

CHAPTER 152

BUILDING CONSTRUCTION REQUIREMENTS

152.01 Definitions

15102 Sidewalk Requirements

152.03 Fencing Hazardous Holes Required

152.04 Storm Water Inlet Protection Required

152.05 Erosion Control and Storm Water Pollution Prevention

152.01 DEFINITIONS. For use in this chapter, the following terms are defined:

1. "Owner" means

152.02 SIDEWALK REQUIREMENTS. If, on application for a permit for building a totally enclosed structure, the lot upon which the building is proposed to be built has no existing sidewalk along the right-of-way of a public street, the building permit application must include a plan for sidewalk construction. The building inspector will not issue a permit for occupancy until sidewalks are constructed.

152.03 FENCING HAZARDOUS HOLES REQUIRED. All pits, excavations, unenclosed basements and other holes with a slope greater than 1:1 and a depth of more than three feet (3') shall be either: (i) securely covered with a cover that cannot be opened by children and that will not collapse or fail under the weight of a child, or (ii) fenced with a fence of at least three feet high that surrounds the entire perimeter of the hole.

152.04 STORM WATER INLET PROTECTION REQUIRED. Prior to issuance of a building permit, the building permit applicant must install protection devices at the storm water inlet (or inlets) where storm water from the construction site will enter the City's storm water sewer system. Such devices must meet the requirements for said inlet protection as defined in the most recent published editions of the *Iowa Statewide Urban Design Standards for Public Improvements* and the *Iowa Statewide Urban Standard Specifications for Public Improvements* manuals, or other inlet protection

designs and specifications approved by the City Council by resolution or ordinance.

152.05 EROSION CONTROL AND STORM WATER POLLUTION PREVENTION.

1. All construction sites of one acre or more must submit and have approved a *Storm Water Pollution Prevention Plan* to the appropriate agency as defined by State and/or Federal law in accordance with NPDES and other State regulations.

2. Construction, grading and/or excavation activities on sites of less than one acre must adhere to the following:

A. Each site of building construction, grading and/or excavation must have a stabilized construction entrance, as defined and explained in the most recent published editions of the *Iowa Statewide Urban Design Standards for Public Improvements* and the *Iowa Statewide Urban Standard Specifications for Public Improvements* manuals, or other stabilized construction entrance design approved by the City Council by resolution or ordinance.

B. One or more of the following erosion control or storm water prevention devices must be implemented along the entire perimeter of a building construction, grading and/or excavation site except at the stabilized construction entrances:

- (1) Temporary Rolled Erosion Control Products (RECP)
- (2) Turf Reinforcement Mats (TRM)
- (3) Vegetative Filter Strip
- (4) Diversion Structure
- (5) Level Spreader
- (6) Filter Berm
- (7) Filter Sock
- (8) Wattle
- (9) Sediment Trap
- (10) Silt Fence

The above device or devices used must be implemented as defined and explained in Chapter 7 of the most recent published editions of the *Iowa Statewide Urban Design Standards for Public Improvements* and the *Iowa Statewide Urban Standard Specifications for Public Improvements* manuals (SUDAS),

except that wherever the word "should" is used in the SUDAS manual, it shall be construed as meaning "shall" and considered a requirement. The devices so implemented along the perimeter of the site must remain in place until the site has been sodded, seed or plant material has grown into a stable vegetative cover or landscaping stone has been laid that prevents erosion.

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