

CITY OF FRUITLAND  
CITY BUILDING CODE  
INFORMATION PACKET

**\*\*\*\*\*NOTE\*\*\*\*\*** *For all new residences or significantly re-built residences, there is an occupancy permit requirement. Requirements for the occupancy permit are included later in these instructions. Moving into the structure before the final inspection and an issued occupancy permit will result in prosecution under the Municipal Infractions Ordinance with possible fines up to \$600 and court action to remove the residents from the structure. These will be assessed to the contractor/home builder.*

The Building Inspector, who shall be appointed as provided by ordinance, shall be permitted by the lot owner, contractor, or resident to make all inspections required. The inspector shall have full access before sheetrock, or insulation is installed to inspect all headers, wiring, plumbing, and other items deemed necessary. The City Inspector shall have the right to order that construction be stopped until the inspector has had adequate opportunity to make the inspections required, or that all standards required are complied with fully.

Permits and inspections of water & septic systems are done by the Muscatine County Environmental & Zoning Department.

Setbacks (3.10)

Front: 25' from property line to building or any projection thereof other than usual steps. On corner lots this is required for all sides adjacent to the streets.

Side: 8' from property line. 16' between buildings of 1 to 1 ½ stories, 20' between buildings 2 to 3 stories.

Rear Yard: 35' from property line.

Accessory Buildings: 8' with no more than 2' overhang.

A. Property pins must be located before the permit will be issued. It is the responsibility of the property owner to replace missing pins before excavation.

B. It will be the responsibility of the owner to have knowledge of existing easements. Be aware of 10' utility easements along sub-division boundaries.

C. The inspector must have at least one working day notice to inspect setbacks before excavating.

Other bulk regulations (3.10)

Maximum Height: Principal building 35'

Principal building- Maximum 3 stories

Minimum residence width- 24'

Minimum square footage: All residences shall have a minimum square footage of 980 sq ft. A 2 story building shall have a minimum of 1200 sq ft.

Foundations: All residences shall be built on permanent foundations of cement with footings not less than 32" deep.

Residential Accessory Buildings: Maximum height 18'. No accessory building shall be permitted within 8' of a property line. Any accessory building of 380 sq ft or more must have a 12" footing of concrete. Any accessory building of 900 sq ft or over must have a concrete foundation of not less than 32" deep. Reinforced with 2 ½ inch rebar.

## Building Requirements (3.13, 3.13A, 3.13B)

### Electrical:

\*\*\*\*\*NOTE\*\*\*\*\* Effective January 1, 2008, a person is not allowed to engage in electrical work for another unless the person is licensed by the state. January 1, 2009, electrical installations will have to be inspected by state certified inspectors. It will be the responsibility of the contractor/owner to obtain a state certified inspector at their expense.

### City Recommendations:

200 AMP service

12 – 2 w/ground wiring to each receptacle

3 circuits for kitchen, minimum

Outlets within 6' of a sink and outside outlets must be GFI

One electrical receptacle every 6' within a room, with a minimum of one per wall except for bathrooms

Electrical service boxes must contain 40 circuits

Electrical junction boxes, in any area must be accessible at all times

Junction boxes in attics must be 2' above the surface

All circuits must be labeled in the breaker box

In any unfinished areas, such as, but not limited to, basements and garages, electrical wires running horizontally, must be in conduit of any material or finished over to eliminate exposed wires

### Plumbing:

\*\*\*\*\*NOTE\*\*\*\*\* Effective July 1, 2008 a person is not allowed to engage in plumbing work, HVAC refrigeration or hydraulic systems for another unless the person is licensed by the state and must be inspected by state certified inspectors at the owner/contractors expense.

### City Requirements that may be included or in addition to state code:

Plumbing must be trapped and vented for each drain

One three inch stack through the roof is required

Stools must be vented within two feet

Smoke detectors wired in series (one per bedroom, plus one per floor, including the basement)

Separation wall with garage must be 5/8" sheet-rock to roof sheathing if there is no ceiling in the garage. All sheet-rock in an area under fire code (firewall and ceiling), must have all seams taped and plastered.

Headers must meet requirements on illustration A. (the inspector may accept proof of certified compost headers or certified pre-built manufactured homes which substantially comply with this requirement)

Roof trusses must be installed with braces and nailing in accordance with truss manufacturer's instructions. These instructions must be available for the inspector to review or his requirements will be mandatory.

Stairway headroom: The minimum headroom in all parts of a stairway shall not be less than 6'8" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

Egress windows: Basements shall have at least one operable emergency escape and rescue opening in addition to a stairway. Openings provided shall have a sill height of not more than 44" above the floor. The emergency escape opening shall have a minimum net clear opening of 5.7 sq ft. The minimum net clear opening height shall be 24" and the minimum net clear opening width shall be 20". Emergency escape and rescue opening shall be operational from inside of the room without the use of keys or tools. Said openings with a finished sill height below the adjacent ground elevation shall be provided with a window well. The minimum horizontal area to the window well shall be 9 sq ft with a minimum horizontal projection and width of 36". The area of the window well shall allow the emergency escape and rescue opening to be fully opened. Window wells with a vertical depth greater than 44" shall be equipped with a permanently affixed ladder or steps usable with the window in the fully opened position. The ladder or steps shall be permitted to be placed over emergency escape and rescue openings or window wells. That serve such opening, provided

the minimum net clear opening size complies with the above requirements and such devices shall be releasable or removable from the inside without the use of a key, tool, or force greater than that which is required for normal operation of the escape and rescue opening.

Driveways: All driveways installed shall be provided with an expansion joint on each side of the sidewalk which is intersected by the driveway and with an expansion joint where the driveway intersects with a concrete street or where required by the inspector. The driveway must be concrete from the street to the property line.

Public Sidewalks: (3.12)

Must be constructed in the right of way (see drawing) 4" thick, 4' wide, and with 4' cuts. Elevation must be 4" above the grade of the nearest outside edge of the adjacent street. At any street intersection, sidewalks must be extended to the nearest edge of the street to form a crosswalk, handicap accessible.

OCCUPANCY PERMIT REQUIRED:

Must be issued before a building can be used for its intended purpose  
All inspections required in 3.13 must be completed & approved by the inspector.  
Public sidewalks (3.12) are complete.

A completed sidewalk must access at least one door of a residence.

House numbers required in 3.08 must be installed.

Exterior siding & trim are complete.

A kitchen sink and at least one bathroom must be in full working order.

3 strike rule. 1<sup>st</sup> offense- fine, 2<sup>nd</sup> offense- fine and if there is a 3<sup>rd</sup> offense- will not be allowed to obtain a building permit from the City of Fruitland.

No occupancy permit will be issued for occupancy in a basement.

## MINIMUM INSPECTIONS

### Setbacks:

Before excavation. **CAUTION:** This inspection concerns the stakes marking the building. Make sure the excavation and footing locations do not vary from the original location.

### Before insulation and sheetrock is installed:

- Electrical
- Headers
- Plumbing
- Smoke detectors
- Sheetrock in attached garage must reach ceiling

### Public Sidewalks:

Driveway attached to the street and sidewalks

### Before issuing an occupancy permit:

The house number must be attached

### Typical ditch & sidewalk cross section:

The typical ditch cross section in the above drawing is called for in the plats of new subdivision in the City of Fruitland. The road ditch is required on all new dedicated city streets to expedite snow removal and water drainage.