



# City of Muscatine

## **CONSTRUCTION APPEALS AND ADVISORY BOARD**

Wednesday, October 23, 2024

The Construction Appeals and Advisory Board meets at 5:30 p.m. in the Lower Level Conference Room at City Hall.

October 23, 2024, 5:30 PM

### **AGENDA**

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
  - A. September 25, 2024
3. **DISCUSSION ITEMS**
  - A. Discussion and possible action on a code amendment removing the need for the submission of engineered plans for post-framed buildings that are less than 1,440 sq. ft. in size
4. **ADJOURNMENT**

**MINUTES**  
**September 25, 2024 – 5:30 p.m.**  
**Construction Appeal & Advisory Board**  
**Muscatine City Hall**  
**Lower-Level Conference Room**

**Present:** Devin Abel, Jim Nobel, and Tim Kelly

**Absent:** Ken Gilkerson and James Miller

**Staff:** Andrew Fangman, Assistant Community Development Director

**Also Present:** Jeff Osborne

**Minutes:**

Meeting called to order at 5:24 pm.

Jim Nobel moved, seconded by Devin Able to approve the minutes from the June 12, 2024. The motion passed by a 3-0 vote.

Tim Kelly moved, seconded by Jim Nobel to approve the minutes from the August 25, 2024. The motion passed by a 3-0 vote.

A discussion took place regarding the State Historic Building Code. This code aims to restore or modify historic buildings while preserving their original architecture, ensuring safety and cost-effectiveness. It replaces certain accessibility sections of the International Existing Building Code (IEBC) with standards from Chapter 302 of the Iowa Administrative Code, offering more flexibility in meeting federal accessibility requirements. Jeff Osborne spoke in favor such an amendment.

Having previously agreed to recommend a local amendment mirroring the State Historic Building Code, the board discussed eligibility criteria for applying the proposed amendment to the code.

Two approaches were discussed:

- Mirroring State Historic Building Code: Require structures to be individually listed on the National Register, listed as contributing structures in a National Register-listed historic district, or have a certification of eligibility.
- Establishing Age or Built-By Date: Set a specific age or built-by date for eligible structures

After weighing the pros and cons of each approach, the board reached a consensus that a local amendment to the City Building Code mirroring the State Historic Building Code should also use the same eligibility criteria.

Tim Kelly moved, seconded by Devin Able to make a recommendation that City Council adopted an amendment to the City Building Code mirroring the State Historic Building Code, including the eligibility criteria. The motion passed by a 3-0 vote.

The board discussed a potential amendment to eliminate the engineering plan requirement for post-framed buildings under 1,440 square feet. They expressed conceptual support for this change.

Questions arose about how post-frame buildings currently bypass the engineering requirement. The board agreed to address this issue at the next meeting as a potential action item. They requested answers to their specific questions about the current handling of such buildings be included in the agenda packet for the next meeting.

Meeting adjourned at 6:01 p.m.

ATTEST:

Respectfully Submitted,

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Devin Abel Chairperson  
Construction Appeal & Advisory Board

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Andrew Oien, Secretary  
Building Division Manager



# COMMUNITY DEVELOPMENT DEPARTMENT

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Planning • Zoning • Building Safety • Construction Inspection Services • Public Health • Housing Inspections • Code Enforcement

**To:** Construction Appeal & Advisory Board

**From:** Andy Oien, Building Division Manager

**Date:** September 25, 2024

**Re:** Discussion on a code amendment removing the need for the submission of engineered plans for post framed building that are less 1,440 sq. ft. in size

An additional change that we have briefly discussed with this board recently is a proposed change to our policy regarding Post-Frame buildings. There are no prescriptive methods or provisions in the IBC/IRC to directly approve this type of construction. This means that it must be approved as an alternate method, and as such, requires assurance that it's safe and durable. This is the point at which we meet the threshold to require engineering for the structure. We have operated under a policy that allows an exception to the hard requirements of the code. We currently allow a Post-Frame building to be constructed *without* engineered plans if it meets the following criteria:

- It is no larger than 1000 sq. feet in floor area, *and*
- has posts spaced no more than 8 feet on center, *and*
- has a sidewall height of 12 feet or less

The change proposed would be to *increase* the floor area to 1,440 sq. feet with the two other criteria maintained as is. The justification for the change is that this would bring the building code into line with current zoning code for many properties with a maximum accessory building size of this square footage., and that these are relatively low-risk and low-hazard buildings.

As a side piece to this change, we will propose a similar increase for detached buildings to be used as a garage or storage area while still being constructed on a 'Floating Slab' type of foundation.