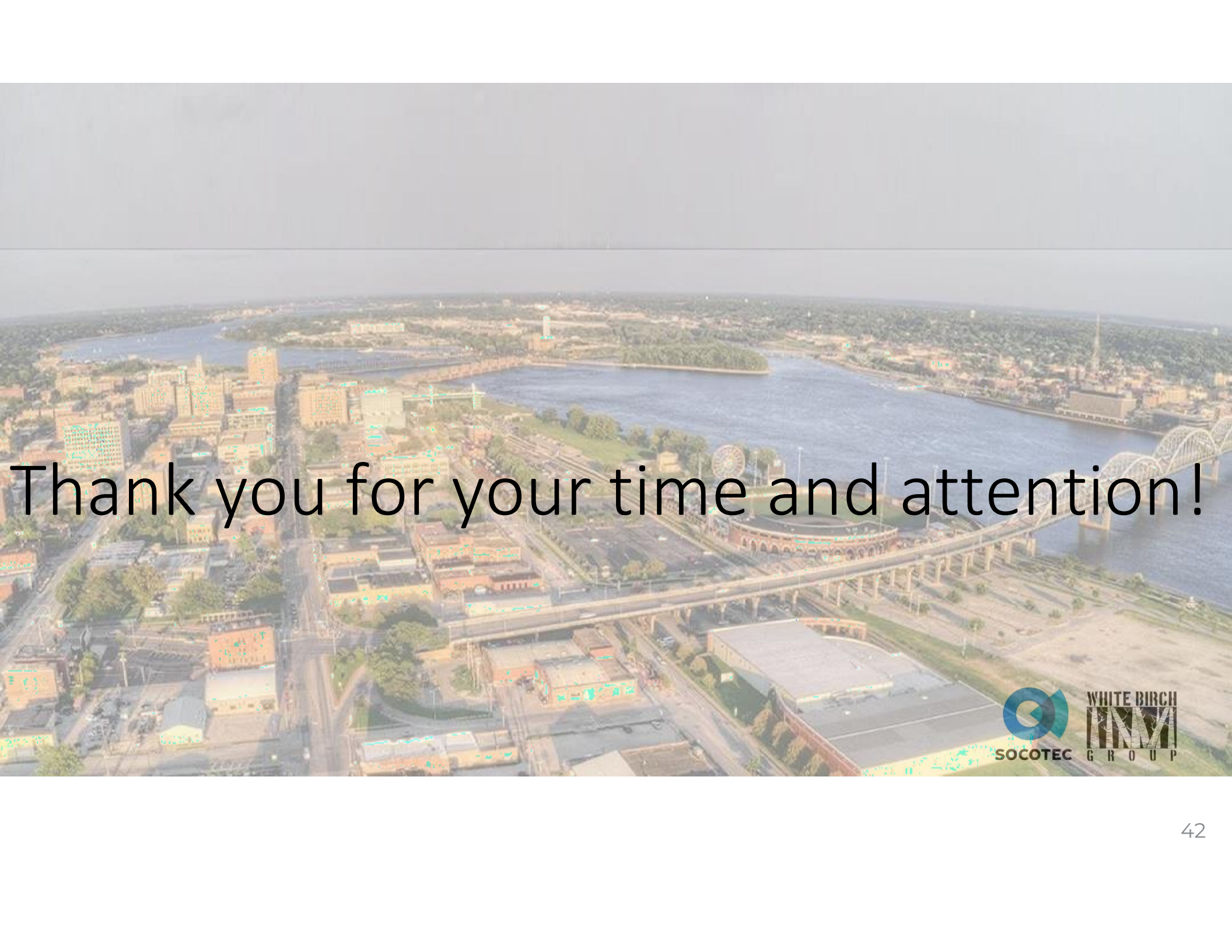
Based on the aforementioned limitations, it is proposed that a separate distinct structural inspection for all rental dwellings and all other buildings over 3 stories or 40 ft tall that are 40 years of age or older. The structural inspection would include balconies, fire-escapes, load-bearing walls, foundations, beams, columns, exposed steel/iron, canopy overhangs, roof top structures, etc. on a 10-year cycle. The visual examination should be up-close non-destructive investigation and/or at-a-distance visual examination. It is intended that the structural inspection is performed by an Iowa licensed design professional, and that the design professional’s report is submitted to the AHJ.

Refer to the source documents for the Miami-Dade program referenced in Section 2 for more information. Note however, the Miami-Dade program is presently under review and revision based on recent events.

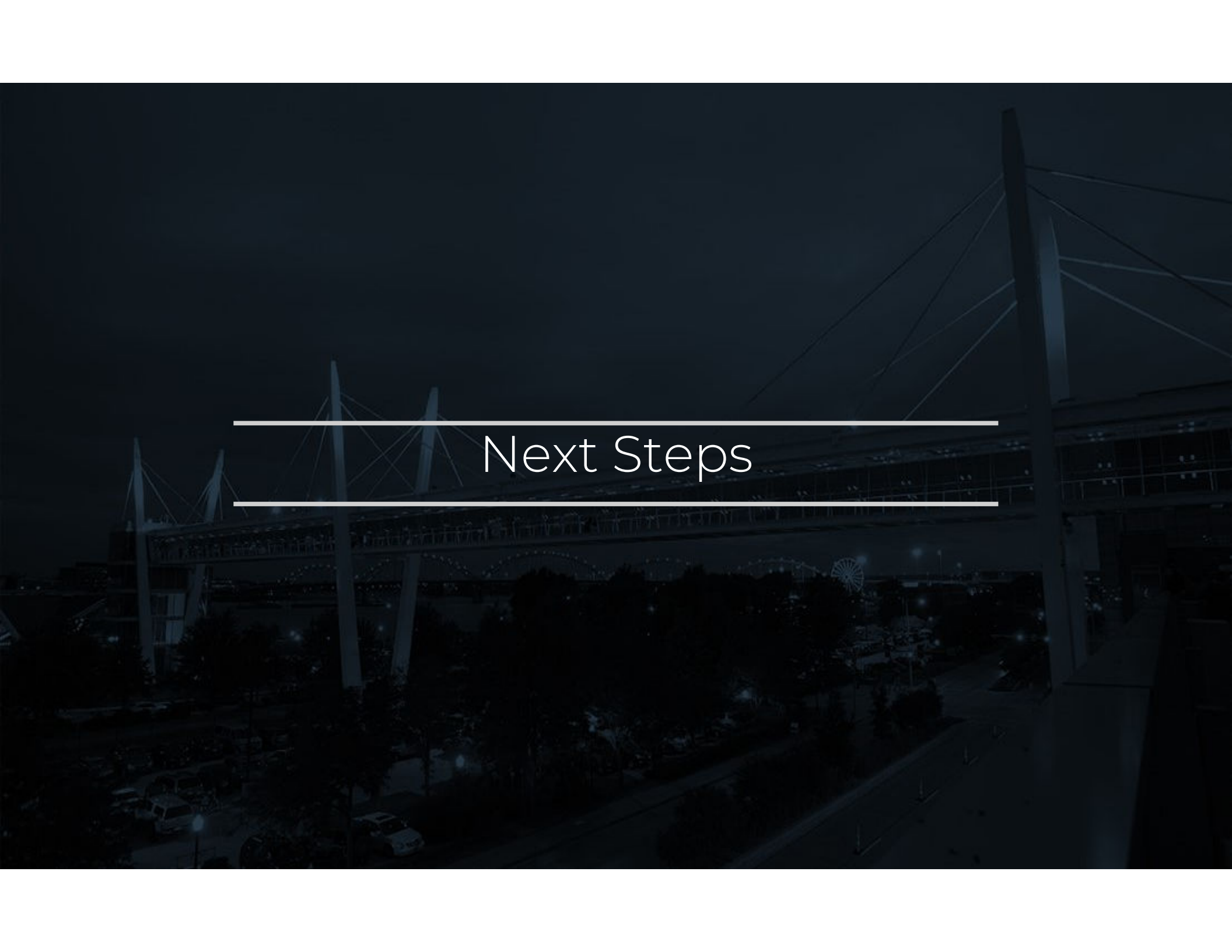




PART 6: Questions???

An aerial photograph of a city, likely Pittsburgh, showing a large river (the Allegheny River) flowing through the center. A prominent bridge with multiple arches spans the river on the right side. The city is built on hills, with various buildings and green spaces visible. The sky is overcast.

Thank you for your time and attention!



Next Steps

Timeline / Next Steps



- Finalize proposed updates to building code and fire code
- Legal review of proposed updates
- Combined Construction Code Board review and make a recommendation to council – early September
- Proposed changes to council – three cycles
 - September 18 COW and September 25 City Council
 - October 2 COW and October 9 City Council
 - October 16 COW and October 23 City Council Adoption

Thank you

