



City Council Work Session

Monday, August 3, 2026 at 5:30 PM
Council Chambers - 331 First Street East
Agenda

Rules of Procedure

Workshops are not Public Hearings. No member of the public or interested party has the right to make a presentation or address the Council on an item under consideration in a workshop or a study session. During the City Council Work Session, the Council will primarily discuss and debate items intended to be formally considered at a future City Council Meeting. However, the Council may at any noticed meeting, including a City Council Work Session meeting, take action on any item shown on the posted agenda as a potential action item. The City Council Work Session meeting is a regular meeting of the Independence City Council.

Meeting Opening

Department Updates

1. Department Report - Airport
2. Department Report - Building & Code Enforcement
3. Department Report - Streets
4. Department Report - Utilities

New Business

5. Buchanan County Economic Development
6. Right of Way Abandonment — 10th Street NE
7. 17th Street SE Parking and Load Limit
8. Extra Duty Contract - Police Department
9. Library Park Project Fundraising Discussion
10. Alignment of Chapter 24 (Airport Board) with Current Organizational Practices
11. Building Code of Ordinances Amendments

Other Business

12. Council Topics
13. Mayor Topics
14. City Manager Topics

Adjournment

This agenda is subject to change.



City Council

Department Report

To: City Council Members

From: Brett Soukup, Airport Director

Date of Meeting: August 3, 2026

Item Title: Department Report - Airport

Department Updates:

Fuel Sales:

Fuel sales remained strong during the reporting period. We experienced a significant increase in transient traffic associated with the Oshkosh AirVenture fly-in. Many aircraft stopped for fuel on their way to Oshkosh, and a large number also stopped on their return trip, resulting in increased fuel sales throughout the event.

Equipment:

Over the past couple of months, several pieces of equipment have required repairs and maintenance, such as the large and small mowers. We have also been working on the John Deere 7130 tractor. We are continuing to diagnose an issue with one of the hydraulic control blocks that does not appear to be functioning properly. Troubleshooting efforts will continue until the problem is resolved.

Miscellaneous:

Spray aircraft activity has remained very busy this season, with a significant amount of aerial application work taking place throughout the area.

We have hired two new part-time office staff members to help cover weekend shifts.

New windsocks have been purchased and will be installed soon to replace the existing ones. This is part of our ongoing effort to keep airport equipment in good condition and maintain safe operations.

One taxiway light failed and has been returned to the manufacturer for repair. We are currently awaiting its return so it can be reinstalled.

I have worked with the Iowa DOT on several occasions regarding ongoing communication issues with the AWOS phone line. Although we initially believed the issue had been resolved, the problem returned. After additional diagnostics, the Iowa DOT determined that converting the system to cellular communication would provide the most reliable solution. Since the conversion was completed, the system has been operating properly, and the issue appears to have been resolved.

Frequent rainfall has kept mowing operations exceptionally busy, with continued grass growth allowing very few opportunities for the workload to slow down.

The main hangar has been opened several times to shelter spray aircraft from inclement weather.

We currently have only a couple of T-hangars available. My goal is to keep these spaces available for transient aircraft or future opportunities involving an aircraft mechanic or flight instruction services that would provide additional value to the airport.

In mid-July, a transient aircraft experienced a mechanical issue that could not be repaired immediately. We provided hangar space to protect the aircraft until repairs could be arranged. I also transported four people to the Cedar Rapids Airport so they could rent a car and travel to Des Moines to catch their flight to their next stop.

During the Oshkosh AirVenture fly-in, we welcomed several transient aircraft that stopped overnight. In one instance, our courtesy car was already being used by another pilot who had diverted due to weather and smoke. I transported another group to their hotel so they could stay overnight, purchase fuel, and continue their trip once conditions improved. Providing this level of customer service helps make our airport a welcoming stop for transient pilots and encourages future visits.

Attachments:

None



City Council

Department Report

To: City Council Members

From: Matt Chesmore, Building Official

Date of Meeting: August 3, 2026

Item Title: Department Report - Building & Code Enforcement

Department Updates:

Citizen concerns: Two citizens complaint/concerns within the last two months. One turned into a violation; One was a concern about a hole that MidAm bored into a sidewalk, which our Street Dept. took care of. The other 5 are only listed here, so I have a record of inspections and any documentation I am sending out to the previous lessees of the flood buyout lots.

Violations: Eleven violations were investigated in June and July, with many high grass violations being resolved. Previous violations regarding junk property are currently being processed. I have one municipal infraction that the City will be conducting abatement on once I have all bids back in, and two other properties that municipal infractions have been filed on. I have a court date on Aug. 6 regarding one of them, but it looks hopeful that this one may get dismissed as the owner has been cleaning up. The last one on Nelson Ave is an ongoing case, whereas the cleanup has stalled and the property is for sale with an offer pending.

Permits: We processed sixty-six permits throughout June and July.

Floodplain Administration: Following up on buyout lot lease agreements ending on July 1, 2026. Sending notices to two of the six previous lessees with private property on public land.

Training: Upcoming EICCC training on Aug 13th.

Other Activity: I have been reviewing ICC 2024 code books, getting ready for the adoption of the 2024 ICC code cycle. This is a separate agenda item for Council to discuss at this work session.

Attachments:

1. Complaints_June_July
2. All_Violations_June_July
3. All_Permits_issued_June_July

Complaints previous two months (set date range)

Entry Date	Complaint Location	Complaint Description	Complaint Status
June 23, 2026	610 4TH ST SW, INDEPENDENCE 50644	Hole cut into sidewalk that has sunk	Closed
June 23, 2026	802 3RD AVE NE, INDEPENDENCE 50644	High grass on the alley side of the property	Violation Issued
July 28, 2026	86 9TH ST NE, INDEPENDENCE 50644	Private property on previously leased land. Lease ended on July 1st 2026.	Pending
July 28, 2026	300 4TH AVE NW, INDEPENDENCE 50644	Private property on previously leased land. Lease ended on July 1st 2026	Pending
July 28, 2026	309 2ND AVE NE, INDEPENDENCE 50644	Private property on previously leased land. Lease ended on July 1st 2026	Pending
July 28, 2026	109 3RD AVE NW, INDEPENDENCE 50644	Private property on previously leased land. Lease ended on July 1st 2026	Pending
July 28, 2026	200 8TH ST SW, INDEPENDENCE 50644	Private property on public land	Pending

7 Complaints

These are all flood buyout lots I am investigating.

All Violations last two months - Set Date Range

Violation Date	Violation Location	Violation Subtype	Violation Status	Violation Notes
June 10, 2026	217 3RD AVE NE, INDEPENDENCE 50644	High Grass, Weeds & Vegetation	Closed/Resolved	Grass and weeds over 8"
June 17, 2026	611 1ST ST E, INDEPENDENCE 50644	High Grass, Weeds & Vegetation	Closed/Resolved	Grass and weeds over 8" in height
June 23, 2026	802 3RD AVE NE, INDEPENDENCE 50644	High Grass, Weeds & Vegetation	Closed/Resolved	High grass on the alley side of the property
June 23, 2026	408 3RD AVE SE, INDEPENDENCE 50644	High Grass, Weeds & Vegetation	Closed/Resolved	Grass of over 8" tall
June 26, 2026	200 7TH AVE SE, INDEPENDENCE 50644	High Grass, Weeds & Vegetation	Closed/Resolved	Grass over 8"
June 30, 2026	310 1ST ST W, INDEPENDENCE 50644	High Grass, Weeds & Vegetation	Closed/Resolved	Grass over 8" in height
July 1, 2026	800 NELSON AVE NE, INDEPENDENCE 50644	High Grass, Weeds & Vegetation	Closed/Resolved	High grass and weeds over 8" in height
July 1, 2026	501 8TH ST NE, INDEPENDENCE 50644	High Grass, Weeds & Vegetation	Closed/Resolved	Grass over 8" in height
July 9, 2026	516 2ND AVE SE, INDEPENDENCE 50644	Trash, Junk & Debris	1st Warning	Grass blown onto street.
July 13, 2026	611 1ST ST E, INDEPENDENCE 50644	High Grass, Weeds & Vegetation	Open	Grass and weeds in rear yard over 8" overgrowth around house
July 27, 2026	600 2ND ST SE, INDEPENDENCE 50644	High Grass, Weeds & Vegetation	Violation Notice Sent	Grass over 8"

11 Violations

All Permits issued previous 2 months - Set Date Range

File Date	Location	Permit Type	Permit Use	Fee Amount	Permit Date	Project Value
June 25, 2025	307 16TH AVE NE, INDEPENDENCE 50644	Residential	Building	\$0.00	June 30, 2025	\$2,500
June 2, 2025	808 1ST ST E, INDEPENDENCE 50644	Residential	Building	\$0.00	June 2, 2025	\$1,000
June 23, 2025	1504 7TH ST NE, INDEPENDENCE 50644	Residential	Building	\$20.00	June 25, 2025	\$900
June 3, 2025	301 1ST ST E, INDEPENDENCE 50644	Commercial	Building	\$0.00	June 3, 2025	\$0
June 3, 2025	512 8TH AVE SW, INDEPENDENCE 50644	Residential	Building	\$203.00	June 3, 2025	\$30,000
July 3, 2025	302 ENTERPRISE DR, INDEPENDENCE 50644	Commercial	Building	\$136.00	July 7, 2025	\$17,460
June 3, 2025	614 8TH AVE NE, INDEPENDENCE 50644	Residential	Building	\$94.00	June 3, 2025	\$10,001
			Subtotal For Building (7 Records)	\$453.00		\$61,861
July 30, 2025	114 1ST ST E, INDEPENDENCE 50644	Commercial	Decking	\$180.00	July 31, 2025	\$25,000
July 7, 2025	803 8TH AVE NE, INDEPENDENCE 50644	Residential	Decking	\$20.00	July 14, 2025	\$1,000
May 28, 2025	207 8TH AVE NE, INDEPENDENCE 50644	Residential	Decking	\$148.00	June 2, 2025	\$19,500
June 9, 2025	801 9TH AVE SW, INDEPENDENCE 50644	Residential	Decking	\$28.00	June 9, 2025	\$1,302
June 6, 2025	1409 KELLIE AVE, INDEPENDENCE 50644	Residential	Decking	\$58.00	June 6, 2025	\$4,200
July 24, 2025	139 14TH AVE NE, INDEPENDENCE 50644	Residential	Decking	\$52.00	July 24, 2025	\$3,982
June 25, 2025	207 5TH ST SE, INDEPENDENCE 50644	Residential	Decking	\$52.00	July 14, 2025	\$3,500
			Subtotal For Decking (7 Records)	\$538.00		\$58,484
June 27, 2025	2325 JAMESTOWN AVE, INDEPENDENCE 50644	Residential	Demolition	\$0.00	June 27, 2025	\$0

File Date	Location	Permit Type	Permit Use	Fee Amount	Permit Date	Project Value
June 26, 2025	813 9TH ST NE, INDEPENDENCE 50644	Residential	Demolition	\$0.00	June 26, 2025	\$0
			Subtotal For Demolition (2 Records)	\$0.00		\$0
July 28, 2025	1404 6TH AVE SW, INDEPENDENCE 50644	Residential	Fence	\$52.00	July 28, 2025	\$4,000
May 27, 2025	515 6TH AVE NW, INDEPENDENCE 50644	Residential	Fence	\$20.00	June 27, 2025	\$700
May 14, 2025	902 7TH AVE SW, INDEPENDENCE 50644	Residential	Fence	\$58.00	June 2, 2025	\$4,500
June 17, 2025	517 6TH AVE SE, INDEPENDENCE 50644	Residential	Fence	\$52.00	June 17, 2025	\$4,000
			Subtotal For Fence (4 Records)	\$182.00		\$13,200
July 21, 2025	501 5TH AVE SW, INDEPENDENCE 50644	Residential	Garage	\$544.00	July 21, 2025	\$127,436
			Subtotal For Garage (1 Records)	\$544.00		\$127,436
June 3, 2025	214 1ST ST E, INDEPENDENCE 50644	Commercial	Mechanical (HVAC)	\$90.00	June 4, 2025	\$9,690
June 5, 2025	310 12TH AVE NW, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$90.00	July 18, 2025	\$10,000
June 6, 2025	136 14TH AVE SE, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$90.00	June 6, 2025	\$10,000
July 10, 2025	517 14TH AVE NE, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$76.00	July 18, 2025	\$7,779
May 30, 2025	715 7TH AVE NW, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$52.00	June 4, 2025	\$3,375
June 6, 2025	1110 5TH ST NE, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$136.00	June 24, 2025	\$17,458
June 10, 2025	115 6TH AVE NW, INDEPENDENCE 50644	Commercial	Mechanical (HVAC)	\$1,337.50	June 10, 2025	\$450,000
July 10, 2025	214 6TH ST SE, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$52.00	July 18, 2025	\$3,687

File Date	Location	Permit Type	Permit Use	Fee Amount	Permit Date	Project Value
June 16, 2025	302 ENTERPRISE DR, INDEPENDENCE 50644	Commercial	Mechanical (HVAC)	\$166.00	June 17, 2025	\$22,800
May 20, 2025	1105 DAVID DR, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$58.00	June 4, 2025	\$4,250
May 22, 2025	1503 CARRIE AVE, INDEPENDENCE 50644	Residential	Mechanical (HVAC)	\$52.00	June 4, 2025	\$3,485
			Subtotal For Mechanical (HVAC) (11 Records)	\$2,199.50		\$542,524
July 17, 2025	403 MATTHEW ST, INDEPENDENCE 50644	Residential	New Construction	\$58.00	July 28, 2025	\$4,009
May 29, 2025	307 MATTHEW ST, INDEPENDENCE 50644	Residential	New Construction	\$1,281.00	June 5, 2025	\$425,000
			Subtotal For New Construction (2 Records)	\$1,339.00		\$429,009
July 1, 2025	211 4TH ST SE, INDEPENDENCE 50644	Residential	Plumbing	\$82.00	July 18, 2025	\$8,339
May 1, 2025	1115 7TH ST NE, INDEPENDENCE 50644	Residential	Plumbing	\$34.00	June 4, 2025	\$1,620
April 29, 2025	1810 1ST ST W, INDEPENDENCE 50644	Commercial	Plumbing	\$34.00	June 4, 2025	\$1,655
June 16, 2025	302 ENTERPRISE DR, INDEPENDENCE 50644	Commercial	Plumbing	\$377.00	June 17, 2025	\$74,000
			Subtotal For Plumbing (4 Records)	\$527.00		\$85,614
July 3, 2025	604 4TH ST SE, INDEPENDENCE 50644	Residential	Remodel/Addition	\$180.00	July 3, 2025	\$25,000
July 7, 2025	803 8TH AVE NE, INDEPENDENCE 50644	Residential	Remodel/Addition	\$20.00	July 7, 2025	\$1,000
August 1, 2024	302 ENTERPRISE DR, INDEPENDENCE 50644	Commercial	Remodel/Addition	\$3,903.00	June 16, 2025	\$1,725,108
			Subtotal For Remodel/Addition (3 Records)	\$4,103.00		\$1,751,108

File Date	Location	Permit Type	Permit Use	Fee Amount	Permit Date	Project Value
June 4, 2025	615 4TH ST SW, INDEPENDENCE 50644	Residential	Right-of-Way (Approach/Sidewalk)	\$64.00	June 4, 2025	\$5,969
			Subtotal For Right-of-Way (Approach/Sidewalk) (1 Records)	\$64.00		\$5,969
July 24, 2025	131 15TH AVE NE, INDEPENDENCE 50644	Residential	Roofing	\$90.00	July 24, 2025	\$9,968
July 22, 2025	700 7TH AVE SE, INDEPENDENCE 50644	Commercial	Roofing	\$142.00	July 22, 2025	\$18,500
July 22, 2025	700 7TH AVE SE, INDEPENDENCE 50644	Residential	Roofing	\$100.00	July 22, 2025	\$11,500
July 1, 2025	706 4TH AVE SW, INDEPENDENCE 50644	Residential	Roofing	\$0.00	July 3, 2025	\$2,800
June 3, 2025	206 2ND ST SE, INDEPENDENCE 50644	Residential	Roofing	\$106.00	June 3, 2025	\$12,268
July 30, 2025	118 TERRACE DR, INDEPENDENCE 50644	Residential	Roofing	\$58.00	July 30, 2025	\$4,500
June 25, 2025	1102 5TH AVE NE, INDEPENDENCE 50644	Residential	Roofing	\$0.00	June 25, 2025	\$13,129
July 17, 2025	63 9TH ST NE, INDEPENDENCE 50644	Residential	Roofing	\$82.00	July 18, 2025	\$9,000
July 17, 2025	821 2ND ST NE, INDEPENDENCE 50644	Residential	Roofing	\$82.00	July 17, 2025	\$8,550
July 15, 2025	615 4TH ST SW, INDEPENDENCE 50644	Residential	Roofing	\$118.00	July 15, 2025	\$14,725
June 6, 2025	602 5TH ST NW, INDEPENDENCE 50644	Residential	Roofing	\$46.00	June 6, 2025	\$2,550
July 14, 2025	200 7TH AVE NE, INDEPENDENCE 50644	Residential	Roofing	\$124.00	July 14, 2025	\$15,900
June 16, 2025	412 2ND ST SW, INDEPENDENCE 50644	Residential	Roofing	\$228.00	June 16, 2025	\$35,000
July 3, 2025	200 9TH AVE NW, INDEPENDENCE 50644	Commercial	Roofing	\$90.00	July 7, 2025	\$10,000
June 16, 2025	209 3RD ST NE, INDEPENDENCE 50644	Residential	Roofing	\$46.00	June 17, 2025	\$3,000

File Date	Location	Permit Type	Permit Use	Fee Amount	Permit Date	Project Value
June 17, 2025	700 20TH AVE SW, INDEPENDENCE 50644	Commercial	Roofing	\$106.00	June 17, 2025	\$12,500
June 12, 2025	1201 7TH ST NE, INDEPENDENCE 50644	Residential	Roofing	\$112.00	June 12, 2025	\$13,129
June 6, 2025	128 TERRACE DR, INDEPENDENCE 50644	Residential	Roofing	\$82.00	June 6, 2025	\$8,600
June 13, 2025	307 4TH ST SE, INDEPENDENCE 50644	Residential	Roofing	\$46.00	June 13, 2025	\$3,000
Subtotal For Roofing (19 Records)				\$1,658.00		\$208,619
June 3, 2025	905 5TH AVE NE, INDEPENDENCE 50644	Commercial	Sign	\$82.00	June 12, 2025	\$8,532
Subtotal For Sign (1 Records)				\$82.00		\$8,532
July 8, 2025	901 SPRUCE DR, INDEPENDENCE 50644	Residential	Window/Door Replacement	\$58.00	July 10, 2025	\$4,030
June 24, 2025	207 8TH AVE SW, INDEPENDENCE 50644	Residential	Window/Door Replacement	\$106.00	June 25, 2025	\$12,177
Subtotal For Window/Door Replacement (2 Records)				\$164.00		\$16,207
July 28, 2025	301 7TH AVE SE, INDEPENDENCE 50644	Residential	Zoning Clearance	\$0.00	July 28, 2025	\$0
July 28, 2025	706 2ND ST NE, INDEPENDENCE 50644	Residential	Zoning Clearance	\$0.00	July 28, 2025	\$0
Subtotal For Zoning Clearance (2 Records)				\$0.00		\$0
T O T A L - 66 Records				\$11,853.50		\$3,308,562



City Council

Department Report

To: City Council Members

From: Brad Esch, Streets Director

Date of Meeting: August 3, 2026

Item Title: Department Report - Streets

Department Updates:

Compost / Tree Dump Maintenance

The Street Department performed regular maintenance at the compost and tree dump sites, including routine cleanup, pushing up debris piles, and organizing materials to keep the areas accessible. Mulch piles still need to be moved across the creek and will be addressed once staff are caught up from last month's events.

Storm Water

Cleaned several storm intakes and completed rehabilitation work as needed. Also addressed an ongoing washout issue at JC Park.

Assistance with Utility Main Breaks

Street Department crews assisted the Utility Department with water main break repairs as needed. Staff continue to support the ongoing water main replacement project, which has required extensive excavation, backfilling, and concrete placement to prepare the area ahead of the blacktop overlay rehabilitation contractor. There is still a significant amount of work remaining before the sites will be fully ready for this year's street program.

Street Painting Markings

Most of the painting has been completed, with a few areas still needing to be addressed.

July 4th Event

Staff assisted with preparation, including putting up barrier fence, traffic control, cleanup, and general support throughout the July 4th festivities. Overall operations went smoothly.

RAGBRAI

There was a lot of preparation for the event; some of the bigger items included road edging on 20th Ave, 6th Ave, and other areas; grinding down humps on 1st West from the bridge out to 20th Ave, followed by blacktop cold patch; pothole filling throughout the entire city; and street sweeping. Staff also assisted with setup, traffic control, cleanup, and general support throughout the RAGBRAI event. Everything went smoothly, with only minor issues addressed as they arose. Overall, the Street Department worked with several members to ensure the event ran safely and successfully for all participants.

Day-to-Day Operations

Handled routine daily tasks, maintenance, and service requests.

Attachments:

None



City Council

Department Report

To: City Council Members

From: Travis Foley, Utilities Director

Date of Meeting: August 3, 2026

Item Title: Department Report - Utilities

Department Updates: Water

- We have finished the water main installation on 2nd St NE between 7th Ave and 8th Ave NE and on 5th St NE between 7th Ave and 8th Ave NE.
- We are finishing up the project on 2nd St NE between 10th and 11th Ave NE and on 11th Ave NE between 2nd St and 3rd St NE.
- We are also working on replacing a couple of fire hydrants.
- The shop water tower is scheduled to have an interior washout this month.

Sewer

- We continue to utilize the camera to inspect mains.
- We will start our sewer cleaning process in the next month or so in the SE side of town.

Wastewater

- Regular maintenance and repairs.
- Starting to clean up and organize for the upcoming project.
- We are EXCITED for construction to start!!

Attachments:
None



City Council

Work Session Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 3, 2026

Item Title: Buchanan County Economic Development

Discussion:

Lisa Kremer, Director of Buchanan County Economic Development, will be present to provide an update for the year and information on the two leadership opportunities available in the area.

Recommendation:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

Attachments:

1. BCEDC 2026 Community Update
2. LEAD Summit Flier
3. LEADERSHIP_SERIES-2026-HANDOUT.pdf (1)

BCEDC 2026 COMMUNITY UPDATE

Highlights from December 2025 through July 2026

From December 2025 through July 2026, BCEDC advanced business growth, workforce response, tourism development, downtown revitalization, leadership programming, regional collaboration, and organizational planning across Buchanan County.

COMMUNITY VALUE DELIVERED

BUSINESS GROWTH AND INDUSTRY SUPPORT

- Supported Pries's BIG application for a \$34.5 million expansion, approximately \$1.3 million in tax credits, and 43 new jobs.
- Supported Geater's successful BIG application, which secured \$584,500 in tax credits for a \$16 million, 30,000-square-foot expansion expected to create 100 jobs.
- Worked closely with Independence Premium Foods and IEDA during restructuring to coordinate business support with IEDA.
- Supported new businesses through RLF and Key Business Grant awards and continued developing loan and grant opportunities.
- Submitted an RFI and advanced certified site outreach to strengthen long-term site readiness.

TOURISM AND COUNTYWIDE PROMOTION

- Integrated tourism more formally under BCEDC through board restructuring, MOU work, and employing the Tourism Director under Economic Development.
- Aligned tourism with workforce recruitment, quality of life, downtown vitality, visitor spending, and business growth.
- Worked with Tourism to advance the Independence mural project through tuckpointing, approvals, design review, and contribution outreach.
- Supported countywide promotion through the Iowa Tourism Conference, Rural Summit exposure of Cedar Rock, community events, and RAGBRAI-related outreach.

DOWNTOWNS AND COMMUNITY DEVELOPMENT

- Continued hands-on support for the Jesup Downtown Revitalization Committee and helped the work continue after the CDBG facade option lost traction.
- Supported local Commercial Facade Grant development, Catalyst Grant exploration, MidAmerican Energy grant discussions, and Downtown Assessment preparation.
- Helped build local ownership as committee members followed up with downtown business owners and moved projects toward implementation.

LEADERSHIP DEVELOPMENT AND TRAINING

- Reworked LEAD Buchanan with partners into a stronger Community Leadership Summit model scheduled for October 21-22.
- Finalized Business Leadership programming with Hawkeye Community College to begin September 15th.
- Delivered strong spring training participation, including 33 registrations for Speaking with Confidence and 21 participants for Catch and Throw.
- Connected leadership topics to communication, ethics, purpose-driven leadership, workplace energy, and team engagement.

Community takeaway: The work was not limited to one project or one city. BCEDC helped communities connect with programs, partners, visibility opportunities, and next steps that individual communities may not have the staff capacity to pursue alone.

What This Means for Buchanan County Communities

BCEDC serves as a countywide support system for growth, visibility, readiness, and collaboration.

Workforce Transition Support	Partnering with Independence Premium Foods and Iowa Workforce Development to organize a targeted job fair for affected employees, connect them with local manufacturing employers, and provide on-site reemployment resources.
Regional Collaboration, Workforce, and Housing	Participated in the Rural Summit, Housing Symposium, Iowa Tourism Conference, PDI Conference, IRDC activities, and Cedar Valley Regional Partnership work, including benefit survey distribution, job board transition, and site selector resources.
Organizational Planning	Reviewed strategic planning options, FY2027 budget items, tourism funding considerations, bylaw updates, and future Key Business Grant direction to strengthen BCEDC's long-term role as a countywide implementation partner.

COMMUNITY-FACING PRIORITIES MOVING FORWARD

Project Readiness	Continue building a stronger pipeline of sites, RFIs, certified site conversations, and business expansion support.
Tourism as Economic Development	Use tourism, events, local assets, and quality of life promotion to support visitor spending, workforce recruitment, and community pride.
Downtown Implementation	Keep downtown committees moving from ideas to grant tools, assessments, facade work, and practical project steps.
Leadership and Capacity	Expand training opportunities that help employers, volunteers, board members, and community leaders build stronger teams.

BCEDC is both a strategic and practical partner for Buchanan County communities. BCEDC helped advance major business growth, workforce transition support, tourism promotion, downtown progress, leadership development, and regional partnerships. BCEDC has kept projects moving, connected the right people, and helped position Buchanan County for the next round of growth.



LEAD Summit is a two-day leadership development experience designed for emerging and established leaders who want to strengthen their impact in the workplace and community.

Participants will learn from dynamic speakers and leadership experts on topics including purpose-driven leadership, managing workplace challenges, ethical decision-making, and confident communication. Sessions feature practical strategies, real-world examples, interactive discussions, and networking opportunities with fellow leaders from across the region.

Featured Presenters

KENT STOCK

MARCIE VAN NOTE

DR. JOSEPH VANDERSTEL

JIM THOMPSON

DAN COHEN

TWO DAY SCHEDULE

WEDNESDAY • OCTOBER 21	
8:30 – 9:00 AM	Check-In & Welcome
9:00 – 12:00 PM	Kent Stock – <i>LEAD with Purpose: Inspire with Action</i>
12:00 – 12:45 PM	Networking Lunch
12:45 – 2:15 PM	Marcie Van Note – <i>Leadership Strategies for Managing Energy Vampires</i>
2:30 – 3:45 PM	Dan Cohen – <i>Ethics in Leadership</i>
3:45 – 4:00 PM	Closing

THURSDAY • OCTOBER 22	
8:30 – 9:00 AM	Check-In & Welcome
9:00 – 12:00 PM	Jim Thompson – <i>Attitude & Leadership</i>
12:00 – 12:45 PM	Networking Lunch
12:45 – 2:15 PM	Dr. Joseph VanderStel – <i>Present with Confidence: Lead with Impact</i>
2:30 – 4:00 PM	Interactive Leadership Challenge, Team Trivia & Awards <i>Review, compete, and win prizes!</i>



REGISTER TODAY!
OCTOBER 21-22

Early bird registration available for a limited time



Learn more at
GrowBuchanan.com



BUILDING BETTER LEADERS

4 DYNAMIC SPEAKERS - 6 POWERFUL SESSIONS! ENDLESS TAKEAWAYS!



Dr. Celina Peerman



Heather Woody



Sandra Flikkema



Marcie Van Note

9/15

Leadership Excellence in the Age of AI | Dr. Celina Peerman

Today's leadership must do more than embrace new technology, they must guide people through change with confidence, emotional intelligence, and trust. This session explores how to lead effectively in an AI-driven workplace while building resilient, adaptable teams.

9/22

Your Best Leadership Self at Work | Heather Woody

Leadership starts with us. This interactive workshop explores how mindset, habits, and daily choices impact leadership effectiveness, workplace culture, and engagement. Participants will gain practical strategies to strengthen positive leadership, identify what may be holding them back, and bring their best professional selves to work every day.

9/29

Managing Generations in the Workplace | Heather Woody

Today's leaders are managing teams made up of multiple generations with different communication styles, expectations, motivations, and approaches to work. This interactive session helps leaders better understand generational dynamics, strengthen collaboration, reduce misunderstandings, and create a culture where every generation can contribute and thrive.

10/6

Difficult Conversations | Marcie Van Note

Hard conversations don't get easier by avoiding them, they just get heavier. Whether you're addressing a performance issue, navigating a conflict, or delivering news no one wants to hear, the ability to speak directly and listen honestly is a skill you can build. In this session, you'll learn how to say what needs to be said, hear what's hard to hear, and keep the conversation moving forward — without blowing up the relationship or walking away with things left unsaid.

10/13

Prioritizing the Life & Work You Want | Sandra Flikkema

Learn how to decide what deserves your energy now, what can wait, and what doesn't need attention at all. This session introduces five practical prioritization methods to reduce stress, strengthen focus and boundaries, improve efficiency, and prevent burnout. We'll also explore how AI can help identify priorities, organize tasks, and support smarter decision-making.

10/20

Motivating and Empowering People Around You | Marcie Van Note

You can't motivate people, but you can create the conditions where motivation thrives. This session explores what truly drives people, how leaders unintentionally block engagement, and ways to build autonomy, purpose, and recognition that bring out the best in others. Participants will leave with practical insights for creating stronger teams and increasing their impact as leaders.

JOIN US!

Pipestone Vet Services Independence, IA

\$450/Entry (Session Limit 20/Class)

BCEDC Partners Receive Discount





City Council

Work Session Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 3, 2026

Item Title: Right of Way Abandonment — 10th Street NE

Discussion:

At the July 6 City Council Work Session, Wapsie Valley Creamery was present to discuss the possibility of abandoning some right-of-way on 10th Street NE.

After discussion that evening, it was suggested that they come back with an exhibit showing the exact area they are seeking to be abandoned at this time. That map has been prepared and is attached for Council review and discussion.

As was stated at the July meeting, should this move forward, city-owned utilities in the corridor could be protected by easements.

This would also need to go through Planning & Zoning per City Code 137.02.

Recommendation:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

Attachments:

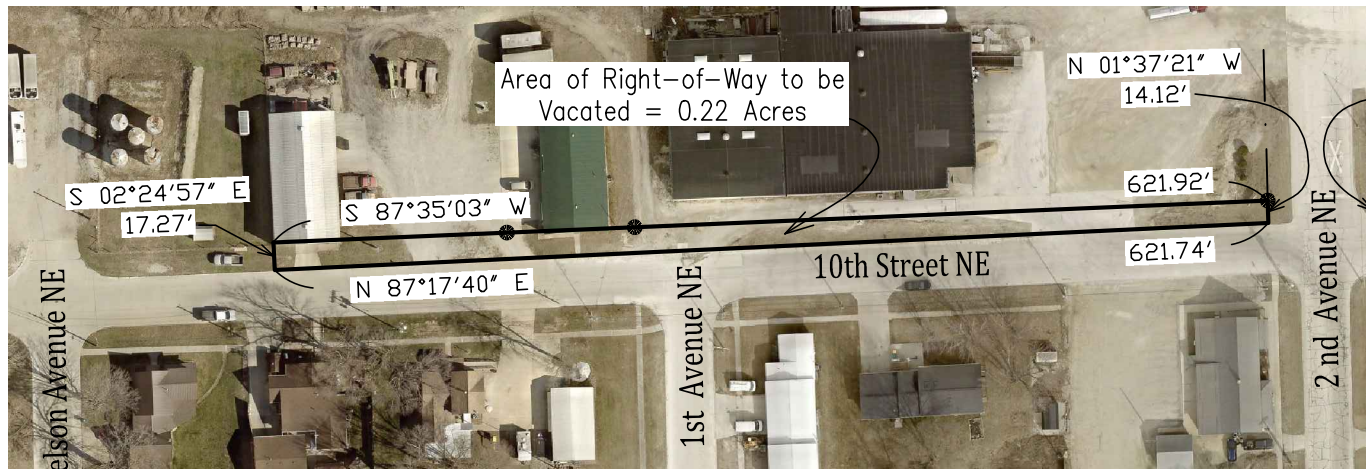
1. 26254-Draft Exhibit for vacating public row

INDEX / LEGEND
COUNTY: BUCHANAN
ALLOT PART :
CITY: INDEPENDENCE
SUBDIVISION: UNION ADDITION
BLOCK:
LOT:
PROPRIETOR: CITY OF INDEPENDENCE
REQUESTED BY: RYAN NIELSEN, WAPSIE VALLEY CREAMERY

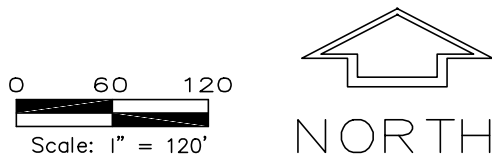
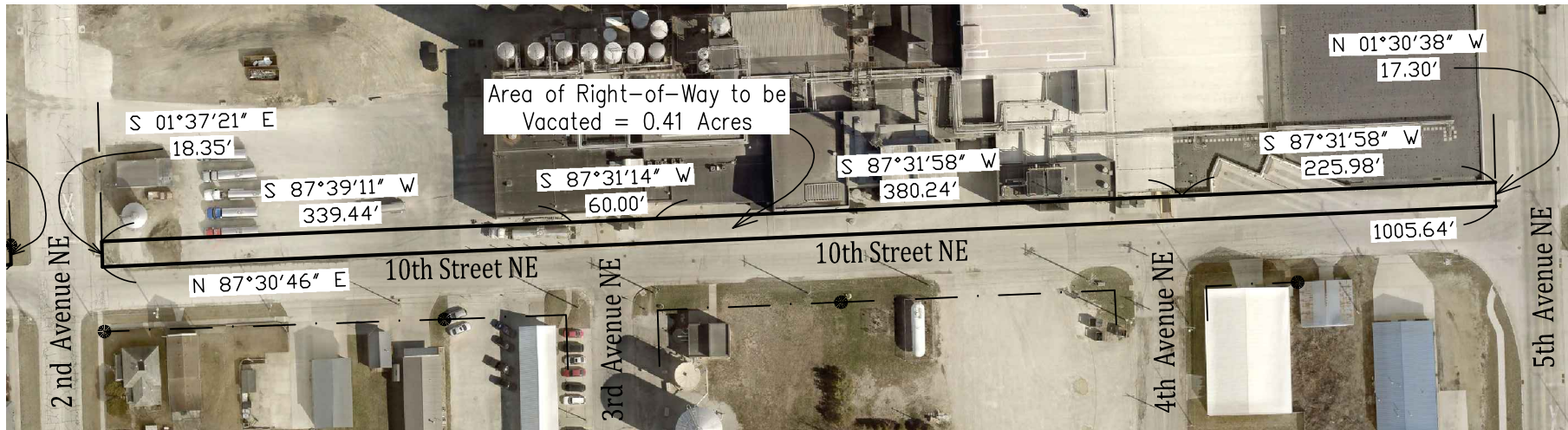
PREPARED BY: BRIAN M. CRAWFORD, PLS-CRAWFORD ENGINEERING 118 3RD AVE NE INDEPENDENCE, IOWA 50644 (319)334-7077

EXHIBIT FOR VACATING PUBLIC RIGHT OF WAY

THAT PORTION OF 10TH STREET NORTHEAST RIGHT OF WAY LYING BETWEEN THE EXISTING NORTH BACK OF CURB AND THE NORTH RIGHT OF WAY LINE FROM 2ND AVENUE NORTHEAST TO A POINT 104 FEET EAST OF THE EAST LINE OF NELSON AVENUE NORTHEAST, CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA DESCRIBED LAND CONTAINS 0.22 ACRES AND IS SUBJECT TO EASEMENTS FOR EXISTING PUBLIC AND PRIVATE UTILITIES.



THAT PORTION OF 10TH STREET NORTHEAST RIGHT OF WAY LYING BETWEEN THE EXISTING NORTH BACK OF CURB AND THE NORTH RIGHT OF WAY LINE FROM 2ND AVENUE NORTHEAST TO 5TH AVENUE NORTHEAST, CITY OF INDEPENDENCE, BUCHANAN COUNTY IOWA DESCRIBED LAND CONTAINS 0.41 ACRES AND IS SUBJECT TO EASEMENTS FOR EXISTING PUBLIC AND PRIVATE UTILITIES.



CORNERS FOUND:	CORNERS SET:
● -1/2" IP YEL. CAP#17344	○ -1/2" IP YEL. CAP#17344
◆ - CUT X IN PCC	◇ -CUT X IN PCC
DATE SURVEYED: 07/24/2026	

PRELIMINARY

PRELIMINARY

CRAWFORD ENGINEERING
& SURVEYING, INC.
118 THIRD AVENUE N.E.
P.O. BOX 793, INDEPENDENCE, IOWA 50644
Phone (319) 334-7077
PROJECT NO. 26254 FLD.BK.NO. PAGE



City Council

Work Session Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 3, 2026

Item Title: 17th Street SE Parking and Load Limit

Discussion:

As we continue to support local business operations and facility expansions, Pries Enterprises LLC reached out to ask that we review our street regulations to ensure they align with current traffic and safety needs in their area. We are bringing forward two items for Council discussion regarding the roadway adjacent to Pries (17th Street SE).

Discussion Item 1: Parking Restrictions

To assist with the ongoing construction for Pries and to keep the area clear of congestion, Pries has asked that we consider adding a "no-parking" designation to this section of the roadway. They have requested that this be a permanent change to maintain clear access long-term. As an alternative, we could consider a temporary no-parking restriction that would remain in effect until June 1, 2026, to cover the primary construction period.

Discussion Item 2: Weight Limit Modification

As I was reviewing the above, we also determined that we need to review the current vehicle weight restrictions in this area. City Code Section 66.03, Item 2(M) currently enforces a six-ton weight limit on Seventeenth Street S.E., starting from the west curb of Waste Water Treatment Plant Road and extending west for a distance of 1,250 feet. To better accommodate commercial traffic and align with the eastern edge of the most recent Pries project, we should consider modifying this ordinance. The options for Council discussion are to either reduce the restricted distance from 1,250 feet down to 620 feet, or to remove the weight limit on this section entirely.

Recommendation:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

Attachments:

None



City Council

Work Session Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 3, 2026

Item Title: Extra Duty Contract - Police Department

Discussion:

The City occasionally receives requests from organizations and private entities to provide extra-duty police services for special events, traffic control, and other security needs. To ensure we are consistently protecting our municipal interests while accommodating these community requests, we have worked with legal counsel to develop a standardized Extra-Duty Police Services Agreement. This agreement ensures that any sworn officers providing these services do so during off-duty hours, preventing any conflict with their primary law enforcement duties for our City. Furthermore, it ensures that our organization is fully reimbursed for all associated expenses by requiring the contracting entity to pay a fully burdened hourly rate that covers wages, overtime, benefits, and administrative overhead. The contract also establishes robust indemnification and insurance requirements to safeguard the City from liability.

Our intent in presenting this template is to establish a streamlined standard operating procedure for handling these routine requests. At our upcoming regular council meeting on August 10, we plan to introduce a resolution for the Council to consider. This resolution would formally approve the contract template and authorize the City Manager to sign these agreements as a matter of normal, day-to-day business. By granting this authorization, we will be able to efficiently process standard extra-duty assignments without requiring individual Council approval for every event. If any requesting party requires material changes to the terms or formatting of this standard agreement, we will bring that modified contract back to the Council for full review and approval prior to execution.

Recommendation:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

Attachments:

1. Extra Duty Contract

EXTRA-DUTY POLICE SERVICES AGREEMENT

CITY OF INDEPENDENCE, IOWA

This Extra-Duty Police Services Agreement ("Agreement") is made and entered into this ____ day of _____, 20__, between the City of Independence, Iowa, an Iowa municipal corporation ("City"), and _____ ("Contractor"), collectively "the parties."

WHEREAS, the Contractor requires temporary police-related services in connection with an event or activity; and

WHEREAS, the City is authorized to provide duly sworn City of Independence police officers to perform extra-duty police services, subject to approval of the Chief of Police or their designee; and

WHEREAS, any police officers providing services under this Agreement will do so on an extra-duty basis during off-duty hours that do not conflict with their primary law enforcement duties owed to the City;

NOW, THEREFORE, the parties agree as follows:

1. SCOPE OF SERVICES

The City shall provide extra-duty police services as follows, subject to approval by the Chief of Police or their designee:

A. Number of Officers: Contractor requests ____ officer(s).

B. Dates and Times: _____.

i. Is this request reoccurring? If yes, how often and how long does the request recur for? _____

ii. Minimum staff time is two (2) hours.

iii. Late cancellation fee: if canceled less than 24 hours prior to the event, the Contractor shall pay a cancellation fee of \$250.

C. Location of Services: _____.

D. Duties: Event security, traffic control, crowd control, law enforcement presence, and other police-related duties authorized by the City's Police Department operational plan.

The City retains the sole discretion to determine staffing levels, assignment, and removal of officers at Contractor's event.

The officers shall use their training and professional judgment to refuse unsafe or unlawful assignments from the Contractor. The Contractor shall not direct enforcement actions, request arrests or citations, or otherwise interfere with an officer's professional judgment.

Nothing in this Agreement shall be construed to create an employment, agency, or joint venture relationship between the City and Contractor.

2. TERM

This Agreement shall be effective from _____, 20__ through _____, 20__, unless earlier terminated as provided herein.

Either party may terminate this Agreement upon seven (7) days' written notice to the other party if termination is deemed to be in that party's best interest. Notice shall be provided pursuant to the NOTICES provision, below.

3. COMPENSATION

Contractor shall pay the City a fully burdened hourly rate of \$_____ per officer, which includes wages and/or overtime (including shift differential pay, if any), FICA/Medicare, retirement (IPERS or applicable system), workers' compensation, and administrative overhead. Payment is due within thirty (30) days of invoicing.

4. PAYMENT TERMS

The City shall invoice the Contractor for actual hours worked, including the two (2) hour minimum. Payment is due within thirty (30) days of receipt of invoice. Failure to timely pay invoices may result in suspension or termination of services and shall be pursued as a debt owed to the City for a breach of this Agreement. Non-payment shall result in the City refusing to contract with Contractor in the future.

5. DUTY STATUS

Police officers assigned under this Agreement remain subject to call by the Chief of Police or designee at any time for emergencies or other police duties.

6. COMPLIANCE WITH CITY POLICIES AND IOWA LAW AND NON-DISCRIMINATION

Officers shall remain under the exclusive direction and control of the City of Independence Police Department and shall comply with all City policies and laws and Iowa and federal law, including but not limited to all applicable nondiscrimination laws. Under no circumstances shall Contractor discriminate, harass, or retaliate against City officers. Failure to follow this contract provision shall result in an immediate breach of contract.

7. NO SPECIAL DUTY OR SPECIAL RELATIONSHIP

Nothing in this Agreement creates a special duty or special relationship between City officers and the Contractor or any third party.

8. LIABILITY AND IMMUNITY

Nothing in this Agreement waives the City of Independence's governmental immunity. To the fullest extent permitted by law, the Contractor shall defend, indemnify, and hold harmless **the City** and its officers, officials, employees, agents, and representatives from and against any and all claims, demands, damages, losses, liabilities, costs, and expenses, including reasonable attorney fees, arising out of or resulting from:

- (a) any breach of this Agreement by **Contractor**; or
- (b) any negligent or wrongful act or omission of **Contractor**, its employees, agents, or subcontractors or as a result of event conditions resulting in personal injury or property damage; or
- (c) any claim by a third party arising out of or relating to the performance of this Agreement by **Contractor**.

This indemnification obligation shall not apply to the extent a claim is caused by the negligence or willful misconduct of the City of Independence or its officers or employees acting within the scope of their official duties. The duty to defend shall arise upon receipt of notice of a claim and is independent of the duty to indemnify. This indemnification obligation shall survive the termination or expiration of this Agreement.

9. FORCE MAJEURE

Neither party shall be deemed in default of this Agreement to the extent that any delay or failure in performance results from events beyond that party's reasonable control, including but not limited to severe weather; fire; flood; natural disaster; war; terrorism; civil unrest; labor disputes; epidemics or public health emergencies; governmental orders; or other similar events ("Force Majeure Event"). In the event of a Force Majeure Event, the affected party shall promptly notify the other party of the nature and expected duration of the delay or inability to perform. Performance shall be suspended for the duration of the Force Majeure Event. Notwithstanding the foregoing, the City retains the right to immediately reassign or withdraw police personnel if required to respond to emergencies or fulfill its primary public safety obligations. The Contractor shall remain responsible for payment for services rendered up to the time of suspension, and for any minimum service charges or costs incurred prior to the Force Majeure Event, if applicable. If the Force Majeure Event continues for a period of more than five (5) days, either party may terminate this Agreement upon written notice without further liability, except for obligations accrued prior to termination.

10. INSURANCE

The City shall continue to provide insurance coverage to the sworn officer(s). However, if the Contractor has applicable insurance coverage, then (pursuant to the terms of the policy) it shall apply to protect the City from claims arising out of the Contractor's event,

operations, premises, activities, acts, omissions, or contractual responsibilities and the City shall, to the fullest extent permitted by law, tender claims, seek reimbursement, contribution, indemnity, or subrogation from the Contractor or the Contractor's insurer where the claim is caused in whole or in part by the Contractor, its employees, agents, subcontractors, invitees, participants, or event conditions. Evidence of applicable insurance shall be supplied within 48 hours of the City's written demand.

11. NOTICES

All notices shall be in writing and delivered to the City of Independence, Attn: City Clerk, 331 1st Street East, Independence, IA, 50644. All notices shall be in writing and delivered to the Contractor at: **(NAME/TITLE ADDRESS.)**

12. NO ASSIGNMENT

Neither party shall assign this contract without the express written permission from the other party.

13. GOVERNING LAW/VENUE/JURY WAIVER

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa. Any legal action or proceeding arising out of or relating to this Agreement shall be brought exclusively in the Iowa District Court for Buchanan County, Iowa, or the federal court jurisdiction in which the City resides. The parties consent to the jurisdiction of such court and waive any objection to venue or forum non conveniens. **The parties knowingly and voluntarily waive their right to a jury trial** to the fullest extent permitted by law.

15. ENTIRE AGREEMENT/SEVERABILITY

This Agreement represents the entire agreement between the parties and may be amended only in writing signed by authorized representatives. If any provision of this Agreement is determined to be invalid, illegal, or unenforceable by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect, provided that the essential terms and conditions of this Agreement for each party remain valid, binding, and enforceable. The parties agree to negotiate in good faith to replace any invalid or unenforceable provision with a valid provision that most closely reflects the original intent of the parties.

DATED this ____ day of _____, 2026.

CITY OF INDEPENDENCE, IOWA

City Manager

Chief of Police

CONTRACTOR

Authorized Representative



City Council

Work Session Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 3, 2026

Item Title: Library Park Project Fundraising Discussion

Discussion:

As the Council may recall from previous presentations, the Library has been developing plans to improve the park area located in front of the Library and the Lee Mansion. Because the City owns the park grounds, we want to ensure the Council is kept fully informed regarding the project's progress and the proposed funding mechanisms. Library Director Laura Blaker and I have discussed this initiative in detail. As she is currently on vacation, I agreed to bring this forward on her behalf for our discussion tonight.

The Library Board intends to approach the park improvements as a stand-alone fundraising project. They have applied for two grants, but unfortunately, they have been unsuccessful with both applications.

To secure the necessary capital, they have outlined a tiered sponsorship plan designed to motivate community members to give generously. Central to this strategy is the creation of three distinct "naming rights" opportunities for donations of \$15,000 or more. The designated areas available for naming rights include:

- The main gathering area with tables.
- The presentation area featuring the stone bench and lighting.
- The area containing three concrete pads with benches and tables.

While the exact aesthetic of the recognition is still being finalized, we anticipate it will include elements such as the donor's name set in the cement, engraved bricks, or prominent placement on a dedicated donor sign within the park. Furthermore, to encourage broader participation, the Board plans to recognize gifts of \$2,500 or more on the park donor sign. These secondary recognitions will utilize a smaller font to distinguish them from the primary naming rights gifts.

Bob Beatty, Parks and Recreation Director, has reviewed this proposed structure and is supportive of the plan. Our hope is that by offering specific, tiered recognition, we can encourage potential donors to support the successful funding and completion of this community space.

Recommendation:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

Attachments:

None



City Council

Work Session Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 3, 2026

Item Title: Alignment of Chapter 24 (Airport Board) with Current Organizational Practices

Discussion:

I am bringing forward a discussion regarding the potential removal of the following section of the City Code under Chapter 24, Airport Board:

24.04 Powers and Duties

4. Hiring. The Board shall select an Airport Manager to oversee the day-to-day operations of the airport facilities and grounds. The Airport Manager may be an employee or an independent contractor, at the discretion of the Board. If an independent contractor, the Airport Manager may be a person or a business entity. Any contract for Airport Manager recommended by the Board must be approved by the City Council. The City Council shall have the final authority to set the Airport Manager's compensation and benefits.

The recommendation to review and remove this section is driven by our goal to align the City Code with our current operational structure. Based on this position's current job description, the Airport Director is defined as an "At-will position... and reports to the City Manager". The document consistently outlines that this role operates under the general supervision of city administration and involves advising both the Airport Board and the City Manager on policies and procedures.

Currently, the language in Chapter 24 contradicts the operational reality established in the job description. By updating this section of the code, we can eliminate this discrepancy and ensure that our hiring, compensation, and management practices for this role are consistent with how we support and manage all other department heads within our municipal team. This change simply cleans up the code to reflect the practices we already have in place.

Recommendation:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

Attachments:

None



City Council

Work Session Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 3, 2026

Item Title: Building Code of Ordinances Amendments

Discussion:

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a classification of Class 09 for 1 and 2 family residential property, as well as a Class 09 for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Verisk indicated that if we intend to adopt new building codes within six months, they will hold the publication of the new classifications pending our adoption. If we do not adopt new codes within this timeframe, ISO will move forward with publishing the classifications based on our currently adopted codes.

To preserve our rating, we informed ISO that we intend to adopt the newest building codes within the next six months. On July 9, 2026, an ISO representative requested a status update, and we communicated the following tentative schedule:

- August 3, 2026: Introduction to Council
- August 10, 2026: First Reading
- August 24, 2026: Second Reading
- September 14, 2026: Third Reading
- September 19, 2026: Potential publication of the ordinance summaries

Key Discussion Item: Fencing Permits

We want to ensure the Council understands a notable change regarding fences. As the proposed ordinances are currently written, fences not over 7 feet high would no longer be something we issue permits for. This adjustment is included because the building code guidelines recommend excluding them from the permitting process.

Discussion:

Summary of Proposed Code Updates

To align with the ISO requirements, we are proposing the adoption of updated ordinances. The primary difference between our current municipal code and these new sections is the transition to the most recent editions (predominantly 2024) of the International and Uniform codes. Below is a high-level overview of the proposed chapters:

- Chapter 155 (International Building Code): This repeals our existing code and adopts the 2024 International Building Code, including specific appendix chapters. As noted above, it exempts fences not over 7 feet high (other than swimming pool barriers) from permit requirements.
- Chapter 156 (Uniform Plumbing Code): This adopts the State Plumbing Code, specifically the 2024 Uniform Plumbing Code.
- Chapter 157 (International Mechanical Code): This adopts the 2024 International Mechanical Code.
- Chapter 158 (International Fuel Gas Code): This adopts the 2024 International Fuel Gas Code.
- Chapter 159 (International Fire Code): This adopts the 2024 International Fire Code.
- Chapter 161 (National Electrical Code): This adopts the 2023 National Electrical Code.
- Chapter 162 (International Residential Code): This adopts the 2024 International Residential Code. Similar to Chapter 155, fences not over 7 feet high (other than swimming pool barriers) are exempt from permit requirements.
- Chapter 163 (International Property Maintenance Code): This adopts the 2024 International Property Maintenance Code. This chapter outlines that the code official can order a structure demolished and removed if it is unsafe, insanitary, or unfit for human habitation. Furthermore, all demolition projects must include the removal and proper disposal of all foundation and floor material. For commercial properties, all impervious parking areas must be removed and properly disposed of.
- Chapter 164 (International Existing Building Code): This adopts the 2024 International Existing Building Code.
- Chapter 165 (International Energy Conservation Code): This adopts the 2024 International Energy Conservation Code.
- Chapter 166 (International Swimming Pool and Spa Code): This adopts the 2024 International Swimming Pool and Spa Code. It includes specific local amendments regarding wastewater disposal, requiring that backwash and draining water be dechlorinated, directed away from structure foundations, and discharged no closer than 10 feet from any adjacent private property or public right-of-way.

Finally, to support the comprehensive implementation of these updated technical standards, these ordinances establish a unified Board of Appeals that will serve as a single body across all of our adopted codes. Consisting of five members appointed by the City Council, this board will streamline our administrative oversight by hearing and deciding appeals regarding interpretations or determinations made by the Building Official or Fire Chief. Furthermore, the board will be tasked with evaluating requests for alternate materials or methods of construction, ensuring that our community maintains high safety standards while remaining adaptable and open to modern construction practices.

Recommendation:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

Attachments:

1. 66844 Independence, IA Retrogression LTR8
2. ORD 2026- Ch 155 International Building Code
3. ORD 2026- Ch 156 Uniform Plumbing Code
4. ORD 2026- Ch 157 International Mechanical Code
5. ORD 2026- Ch 158 Fuel Gas Code
6. ORD 2026- Ch 159 International Fire Code
7. ORD 2026- Ch 161 Electrical Code
8. ORD 2026- Ch 162 International Residential Code
9. ORD 2026- Ch 163 International Property Maintenance Code
10. ORD 2026- Ch 164 International Existing Building Code
11. ORD 2026- Ch 165 International Energy Conservation Code
12. ORD 2026- Ch 166 International Swimming Pool and Spa Code



1000 Bishops Gate Blvd., Suite 300
Mt. Laurel, NJ 08054

tel. 1 800 444-4554

March 24, 2026

Mr. Matthew Chesmore, Building Official
Independence
331 1st Street E
Independence, IA 50644

Re: Building Code Effectiveness Grading Schedule Survey Results
Independence, Buchanan County, IA

Dear Mr. Chesmore:

We wish to thank you for the cooperation given to us during our recent Building Code Effectiveness Grading Schedule (BCEGS) survey. ISO has completed its analysis of the building codes adopted by Independence and the effort put forth to enforce those codes. The resulting BCEGS Classification is a Class 09 for 1& 2 family residential property and a Class 09 for commercial and industrial property. The new Classification is a regression from the former Class 04 for 1& 2 family residential property and Class 04 for commercial and industrial property.

The primary cause of this regression is the age of the building codes adopted by Independence. Before we publish the new Classifications, we would like to know if your community intends to adopt new building codes within the next 6 months. If this is the case and you would like your community's Classifications to reflect newer codes, you must contact our field representative within 30 days of the date of this letter indicating your intention to do so and we will hold publication pending the new code adoption.

Please note that if your community does not adopt new codes within 6 months of the date of this letter, we will move forward with publishing the Classifications based on the currently adopted codes.

ISO is a leading source of information about property/casualty insurance risk. The BCEGS program is not intended to analyze all aspects of a comprehensive building code enforcement program. It is not for purposes of determining compliance with any state or local law nor is it for making loss prevention or loss safety recommendations.

If you have any questions about the classification that was developed, please let us know.

Sincerely,

Nathan Fisher
(612) 493-9968
nathan.fisher@verisk.com
www.isomitigation.com

cc: Mr. Matthew Schmitz, City Administrator
Independence
331 1st Street E
Independence, IA 50644

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 155.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of commercial construction, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of buildings or structures, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 155 MODIFIED. Chapter 155 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 155

INTERNATIONAL BUILDING CODE

155.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Building Code*, 2024 Edition, including Appendix Chapters A, B, C, D, E, F, G, H, I, J, K, L, M, N, O AND P as published by the International Code Council, Inc., is hereby adopted as the Building Code of the City, for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions, and changes prescribed in Section 155.02 of this chapter.

155.02 SCOPE AND GENERAL REQUIREMENTS

The following sections are hereby revised:

Section 101.1 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].

155.03 FLOOD LOADS

The following sections are hereby revised:

Section 1612.3 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].

Section 1612.3 – Insert “July 16, 2008” for [Date of Issuance].

155.04 REFERENCED CODES.

The Building Code is hereby amended by amending Section 101.4 of the International Building Code as follows:

101.4.1 Gas

The provisions of the *2024 Uniform Plumbing Code* adopted in Iowa Administrative Code 641-25 shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code.

101.4.2 Mechanical.

The provisions of the *2024 International Mechanical Code* as adopted in Municipal Code Chapter 157 shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerator and other energy-related systems.

101.4.3 Plumbing.

The provisions of the *2024 Plumbing Code* as adopted in Municipal Code Chapter 156 shall apply to the installation, alteration, repair and replacement of plumbing systems including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.4 Property Maintenance.

The provisions of the *2024 International Property Maintenance Code* as adopted in Municipal Code Chapter 163 shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.5 Fire Prevention.

The provisions of the *2024 International Fire Code* as adopted in Municipal Code Chapter 159 shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

104.4.6 Energy.

The provisions of the *2024 International Energy Conservation Code* shall apply to all matters governing the design and construction of buildings for energy efficiency with the following exception.

EXCEPTION: Buildings complying with the Iowa Energy Code as adopted by the Iowa Administrative Code 661-303.1(103A) Scope and applicability of energy conservation requirements.

101.4.7 to remain unchanged.

101.4.8 Electrical.

The provisions of the *2023 National Electrical Code* as adopted in Municipal Code Chapter 161 shall be controlling in the installation, alterations, repairs, removals, renewals, replacements, connection, disconnection, and maintenance of all electrical equipment within the corporate limits of the City. For the purpose of this Chapter, the term "electrical equipment" means all materials, wiring, conductors, fittings, devices, appliances, luminaires, signs and apparatus or parts thereof comprising an electrical system within a structure or facility.

101.4.9 ANSI 117.1-2017 Standard for Accessibility and Usable Building and Facilities.

Any reference to ANSI shall refer to ANSI 117.1-2017

The 2017 Standard for Accessibility and Usable Building and Facilities published by the International Code Council which hereinafter may be referred to as “ICC A117.1-2017” is hereby adopted by reference and is effective as if fully set forth in this article.

155.05 CREATION OF ENFORCEMENT AGENCY.

Section 103.1 Creation of enforcement agency is hereby amended by modifying Section 103.1 Creation of enforcement agency, as follows:

Section 103.1 Creation of enforcement agency.

Building Inspections and Code Enforcement is hereby created and the official in charge of administering and enforcement of this code shall be known as the "Building Official".

155.06 REQUIRED PERMITS.

IBC Section 105.1 Required Permits is hereby modified by adding the following paragraph as follows:

Any person or person(s) doing work regulated by this code or causing such work shall first make application to the Building Official or designee and obtain the required permit prior to such work. An investigation fee may be charged when a permit has not first been obtained. Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the City Council by resolution that shall be in addition to the required permit fees and investigation fees.

155.07 WORK EXEMPT FROM PERMITS.

Section 105.2 Work exempt from permit is hereby amended by modifying Section 105.2 Work exempt from permit, as follows:

Section 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, detached Pergolas and similar uses, provided the floor area does not exceed 200 square feet (18.58m²).
2. Fences, other than swimming pool barriers, not over 7 feet (2134 mm) high.

Items 3 through 6 remain as written.

7. Painting, papering, tiling, carpeting, or similar finish work, cabinets and/or countertops replaced in the same location only.

Item 8 will remain as written.

9. Prefabricated and/or inflatable swimming pools that are accessory to a Group R-3 occupancy that are not permanently installed.

The remainder of the section will remain as written.

155.08 EXPIRATION.

Section 105.5 Expiration is hereby amended by adding Section 105.5.1 Twelve months to Section 105.5 and R105.5 Expiration, as follows:

Section 105.5.1 Twelve months. Every building permit issued under the provisions of this code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Building Official. The Building Official or their designee may deem it a violation of this code if the work prescribed in an obtained building permit is not completed within the term of the permit. If the work has not been completed by the expiration date of the permit, the Building Official or their designee may renew the permit if the applicant can provide evidence of substantial progress and provide a schedule of additional regular inspections. No further work shall be done until the permit has been renewed by the owner or his or her agent and by payment of the renewal fee as established by resolution of the City Council and provided no changes have been made in plans or location.

155.09 APPLICATION IN PROGRESS.

Section 105.8 Application in progress is hereby added as follows:

Section 105.8 Application in progress. Application in progress shall meet the following criteria.

1. Submitted applications for permits and other approvals submitted before the effective date of this ordinance and pending approval at the time of adoption of this code on the effective date may, at the applicant's option, be reviewed wholly under the terms of the previous ordinance. If approved, these projects may be carried out in accordance with the building code requirements in effect at the time of application. Any re-application shall meet the standards in effect at the time of reapplication.
2. Projects for which no application has been submitted and accepted as complete prior to the effective date shall be subject to all requirements and standards of this code.

155.10 109.2 SCHEDULE OF PERMIT FEES.

Section 109.2 Schedule of permit fees are hereby amended by repealing Sections 109.2 Schedule of fees and replacing said sections with new Sections 109.2

Section 109.2 Schedule of permit fees. Building permits shall be computed from the fee schedule set by resolution of the City Council.

The City Council may by resolution set fees for re-inspection, special inspection, and moving building inspections. These inspection fees shall be identified in the schedule of fees.

155.11 109.2.1 PLAN REVIEW FEES.

Sections 109.2.1 Plan review fees are hereby added as follows:

Section 109.2.1 Plan review fees. Fees for all plan reviews shall be as set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

155.12 109.3 BUILDING PERMIT VALUATIONS.

Sections 109.3 Building permit valuations are hereby amended by deleting Sections 109.3 Building permit valuations and by replacing said sections with the following:

Sections 109.3 Building permit valuations. The determination of value or valuation under any of the provisions of the Building Code shall be made by the Building Official. The valuation to be used in computing the building permit fees and the plan review fees shall be the total fair market value of all construction work for which the permit is issued as well as all finish work, roofing, permanent accessories, and the usual cost of labor, whether such labor is performed by the owner or by others. Such valuation excludes the cost of the lot or improvements to the lot, such as grading, landscaping, walks, or drives.

EXCEPTION: Exclude the cost of air conditioning, electrical, heating, plumbing or ventilation systems in occupancies in Group R-2 or R-3. The valuation for additional new work, or for alteration, remodeling, repairs or replacement shall include cost of materials and labor for the construction of the new work, repairs, replacements, additions, or remodeling. The building inspector or plans examiner shall correct the determination of value of any work for which a permit is issued if such valuation appears to be in error or misstated. The building inspector or plans examiner may request invoices of the materials and labor to support the valuation or may refer to the currently published International Code Council valuation chart at their discretion.

155.13 RE-INSPECTION FEES.

Sections 109.5.1 Re-inspection fees are hereby added as follows:

Section 109.5.1 Re-inspection fees. A re-inspection fee may be assessed for each inspection or re-inspection when such work or portion of such work for which the inspection is called for is not complete or when corrections called for are not made. Re-inspection fees may be assessed when the inspection card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, access is not provided on the date for which the inspection is requested, the property and building addresses are not properly posted, or when there is a deviation from plans requiring approval of the Building Official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Section 109.5.2 Reinspection fee is added as follows:

Reinspection fees shall be set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

155.14 MEANS OF APPEALS

Sections 113.1 General is hereby amended by deleting Sections 113.1 General and replacing said sections with the following:

Section 113.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be people representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the members affected.

155.15 DEFINITIONS

Section 202 Definitions is hereby amended as follows:

The Building Code is hereby amended by adding the definition of Pier foundation in Section 202 of the International Building Code, 2024 Edition, and inserting the following:

PIER FOUNDATION. A grid system of girders (beams), piers, or columns and footings used in construction to elevate the superstructure above the ground plane or grade. The piers serve as columns for the superstructure.

155.16 CONTINUITY.

Section 1014.4 Continuity is hereby amended by adding Exception 6 as follows:

EXCEPTION 6. Handrails within a dwelling unit or serving an individual dwelling unit may have offsets or interruptions of six inches or less in total length and shall be considered, for the purpose of this code, to be continuous.

155.17 GROUP R.

903.2.8 GROUP R. Section 903.2.8 Group R is hereby amended by adding an Exception.

EXCEPTION: Any change of use where a one-unit Group R fire area is located in a building with A, B and M occupancy with approval of the Building Official. For the purposes of this Section, portions of a building separated by one or more fire walls shall not be considered separate buildings.

155.18 STORIES WITHOUT OPENINGS.

903.2.11.1. Stories without openings. Section 903.2.11.1 is hereby amended by deleting Section 903.2.11.1 of the International Building Code, 2024 Edition, and by replacing said section with a new Section 903.2.11.1 as follows:

903.2.11.1 Stories without openings. An automatic sprinkler system shall be installed throughout all stories, including basements and crawlspaces, of all buildings where the floor area exceeds 1,500 square feet (139.4 m²) and where the story does not comply with the following criteria for exterior wall openings:

1. Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1011 or an outside ramp complying with Section 1012. Openings shall be located in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm).
2. Openings entirely above the adjoining ground level totaling not less than 20 square feet (1.86 m²) in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm). The height of the bottom of the clear opening shall not exceed 44 inches (1118 mm) measured from the floor.

155.19 FOUNDATION DRAINAGE SYSTEM

The Building Code is hereby amended by deleting Section 1805.4.3 of the *International Building Code, 2024 Edition*, and by replacing said section with a new Section 1805.4.3 as follows:

Section 1805.4.3 Drainage discharge. The floor base and foundation perimeter drain shall discharge by gravity or mechanical means into an approved drainage system that complies with the following:

A sump pit must be located inside the building.

EXCEPTION:

1. If approved by the Building Official, the sump pit may be omitted if drainage tile can be designed with natural fall and drain on the same property.
2. For each sump pump installed, a pump discharge pipe shall be connected to the appropriate approved drainage system or other appropriate approved discharge location. If no approved drainage system connection is available, the discharge point shall discharge a minimum of two (2) feet from the outside foundation wall and no closer than 10 feet from the lot line. No sump discharge may cause a hazard.
3. The pump discharge pipe shall be installed as per the requirements of the Plumbing Code.
4. Installation of a sump pump, if one is found by the Building Official or designee to be necessary, shall include equipping the sump pump to automatically provide for discharge of sump pit water outside the basement wall and above grade and/or otherwise equipping the sump pump in a manner approved by the Building Official.

5. A sump pump will be necessary if water inside the sump pit will not recede to a level four inches or more below the lowest basement floor surface by gravity or absorption into the earth within a 48 hour period of time. Where ground water conditions warrant, the Building Official or designee may require additional drainage methods or engineering as they deem necessary.

155.20 SWIMMING POOLS SPAS AND HOT TUBS.

The Building Code is hereby amended by deleting Section 3109 of the *International Building Code, 2024 Edition*, and by replacing said section with a new Section 3109 as follows:

SECTION 3109 SWIMMING POOLS, SPAS AND HOT TUBS.

3109.1 General. The design and construction of pools and spas shall comply with the *International Swimming Pool and Spa Code, 2024 Edition*.

3109.2 Backwash water and draining water: Backwash water and draining water shall be discharged to an approved disposal system or area on the premise or shall be disposed of by other means approved by the state or local authority. Direct connection shall not be made between the end of the backwash line and the disposal system. Drains shall discharge through an air gap.

1. Swimming pool drainage water shall be directed away from any structure foundation.
2. Ponding of surface water shall be avoided.
3. Swimming pool drainage water shall be de-chlorinated.
Please Note: Discharge of chlorinated water to the storm water system would be a violation of the EPA Storm Water Discharge Regulations and could result in a Municipal Infraction for an illicit discharge.
4. Surface water shall not be discharged to any adjacent private property or Right of Way.
5. Water flow shall be controlled to avoid excessive volume or velocity which could cause soil erosion or other possible hazards.

155.21 FLOOR SURFACE, CRAWL SPACE AND SUBBASEMENTS.

Section 1202.4.1 Floor surface, crawl space, and sub-basements is hereby added as follows:

Section 1202.4.1 (add Number 8)

8. Floor surface, crawl space, and subbasements. All crawl space or sub-basement floors shall be capped with a minimum of 1-1/2 inches of concrete over 6-mil vapor barrier. Said concrete mixture shall be a minimum of 1500-PSI strength.

155.22 CONSTRUCTION SAFEGUARDS.

The Building Code is hereby amended by adding a new section 3302.4 Construction Safeguards.

3302.4 Exterior property and premises shall be free from any accumulation of rubbish, garbage, construction materials or equipment to prevent injury or damage to people, adjoining property and public rights of way for the duration of the construction project.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 156.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of plumbing and plumbing licensees, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of plumbing systems within the interior or exterior of buildings or structures, including private and public property, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 156 MODIFIED. Chapter 156 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 156

UNIFORM PLUMBING CODE

156.01 STATE PLUMBING CODE ADOPTED.

Except as hereinafter added to, deleted, modified, or amended, there is hereby adopted as the Plumbing Code of the City of Independence, Iowa, that certain plumbing code known as the State Plumbing Code as adopted in Iowa Administrative Code 641-25 adopting the *2024 Uniform Plumbing Code* and standards pertaining thereto and adopted therein, published by the published by the International Association of Plumbing and Mechanical Officials, is hereby adopted in full, including the appendix thereto, except for such provisions as may be hereinafter deleted, modified or amended.

156.02 103.3.2 LICENSING.

Section 103.3.2 Licensing is added as follows:

Section 103.3.2. The examination, qualification and licensing of Plumbing Contractors, Plumbers, and the registration of Apprentice Plumbers and shall be in accordance with the State Licensing Agreement per Chapter 105 of the Iowa Code.

EXCEPTION: Except as provided herein below, no person shall engage in the business of contracting, planning or supervising plumbing or pipe laying work as regulated by these regulations within the jurisdiction of Independence, Iowa unless such person is licensed as a Licensed State Contractor under Chapter 105 of the Iowa Code and has obtained a permit therefore from the Building Official according to the provisions of the Plumbing Code. No person shall perform plumbing work as regulated by the Plumbing Code and Chapter 105 of the State Licensing Agreement unless said person is licensed as provided in the State Licensing Agreement per Chapter 105 of the Iowa Code and a permit has been obtained for the work.

156.03 104.1 PLUMBING PERMITS.

Section 104.1 Plumbing Permits is added as follows:

Section 104.1 Except as otherwise provided hereunder, no plumbing work in the City of Independence, Iowa shall be undertaken unless there has been a Building Permit issued

by the City of Independence, Iowa. Except as provided below, such permit shall be issued only to a Licensed State Contractor under Chapter 105 of the Iowa Code or a homeowner performing work on the owner's principal residence pursuant to section 105.11(3).

EXCEPTION. Repairs which involve only the working parts of a faucet or valve, the clearance of stoppages, or the replacement of defective faucets or valves may be made without the issuance of a permit, provided that no alterations are made to or in the existing waste, vent or water piping to fixtures.

156.04 35.05 104.3 (7) APPLICATION FOR PERMIT.

Section 104.3 Application for Permits is modified by adding item (7) as follows:

(7) Application for a permit for plumbing work shall be made on forms prepared and provided by the Building Official or designee as prescribed by code. All applications shall be accompanied by the appropriate fee computed in accordance with the schedule of fees established by resolution of the City Council.

156.05 104.3.1 CONSTRUCTION DOCUMENTS.

Section 104.3.1 Construction Documents is added as follows:

Section 104.3.1 (A) Plans. Two sets of plans and specifications, certified architectural or engineered, shall be required by the plumbing inspector for all plumbing installations or modifications in buildings where the Iowa Code requires certification on the building and structural plans. Electronic submittals shall be accepted with the approval of the Building Official.

156.06 104.5 FEES.

A new Section 104.5 is added as follows:

Section 104.5.4 Fees. Plumbing permits shall not be issued until the fees, as set forth and established by resolution of the City Council, have been paid to the City Treasurer. Reinspection fees shall be established by resolution of the City Council.

156.07 105.2.4 ADVANCE NOTICE.

Section 105.2.4 Advance Notice is repealed, and a new Section 105.2.4 Advance Notice is added as follows:

Section 105.2.4 Advance Notice.

(a) It shall be the duty of the permit holder or their representative to notify the inspector or their representative that the work is ready for inspection or test 24 hours in advance of the requested time or as otherwise approved by the Building Official.

156.08 105.2.6 RE-INSPECTIONS.

Section 105.2.6 Re-inspections is repealed, and a new Section 105.2.6 Re-inspections is added as follows:

Section 105.2.6 Re-inspection fees. A re-inspection fee may be assessed for each inspection or re-inspection when such work or portion of such work for which the inspection is called for is not complete or when corrections called for are not made. Re-inspection fees may be assessed when the permit is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, access is not provided on the date for which the inspection is requested, the property and building address are not properly posted, or when there is a deviation from plans requiring approval of the building official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with requirements of this code, but as controlling the

practice of calling for inspections before the job is ready for such inspection or re-inspection.

Section 105.2.7 Reinspection fee is added as follows:

Reinspection fees shall be set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

156.09 MEANS OF APPEALS

Sections 107.03 General is hereby amended by deleting Sections 107.3 General and replacing said sections with the following:

Section 107.3 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be ex officio members and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be people representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the members affected.

156.10 ANNEXED AREAS AND NEW SEWER MAINS.

Annexed Areas and New Sewer Mains are added as follows:

Annexed Areas and New Sewer Mains. In newly annexed areas or in existing areas receiving initial sanitary sewer main service, the plumbing system in existing buildings may be accepted by the plumbing inspector as suitable for connection to the City sanitary sewer system provided that all new portions of the plumbing system comply with the provisions of this code and further provided that any unsafe or hazardous plumbing is corrected.

156.11 301.6 CHANGE IN USE OF THE PLUMBING SYSTEM.

Section 301.6 Change in Use of Plumbing System is added as follows:

Section 301.6 Change in Use of Plumbing System. When a building, or portion thereof, is converted or remodeled for a use classification or occupancy which is different from the original use for which the plumbing system was designed, said existing plumbing system shall be exposed as necessary for a comprehensive inspection and shall be made to reasonably comply with the functional provisions of this code in the same manner as applicable to any existing plumbing system to which new plumbing is added.

156.12 418.3 (1) LOCATION OF FLOOR DRAINS.

Section 418.3 (1) is repealed, and a new Section 418.3 (1) is added as follows:

(1) Toilet rooms containing two or more water closets or a combination of one water closet and one urinal, except in a dwelling unit and except when installation in wood construction.

(2) Sub-grade rooms (basements, cellars, etc.) where the municipal sanitary sewer system is within 150’ of the building.

(3) Attached or detached garages where the floor is not sloped to drain water to the exterior of the building.

- 1. Garage floor drains may be plumbed to a municipal sanitary sewer system or “day lighted” only if proper drainage slope can be achieved and does not constitute a hazard for any neighboring or public property.
 - a. In the case where a floor drain is plumbed to a municipal sanitary sewer, an oil interceptor must be placed between the floor drain and the main sewer connection, provided the interceptor is placed on private property.
 - b. “French” or other weeping drains are prohibited.

EXCEPTION

The installation of an oil interceptor shall not be required for residential attached or detached garages where automotive repair is unlikely.

156.13 422.2 SEPARATE FACILITIES.

Section 422.2 Exception (2) is repealed, and a new Section 422.2 Exception (2) is added as follows:

EXCEPTIONS:

(2) In occupancies with a total occupancy load of ten or less, including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes. For restaurant occupancies that provide food, those establishments shall provide separate facilities when the occupant load exceeds ten.

156.14 PUBLIC WATER SYSTEMS AVAILABLE.

Public Systems Available is added as follows:

Public Systems Available. Connections shall follow Chapter 90 of the City of Independence Municipal Code.

156.15 703.1.1 MAIN BUILDING DRAIN.

Section 703.1.1 Main Building Drain is added as follows:

Section 703.1.1 Main Building Drain. The main building drain shall be a minimum of 4-inches in diameter and terminate with a minimum of a 4" X 3" long sweep.

156.16 707.4 LOCATION.

Section 707.4 Location is modified as follows (keeping the four exceptions as written):

Section 707.4 Location. Each horizontal drainage pipe shall be provided with a clean out at its upper terminal, and each run of pipe that is more than fifty (50) feet in total developed length shall be provided with a clean out for each fifty (50) feet, or fraction thereof, in length of such piping. All slab-constructed buildings and multiple building units shall be provided with an approved two-way clean-out fitting (Siamese) outside a building at the lower end of the building drain extended to grade. Building sewers shall be provided with a full-size clean out within 2 feet (2') of any building or structure. (Exterior or interior installation.) Clean outs will not be required to be larger than 4" in diameter.

156.17 **713.4 PUBLIC SEWER AVAILABILITY.**

Section 713.4 Public Sewer Availability is modified as follows:

713.4 Public Sewer Availability. Connections shall follow Chapter 95 of the City of Independence Municipal Code.

156.18 **723.1 GENERAL.**

Section 723.1 General is repealed, and a new Section 723.1 General is added as follows:

Section 723.1 General. Building Sewer Tests. Building sewers shall be tested when required by the Authority Having Jurisdiction.

156.19 **904.3 FUTURE VENTS.**

Section 904.3 is added as follows:

Section 904. 3 Future Vents. Every building in which plumbing is installed shall have at least one 2-inch dry vent pipe readily accessible in the basement for future use.

Exception: A future vent is not required where the structure does not have a crawl space or basement.

156.20 **1002.5 FLOOR DRAINS.**

Section 1002.5 Floor Drains is added as follows:

Section 1002.5 Floor Drains.

- (a) A three-inch or larger floor drain branch shall be taken off at least five feet from the base of a stack and may extend a maximum of 12-feet (12') developed length without re-venting.
- (b) Floor drains with the crown weir of the trap elevated above the flow line of the waste line shall be vented or increased by one size minimum.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the ____ day of _____ 2026.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

DRAFT

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 157.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of mechanical systems (HVAC) and mechanical licensees, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of mechanical systems within the interior or exterior of buildings or structures, including private and public property, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 157 MODIFIED. Chapter 157 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 157

INTERNATIONAL MECHANICAL CODE

157.01 MECHANICAL CODE ADOPTED.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Mechanical Code*, 2024 Edition, including all Appendix Chapters, as published by the International Code Council, Inc., is hereby adopted as the code of the City of Independence, in the State of Iowa, for and standards pertaining thereto and adopted therein, published by the International Code Council, is hereby adopted in full, including the appendix thereto, except for Appendix B and C, and except for such provisions as may be hereinafter deleted, modified or amended

157.02 101.1 Title

Section 101.1 Title is hereby modified by adding and modifying the following provisions to that section as follows:

101.1 Insert “The City of Independence, Iowa” in place of [Name of Jurisdiction].

157.03 Part 2 ADMINISTRATION AND ENFORCEMENT

Section 103: Code Compliance Agency

Section 103 Creation of Agency is hereby modified by adding and modifying the following provisions to that section as follows:

103.1 Insert “The City of Independence, Iowa” in place of [Name of Department].

157.04 108 FEES.

Section 108 Fees is hereby modified by adding and modifying the following provisions to that section as follows:

Section 108.1 Payment of Fees, the following paragraph is added:

Mechanical permits shall not be issued until the fees, as set forth and established by resolution of the City Council, have been paid for or approval of payment arrangements have been granted.

Section 108.2. Schedule of Permit Fees is hereby modified by adding Section 108.2.1 to the provision with the following:

The fees for mechanical work shall be set forth by resolution of the City Council.

157.05 Section 111.3 TESTING

Section 111.3.3 REINSPECTION AND TESTING is amended as follows: A re-inspection and/or testing fee may be assessed for each inspection or reinspection when such work or portion of such work for which the inspection is called for is not complete or when corrections called for are not made.

Re-inspection fees may be assessed when the inspection card is not posted or otherwise access is not provided on the date for which the inspection is requested, the property and building address are not properly posted, or when there is a deviation from plans requiring approval of the Building Official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Section 111.3.4 Reinspection fee is added as follows:

Reinspection fees shall be set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

157.06 112 MEANS OF APPEALS.

112.1 GENERAL is hereby repealed, and new section 112.1 GENERAL added as follows:

112.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be ex officio members but shall not retain voting privileges. The board shall designate a secretary to act as the official record keeper.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be people representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the members affected.

157.07 112.4 ADMINISTRATION SECTION.

112.4 Administration is hereby deleted.

157.08 114 VIOLATIONS.

Section 114.4 Violation penalties is hereby deleted, and a new Section 114.4 Violation penalties is added, as follows:

Section 114.4 Violation penalties. It shall be unlawful for any person, firm or corporation to erect, install, alter, repair, relocate, add to, replace, use, or maintain heating, ventilating, cooling or refrigeration equipment in the City of Independence, Iowa, or cause the same to be done, contrary to or in violation of any of the provisions of this code. Maintenance of equipment that was unlawful at the time it was installed, and which would be unlawful under this code if installed after the effective date of this code shall constitute a continuing violation of this code. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, may be prosecuted within the limits provided by state or local laws.

157.09 116 LICENSING.

Section 116 is hereby added as follows:

116.1 Licensing. Licensing and Licensing requirements shall be in accordance with the following:

State of Iowa Mechanical Licensing Law. The examination, qualification, enforcement and licensing of mechanical contractors, journeymen and apprentices shall be in accordance with the State of Iowa Licensing Laws.

License required. No person shall engage in the business of contracting, planning, or supervising the installation, alteration, repair, relocation, replacement, addition to or removal of any heating, ventilating, cooling, air conditioning or refrigerating system or equipment within the City of Independence, Iowa, unless such person is licensed with the State of Iowa in the appropriate category.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 158.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of fuel gas, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, and maintenance of fuel gas equipment, piping, mechanisms, apparatuses, fixtures and appliances, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 158 MODIFIED. Chapter 158 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 158
INTERNATIONAL FUEL GAS CODE

158.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Fuel Gas Code*, 2024 Edition, including all Appendices contained therein, as published by the International Code Council, Inc., is hereby adopted as the Fuel Gas Code of the City of Independence, in the State of Iowa, for the control of buildings and structures as therein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code are hereby referred to, adopted and make a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in Section 158.02 of this chapter.

158.02 AMENDMENTS

The following sections are hereby revised:

1. Section 101.1 – Insert “City of Independence” for [Name of Jurisdiction].
2. Sections 112.1 General is hereby amended by deleting Sections 112.1 General and replacing said sections with the following:

Section 112.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 159.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed regulating conditions hazardous to life and/or property from fire or explosion in the City of Independence, Iowa; continuing the Fire Chief's office and providing officers and staffing thereof, and defining their powers and duties.

WHEREAS, in the issuance of permits and collection of fees thereof; providing penalties for the violation thereof.

WHEREAS, regulating the prohibition, storage, handling, and use of flammables, combustibles or hazardous materials; and repealing all ordinances or parts of ordinances in conflict therewith.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 159 MODIFIED. Chapter 159 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 159
INTERNATIONAL FIRE CODE

159.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Fire Code*, 2024 Edition, including all Appendix Chapters, as published by the International Code Council, Inc., is hereby adopted as the code of the City of Independence, in the State of Iowa, for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of building and premises in the City and providing for the issuance of permits for hazardous uses or operations; and each and all of the regulations, provisions, conditions and terms of such *International Fire Code*, published by the International Code Council, are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter.

159.02 AMENDMENTS

The following sections are hereby revised:

1. Section 101.1 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].
2. Sections 112.1 General is hereby amended by deleting Sections 112.1 General and replacing said sections with the following:

Section 112.1.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1)

member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

3. Section 1103.5.3. Remove Section 1103.5.3 in whole and intentionally leave blank.

159.03 By Reference

The title of Fire Chief shall be substituted in any chapter where Fire Marshal is referred to.

159.04 Chapter 9 Fire Protection and Life Safety

The Building Code is hereby amended by deleting Section 903.3.2 of the *International Fire Code, 2024 Edition*, and by replacing said sections with a new Section 903.3.2

903.3.2 Townhouses, One- and Two-Family dwellings and Group I units as follows:

Townhouse and One- and Two-Family dwelling and Group I units, automatic fire sprinkler systems.

An automatic residential fire sprinkler system shall be installed throughout all attached townhouses, one- and two-family dwelling units and Group I units when any of the following conditions exist:

1. The townhouses are constructed in a group of more than four attached units.
2. A one- or two-family dwelling has a floor area greater than 4,000 square feet on any one story or greater than 8,000 square feet of total floor area for all stories, excluding non-habitable areas separated from the remainder of the building by a minimum of one-hour fire-resistive construction and containing smoke or heat detection interconnected with the dwelling unit smoke alarms.
3. Throughout all spaces within a *smoke compartment* containing care recipient *sleeping units* in Group I-2 in accordance with the *International Building Code*.
4. Throughout all spaces within a smoke compartment containing gas fireplace appliances and decorative gas appliances in Group I-2 in accordance with the *International Building Code*.
5. Throughout all spaces within a *smoke compartment* containing treatment rooms in ambulatory care facilities.
6. Dwelling units and sleeping units in Group I-1.
7. Light-hazard occupancies as defined in NFPA 13.

EXCEPTION:

An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses or one- or two-family dwellings, that do not already have an automatic residential fire sprinkler system installed, if said dwellings were built prior to the City of Independence adopting the *International Fire Code, 2024 edition*.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

DRAFT

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 161.

WHEREAS, the Electrical Code consists of the ordinance hereafter set forth which adopts by reference, with certain amendments, the State Electrical Code as provided in Iowa Administrative Code 661 I.A.C. 504.1(103) is adopting the 2023 National Electrical Code and standards, published by National Fire Protection Association, 1 Batterymarch Park, Quincy, MA, 02169-7471

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 161 MODIFIED. Chapter 161 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

Chapter 161

NATIONAL ELECTRICAL CODE (NFPA 70)

161.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *2023 National Electrical Code*, including all Appendix chapters, as published by the National Fire Protection Association., is hereby adopted as the code of the City of Independence, in the State of Iowa, for regulating and governing the installation, alteration, or repair of or addition to electrical conductors or equipment installed within or on any structure in the City; and each and all of the regulations, provisions, conditions and terms of such *National Electrical Code*, published by the National Fire Protection Association, are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter.

161.02 PERMIT.

1. A permit applicant must make an application to the State of Iowa Department of Inspections and Appeals office. Electrical work and installations are only permitted in the City of Independence according to the adopted NEC code and amendments set forth by the State of Iowa.
2. No electrical work or installation shall be performed in the City of Independence without the issuance of an electrical permit or by exemption according to the NEC code or amendment set forth by the State of Iowa.

161.03 INSPECTIONS.

The permit holder must make inspection requests to the State of Iowa Department of Inspections and Appeals office or district electrical inspector.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

DRAFT

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 162.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of residential construction, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of buildings or structures, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 162 MODIFIED. Chapter 162 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following is adopted in lieu thereof:

CHAPTER 162
INTERNATIONAL RESIDENTIAL CODE

162.01 ADOPTION OF CODE.

That certain document, one (1) copy of which is on file in the office of the Building Official, being marked and designated as the *International Residential Code, 2024 Edition*, as published by the International Code Council, Inc., is hereby adopted as the Building Code of the City of Independence, in the State of Iowa, for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in Section 162.01 through 162.32 of this chapter.

162.02 R101 SCOPE AND GENERAL REQUIREMENTS

The following sections are hereby revised:

101.1 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].

162.03 R101.2.1

R102.5 APPENDICES.

R102.5 Appendices is hereby amended by modifying Section R101.2.1 as follows:

- 1) The building code adopts appendix’s AA through Appendix NL with the following amendments:
 - a. The Building Code excludes Appendix AB: PERMIT FEES.
 - b. The Building Code adopts Appendix BE: Radon Control Methods excluding section R104 Testing.
 - c. The Building Code excludes Appendix BG: SOUND TRANSMISSION.
 - d. The Building Code adopts Appendix BO: EXISTING BUILDINGS and STRUCTURES excluding the following sections BO102.6.3 Window fall protection.

- e. The Building Code excludes Appendix NE: ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE.
- f. The Building Code excludes Appendix NG: 2024 IECC STRETCH CODE.
- g. The Building Code excludes Appendix NH: OPERATIONAL CARBON RATING AND ENERGY REPORTING.
- h. The Building Code excludes Appendix NJ: DEMAND RESPONSIVE CONTROLS.
- i. The Building Code excludes Appendix NK: ELECTRIC-READY RESIDENTIAL BUILDING PROVISIONS.

162.04 R103.1 CREATION OF AGENCY.

R103.1 Creation of enforcement agency is hereby amended by modifying Section R103.1 Creation of agency, as follows:

R103.1 Creation of agency.

The **City of Independence, Iowa**, is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

162.05 R105.2 WORK EXEMPT FROM PERMITS.

R105.2 Work exempt from permit is hereby amended by modifying Section

R105.2 Work exempt from permit, as follows:

Building:

- 1. One-story detached accessory structures one or more stories used as tool and storage sheds, detached pergolas and gazebos, playhouses and similar uses, provided the total floor area does not exceed 200 square feet (18.58 m²).
- 2. Fences, other than swimming pool barriers, not over 7 feet (2,134 mm) high.

Items 3 and 4 remain as written.

5. Private sidewalks, and driveways, provided they are not located within the public right-of-way. Concrete or other patios not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling or townhouse and do not serve the exit door required by Section R318.4.

6. Painting, papering, tiling, carpeting, or similar finish work, cabinets and/or countertops replaced in the same location only.

7. Prefabricated and/or inflatable swimming pools accessory to a Group R-3 occupancy that are not permanently installed.

Items 8 through 10 remain as written.

11. The replacement of windows and doors provided all of the following conditions are met:

- 1. There are no structural changes to the opening.
- 2. There are no changes in location, style or size of the replacement window or door.

162.06 R105.5 EXPIRATION.

R105.5 Expiration is hereby amended as follows:

R105.5. Every building permit issued under the provisions of this code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Building Official. The Building Official or their designee may deem it a violation of this code if the work prescribed in an obtained building permit is not completed within the term of the permit. If the work has not been completed by the expiration date of the permit, the Building Official or their designee may renew the permit if the applicant can provide evidence of substantial progress and provide a schedule of additional regular inspections. No further work shall be done until the permit has been renewed by the owner or his or her agent and by payment of the renewal fee as established by resolution of the City Council and provided no changes have been made in plans or location.

162.07 R105.10 APPLICATION IN PROGRESS.

R105.10 Application in progress is hereby added as follows:

R105.10 Application in progress. Application in progress shall meet the following criteria.

Submitted applications for permits and other approvals submitted before the effective date of this ordinance and pending approval at the time of adoption of this code on the effective date may, at the applicant's option, be reviewed wholly under the terms of the previous ordinance. If approved, these projects may be carried out in accordance with the building code requirements in effect at the time of application. Any re-application shall meet the standards in effect at the time of reapplication.

Projects for which no application has been submitted and accepted as complete prior to the effective date shall be subject to all requirements and standards of this code.

162.08 R107 TEMPORARY STRUCTURES AND USES

Add Subsection 107.1.1: Storage containers may be used for storage of construction materials associated with construction on a construction site without requiring a temporary permit. Storage containers are not allowed to be used as permanent storage unless the structure and use conforms to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

162.09 R108.2 SCHEDULE OF PERMIT FEES.

R108.2 Schedule of permit fees are hereby amended by repealing Section R108.2 and replacing it with the following section:

R108.2 SCHEDULE OF PERMIT FEES.

R108.2 Schedule of permit fees. Building permits shall be computed from the fee schedule set by resolution of the City Council.

The City Council may by resolution set fees for permits, inspections, re-inspection, special inspection, and moving building inspections. These inspection fees shall be identified in the schedule of fees.

162.10 R108.2.1 PLAN REVIEW FEES.

R108.2.1 Plan review fees are hereby added as follows:

R108.2.1 Plan review fees. Fees for all plan reviews shall be as set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

162.11

R108.3 BUILDING PERMIT VALUATIONS.

R108.3 Building permit valuations section is hereby replaced with the following:

R108.3 Building permit valuations. The determination of value or valuation under any of the provisions of the Building Code shall be made by the Building Official. The valuation to be used in computing the building permit fees and the plan review fees shall be the total fair market value of all construction work for which the permit is issued as well as all finish work, roofing, permanent accessories, and the usual cost of labor, whether such labor is performed by the owner or by others. Such valuation excludes the cost of the lot or improvements to the lot, such as grading, landscaping, walks, or drives.

EXCEPTION:

Exclude the cost of air conditioning, electrical, heating, plumbing or ventilation systems in occupancies in Group R-2 or R-3. The valuation for additional new work, or for alteration, remodeling, repairs or replacement shall include cost of materials and labor for the construction of the new work, repairs, replacements, additions, or remodeling. The building inspector or plans examiner shall correct the determination of value of any work for which a permit is issued if such valuation appears to be in error or misstated. The building inspector or plans examiner may request invoices of the materials and labor to support the valuation or may refer to the currently published International Code Council valuation chart at their discretion.

162.12

R108.4.1 RE-INSPECTION FEES.

R108.4.1 Re-inspection fees are hereby added as follows:

R108.4.1 Re-inspection fees. A re-inspection fee may be assessed for each re-inspection when such work or portion of such work for which the inspection is called for is not complete or when corrections called for are not made.

Re-inspection fees may be assessed when the inspection placard is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, access is not provided on the date for which the inspection is requested, the property and building addresses are not properly posted, or when there is a deviation from plans requiring approval of the Building Official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Section 108.4.2 Reinspection fee is added as follows:

Reinspection fees shall be set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

162.13

R110.2 CERTIFICATE ISSUED .

The Building Code is hereby amended by deleting Section R110.2 Number (3) of the *International Residential Code, 2024 Edition* and leaving said section number (3) blank.

162.14

R112 MEANS OF APPEALS

R112.1 General is hereby amended by deleting Sections R112.1 General and replacing said sections with the following:

Section R112.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals,

consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the members affected.

162.15 R202 DEFINITIONS.

R202 Definitions are hereby amended as follows:

The Building Code is hereby amended by adding the definition of Pier foundation in R202 of the *International Residential Code, 2024 Edition*, and inserting in lieu thereof the following:

PIER FOUNDATION. A grid system of girders (beams), piers, or columns and footings used in construction to elevate the superstructure above the ground plane or grade. The piers serve as columns for the superstructure.

162.16 R301.1.4: INTERMODAL SHIPPING CONTAINERS.

The Building Code is hereby amended by deleting section R301.1.4 of the *International Residential Code, 2024 Edition*, and by replacing said section with the following.

R301.1.1.4: INTERMODAL SHIPPING CONTAINERS

- 1) Intermodal shipping containers are prohibited for the purposes of habitation and may only be used for temporary usage as part of an active building permit.
- 2) Intermodal shipping containers may be used for the purpose of temporary storage without obtaining a permit provided the structure complies within the provisions of R107 and mounted to a surface where rodents and other wildlife may not access the underside of the container floor.
- 3) Intermodal shipping container placement for temporary storage purposes is limited to a maximum of 180 days.
- 4) Shipping containers may be used for the purpose of storing common household items such as furniture, lamps, dressers, chairs, tables etc. provided the container can be fully sealed from the infiltration of exterior elements such as water, wind and rodents.
- 5) The storage of perishable items, including pet food, is prohibited.

162.17 R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.

The Building Code is hereby amended by deleting Table R301.2 of the *International Residential Code, 2024 Edition*, and by replacing said table as follows.

Table R301.2(1)

GROUND SNOW LOAD	WIND SPEED LOAD	Topo. Special Wind Debris	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	FLOOD HAZARDS		AIR FREEZING INDEX	MEAN ANNUAL TEMP
				Weathering	Frost Line Depth	Termite	Decay		NFIP ADOPTION	FIRM MAPS		
30 PSF	115	NO	A	Severe	42"	Moderate Heavy	Slight- Moderate	-10	12/30/2020	19019C0284F	2500	47.7F

Ultimate windspeed load Section R301.2(2) shall be amended to state: The ultimate design wind speed, for use in this code shall be set in Table R301.2(1), regardless of the values produced by the ASCE Hazard Tool.

Ground snow load, for use in this code, shall be set in Table R301.2(1), regardless of the values produced by the ASCE Hazard Tool.

162.18 R302.1 EXTERIOR WALLS.

The Building Code is hereby amended by deleting Exception 2 of Section R302.1 of the *International Residential Code, 2024 Edition*, and by replacing said Exception with a new Exception 2. as follows:

EXCEPTION: 2. Fire separation distance between any combination of two buildings on the same lot shall not be less than three (3) feet, measured from the most extending element(s) of either structure.

162.19 R302.5.1 OPENING PROTECTION.

OPENING PROTECTION. The Building Code is hereby amended by deleting Section R302.5.1 of the *International Residential Code, 2024 Edition* and by replacing said section with a new Section R302.5.1 as follows:

R302.5.1 Opening protection. Openings from a private garage into a room used for sleeping purposes shall not be permitted. Other openings between a garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honey-comb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors equipped with self-closing or automatic-closing devices.

162.20 R302.13 FIRE PROTECTION OF FLOORS

R302.13 REPEAL OF SECTION. The Building Code is hereby amended by deleting Section R302.13 of the *International Residential Code, 2024 Edition*, and leaving said section blank.

162.21 R309 AUTOMATIC FIRE SPRINKLER SYSTEMS.

R309.1 Townhouse automatic sprinkler systems.

The Building Code is hereby amended by deleting Section R309.1, R309.1.1, R309.2 and R309.2.1 of the *International Residential Code, 2024 Edition*, and by replacing said sections with a new Section R309.1 and 309.2 Townhouses and One- and Two- Family Dwellings as follows:

R309.1 Townhouse and One- and Two-Family Dwellings,

An automatic residential fire sprinkler system shall be installed throughout all attached townhouses and one- and two-family dwelling units when any of the following conditions exist:

1. The townhouses are constructed in a group of more than four attached units.
2. A one- or two-family dwelling has a floor area greater than 4,000 square feet on any one story or greater than 8,000 square feet of total floor area for all stories, excluding non-habitable areas separated from the remainder of the building by a minimum of one-hour fire-resistive construction and containing smoke or heat detection interconnected with the dwelling unit smoke alarms.

EXCEPTION:

An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses or one- or two-family dwellings, that do not already have an automatic residential fire sprinkler system installed if said dwellings were built prior to the City of Independence adopting the *International Residential Code, 2024 edition*.

162.22 R309.2 DESIGN AND INSTALLATION.

When required, automatic residential fire sprinkler systems for townhouses and One- and Two-family dwellings shall be designed and installed in accordance with Section P2904 of the International Residential Code, 2024 Edition (IRC 2024).

162.23 R310 SMOKE ALARMS.

R310 SMOKE ALARMS. The Building Code is hereby amended by adding an exception to section R310.2.2 Alterations, repairs and additions of *the International Residential Code 2024 Edition*, as follows:

EXCEPTIONS:

1. Hard-wiring and interconnection of smoke or carbon monoxide alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure.

162.24 R314 Mezzanines

The Building Code is hereby amended by adding the following section to the *International Residential Code 2024 Edition*, as follows:

R314.1.1 Mezzanine Use limitation: A mezzanine located within a garage or accessory structure shall not be used as a sleeping room or sleeping loft unless such structure complies with all other provisions of the *International Residential Code 2024 Edition*.

162.25 R315 Sleeping loft limitations

The Building Code is hereby amended by adding the following section to the *International Residential Code 2024 Edition*, as follows:

R315.1.1 Sleeping loft Use limitation: A Sleeping loft located within a garage or accessory structure shall not be used as a sleeping room unless such structure complies with all other provisions of the *International Residential Code 2024 Edition*.

162.26 R319.7: ALTERATION OR REPAIRS OF EXISTING BASEMENTS.

Add Exception 2 and insert the following new section:

During alterations or renovations for the purpose of egress, in rooms that are not to be used for sleeping, the following procedures are applicable:

1. Provide a window/windows capable of meeting the height, width and sill heights as prescribed by code.
2. If said room is not intended to be used as a bedroom/sleeping room, the following alternative is acceptable:
 - a. Provide an affidavit that has been recorded with the Buchanan County Recorder's Office to become a permanent part of the abstract for the subject property listing which includes, but is not limited to, the following items:
 1. Property legal description.
 2. Address.
 3. The following statement:

“To all present and future owners, you are hereby notified that the above property has a finished room in the lower/upper level that does not meet certain building requirements, as prescribed by code, to be used as a bedroom or sleeping room.”

- b. Include a description of the room(s) location within the dwelling in detail, including if it is a basement room or attic room:
- c. A copy of the recorded document shall be attached to the building permit and become part of the Building Department's permanent file.

162.27 R320.5: CONTINUITY.

R320.5 Continuity is hereby amended by adding Exception 3 to Section R320.5, as follows:

EXCEPTION 3. Offsets or interruptions of six inches or less in total length shall be considered, for the purpose of this code, to be continuous.

162.28 R321.2 WINDOW FALL PROTECTION AND R321.2.1 WINDOW OPENING HEIGHT

REPEAL OF SECTION R321.2 and R321.2.1 of the *International Residential Code, 2024 Edition*, and leaving said section blank.

162.29 R403.1.4.1 FROST PROTECTION EXCEPTION.

SLAB ON GRADE FOUNDATIONS. The Building Code is hereby amended by deleting exception 1 and exception 2 and inserting a new Exception 1 into Section R403.1.4.1 of the *International Residential Code, 2024 Edition*, as follows:

EXCEPTION:

1. Slab-on-Grade Foundations. The Building Official or designee may approve slab-on-grade foundation designs for wood or metal frames, detached buildings of Group U occupancy or detached accessory structures to buildings constructed under the provisions of the *International Residential Code 2024 edition* up to 1200 square feet of total floor area without additional engineering, providing the design meets all the following conditions:
 1. Foundations supporting wood shall extend at least six inches above the adjacent finish grade.
 2. The entire perimeter of the foundation shall be provided with a thickened portion of slab with cross-section dimensions of twelve (12) inches minimum width and twelve (12) inches minimum thickness, including two #4 rebar continuous around the outside perimeter, within the top and bottom one-third of the footing.
 3. The slab floor shall be a minimum of four (4) inches thick concrete with 6" x 6" reinforcing mesh or #4 reinforcing bars placed 24" on center front-to-back and side-to-side.
 4. Slab floor and thickened edge shall be a monolithic pour, interconnected with reinforcing.
 5. Vertical distance from the lowest point of the footing base shall not be more than twenty-four (24) inches below grade.
 6. Thickened edge footing base must be placed on undisturbed earth or compacted fill.
 7. Maximum total vertical wall height of 10' (3048 mm), measured vertically from top of wall plate to the lowest grade abutting the footing.

162.30 FOUNDATION DRAINAGE SYSTEM

The Building Code is hereby adding Section R401.3.1 to the *International Residential Code, 2024 Edition*,

R401.3 Drainage discharge. The floor base and foundation perimeter drain shall be discharged by gravity or mechanical means into an approved drainage system that complies with the following:

EXCEPTION:

If approved by the Building Official, the sump pit may be omitted if drainage tile can be designed with natural fall and drain on the same property.

For each sump pump installed, a pump discharge pipe shall be connected to the appropriate approved storm sewer or other appropriate approved discharge location. If no approved storm sewer connection is available, the discharge point shall discharge a minimum of two (2) feet from the outside foundation wall and no closer than ten (10) feet from any property boundary lines.

The pump discharge pipe shall be installed as per the requirements of the Plumbing Code with connections to the City storm sewer system, as approved by the department head overseeing this utility.

Installation of a sump pump, if one is found by the Building Official or designee to be necessary, shall include equipping the sump pump to automatically provide for discharge of sump pit water outside the basement wall and above grade and/or otherwise equipping the sump pump in a manner approved by the Building Official.

A sump pump will be necessary if water inside the sump pit will not recede to a level four inches or more below the lowest basement floor surface by gravity or absorption into the earth within a 48-hour period. Where groundwater conditions warrant, the Building Official or designee may require additional drainage methods or engineering as he/she deems necessary.

162.31 **R405.1 CONCRETE OR MASONRY FOUNDATIONS.**

Section R405.1 Concrete or masonry foundations is hereby amended by deleting the exception.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 163.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it is necessary or desirable to enact an ordinance establishing regulation and requirements for energy conservation within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 163 MODIFIED. Chapter 163 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 163

INTERNATIONAL PROPERTY MAINTENANCE CODE

163.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Property Maintenance Code, 2024* Edition, as published by the International Code Council, Inc., is hereby adopted as the Property Maintenance Code of the City of Independence, in the State of Iowa, for the control of all property, buildings and structures as therein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in Section 163.02 of the chapter.

163.02 AMENDMENTS

The following sections are hereby revised:

Section 101.1 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].

Sections 106.1 General is hereby amended by deleting Sections 106.1 General and replacing said sections with the following:

Section 106.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or

selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

Section 111.1 Amend with the following: When the code official has issued a demolition permit or determines any structure is so old, dilapidated or has become so out of repair and is dangerous, unsafe, insanitary and otherwise unfit for human habitation or occupancy the code official can order either of the following:

- A. The code official is permitted to authorize the owner or owner’s authorized agent to make the structure safe by repairs in order to make the structure safe and sanitary. Where there has been a cessation of construction repairs of any structure for a period of more than 1 year the structure will be ordered demolished and removed.
- B. The code official is permitted to order the owner or owner’s authorized agent to demolish and remove any such structure.

Section 111.1.1. Add the following section. - All demolition projects must include the removal and proper disposal of all foundation and floor material, unless such material is natural soil. In the case of Commercial property demolition, all impervious parking areas must be removed and properly disposed of.

Exception. The jurisdiction having authority may allow a foundation or parking area(s) to remain in place with an approved development agreement.

Section 302.4 – Insert “eight inches” in [height in inches].

Section 304.14 – Insert “June 1” and “September 15” for [Date] and [Date].

Section 602.3 – Insert “November 1” and “April 1” for [Date] and [Date].

Section 602.4 – Insert “November 1” and “April 1” for [Date] and [Date].

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 164.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it is necessary or desirable to enact an ordinance establishing requirements for the regulation of existing structures within the City of Independence.

WHEREAS, regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of buildings or structures within the City, providing for the issuance of permits and collection of fees therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 164 MODIFIED. Chapter 164 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 164

INTERNATIONAL EXISTING BUILDING CODE

164.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Existing Building Code*, 2024 Edition, as published by the International Code Council, Inc., is hereby adopted as the Existing Building Code of the City of Independence, in the State of Iowa, for the control of all buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in Section 164.02 of the chapter.

164.02 AMENDMENTS

The following sections are hereby revised:

1. Section 101.1 – Insert “City of Independence” for [Name of Jurisdiction].
2. Section 112.1 Sections 112.1 General is hereby amended by deleting Sections 112.1 General and replacing said sections with the following:

Section 112.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1)

member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 165.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it is necessary or desirable to enact an ordinance establishing regulation and requirements for energy conservation within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 165 MODIFIED. Chapter 165 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 165
INTERNATIONAL ENERGY CODE

165.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Energy Conservation Code, 2024* Edition, as published by the International Code Council, Inc., is hereby adopted as the Energy Conservation Code of the City of Independence, in the State of Iowa, for the control of all energy efficient building envelopes and energy efficient mechanical, lighting and power systems as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Energy Conservation Code are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in Section 165.02 of the chapter.

165.02 AMENDMENTS

The following sections are hereby revised:

Sections C101.1 and R101.1 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].

Sections C109 General is hereby amended by deleting Sections C109.1 General and replacing said sections with the following:

Section C109.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons

representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 166.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of Swimming Pools and Spas, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, and maintenance of fuel gas equipment, piping, mechanisms, apparatuses, fixtures and appliances, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 166 MODIFIED. Chapter 166 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 166
INTERNATIONAL SWIMMING POOL AND SPA CODE

166.01 ADOPTION OF CODE.

That certain document, one (1) copy of which is on file in the office of the Building Official, being marked and designated as the International Swimming Pool and Spa code, 2024 Edition, as published by the International Code Council, Inc., is hereby adopted as the Code of the City, for the minimum regulations for public and residential pools, spas and hot tubs using prescriptive and performance related provisions. Control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter.

166.02 AMENDMENTS.

The following sections are hereby revised:

1. Section 101.1 – Insert “City of Independence” for [Name of Jurisdiction].
2. Sections A101.1 Scope is hereby amended by deleting Sections A101.2 Scope and replacing said sections with the following:

Section A101.2 Scope. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of

one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

166.03 **SECTION 321 Wastewater Disposal**

Section 321 Wastewater Disposal is hereby amended by deleting Section 321 of the *International Swimming Pool and Spa Code, 2024 Edition*, and by replacing said sections with a new Section 321 Wastewater Disposal as follows:

321.1 Backwash water and draining water: Backwash water and draining water shall be discharged to an approved disposal system or area on the premise or shall be disposed of by other means approved by the state or local authority. Direct connection shall not be made between the end of the backwash line and the disposal system. Drains shall discharge through an air gap.

- 1. Swimming pool drainage water shall be directed away from any structure foundation.
- 2. Ponding of surface water shall be avoided.
- 3. Swimming pool drainage water shall be de-chlorinated.
Please Note: Discharge of chlorinated water to the storm water system would be a violation of the EPA Storm Water Discharge Regulations and could result in a Municipal Infraction for an illicit discharge.
- 4. Surface water shall not be discharged to any adjacent private property or Public Right-of-Way.
- 5. Surface water shall not be discharged closer than ten (10) feet from any adjacent property or Public Right-of-Way.
- 6. Surface water drainage piping shall not constitute a hazard or other nuisance.
- 7. Water flow shall be controlled to avoid excessive volume or velocity which could cause soil erosion or other possible hazards.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA