



CLIVE BUILDING CODE APPEALS BOARD

AGENDA, REGULAR MEETING

1900 NW 114th Street

March 9, 2026 5:30 PM

This meeting will be conducted in-person in the City Council Chambers and virtually via Zoom platform. To participate virtually use the following link:

<https://us06web.zoom.us/j/88050895785>

Call to Order/Roll Call

Action Items

1. Approve Meeting Minutes - 2/19/2026
2. Code Adoption Significant Changes Review
 - a. 2024 International Building Code
 - b. 2024 International Existing Building Code
 - c. 2024 International Fire Code

Staff Report

Adjournment



Staff Report

TO: Building Codes Appeal Board members

FROM:

Ryan Mayer, Construction Services Administrator

DATE: March 9, 2026

RE: Approve Meeting Minutes - 2/19/2026

Staff recommends approval of the February 19, 2026 meeting minutes.

Attachments:

1. BCAB Minutes 2-19-26

CLIVE BUILDING CODE APPEALS BOARD MEETING MINUTES

Regular Session
February 19, 2026

This meeting was held in the City Hall Council Chambers. Public access was provided in-person at City Hall and via Zoom. Information on how to access via Zoom was provided on the city's website and on the agenda. The recording of the meeting is available on the city's website at:

https://www.cityofclive.com/connect/boards_and_commissions/building_code_appeals_board.php

Call to Order/Roll Call

MAYER CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS: TODD MCGOWAN, LINCOLN PEARCE, LA DONNA GRATIAS, D.J. ROETTGER, EMILY BRODERICK

PRESENT: TODD MCGOWAN, D.J. ROETTGER, EMILY BRODERICK

ABSENT: , LINCOLN PEARCE, LA DONNA GRATIAS

STAFF: RYAN MAYER, KATHRYN PURVIS, GRANT NIXON, DAN LASS

Action Items

1. ELECTION OF OFFICERS

- a. McGowan moved to elect Pearce as the Chairman of the Board. The motion was seconded by Roettger. Ayes: McGowan, Roettger, Broderick. Nays: none.
- b. Roettger moved to elect McGowan as Vice Chairman of the Board. The motion was seconded by Broderick. Ayes: Roettger, Broderick. Nays: none Abstain: McGowan.

2. Approve Meeting Minutes – DECEMBER 15, 2025

McGowan motioned to approve the December 15, 2025 meeting minutes, seconded by Roettger.

Roll Call: Ayes: McGowan, Roettger, Broderick. Nays: none.

INTRODUCTIONS:

Emily Broderick was introduced as the new board member starting in 2026. She fills the space of Marcia Munger.

PRESENTATIONS:

it is noted that the available recording begins at this point.

1. CODE ADOPTION REVIEW PRESENTED BY MAYER, LASS, AND NIXON.

a. 2023 National Electrical Code

Mayer presented the changes proposed from the state-mandated code which includes GFCI requirement updates for dwelling units and specific appliances,

and outdoor outlets greater than 125 volts.

McGowan questioned what these changes meant for pad sites or sites mid construction. Mayer responded that sites with specified building layouts and utility layouts that were approved by council, would be governed by the codes in effect at the time of platting.

b. 2024 International Mechanical Code

Mayer introduced the changes proposed from the state-mandated code which include recognition of NFPA 54 and NFPA 58 and 2024 UPC as state gas codes. Other changes included requirements for fall arrest/ restraint anchorage devices for roofs, more stringent dryer duct installation, and minimum separation of 18" between return air openings and supply air openings.

Roettger clarified the separation as 18" which seemed like a close proximity.

Mayer clarified that was correct.

c. 2024 Uniform Plumbing Code

Lass introduced changes proposed in this code cycle including limitations of hot water temperatures for pet grooming stations, and a modification to Table 702.1 Note 9 to allow 1 ½" trap arm when only one shower head is present and anything more requires a 2" trap arm, regardless of stall size.

d. 2024 International Residential Code

Nixon introduced changes proposed in this code which includes a MICCC approved modified snow load calculation of 33 psf for the Des Moines Metro area to standardize truss design. Other changes focused on reorganization of the IRC versus text changes to aid in readability.

e. 2026 Swimming Pool Code

Lass introduced changes proposed in this code to include additional local amendments requiring 4' minimum barrier around the entire pool regardless of drop off or use of retaining walls to better support fall protections. Other changes include the ability to allow horizontal separation of barrier supports less than 45" if an automatic pool cover is in use with the caveat that if code enforcement is called for open auto covers, the standard barrier will be required as remedy to the infraction.

Roettger asked for clarification on the current fall protection requirements for high-grade retaining walls and other surfaces. Lass and Mayer advised that in most cases, these are considered landscaping and not subject to the same enforcement as decks and other walking paths. Additionally, with the greenbelt areas, to be strict in the application would make the City out of compliance in some areas of natural trail paths. While there is some assumption of risk, staff believes that this remedy addresses the pool area and immediately adjacent areas which contain a higher risk due to suspect traction and heightened distraction by nature of use.

Mayer questioned how the board felt about Clive's continued barrier requirement regardless of automated cover. All members advised that they either had pools or had designed them and could not understand the desire to only have one or the other for at the very least peace of mind and general neighborhood safety.

f. 2026 Electrical Update Code

Lass introduced changes proposed in this code related to solar arrays and energy storage systems counting as a trigger for electrical updates, and that



when a system is updated, emergency disconnects are required to meet state code. Other changes included updates to the regulations for battery powered smoke alarm and carbon monoxide requirements.

g. 2024 Fuel Gas Code

Nixon introduced changes proposed in this code related to fuel gas to reference the UPC, NFPA 54, NFPA 58, in addition to the Fuel Gas Code. This update works to stay in parallel with the state and enforce the provisions of all three code books.

2. Discussion on likes/dislikes/recommendations for Joint Commission Meeting held on January 14th, 2026.
 - a. Generally, the board was appreciative of the chance to hear more on the state of the City. Roettger advised that it was a lot of information in a short time, and that a longer meeting or a series of meetings would help the overall intake of the details.
3. Discussion of a special meeting March 2026
 - a. Due to the spring break dates for the local school jurisdictions, staff sought input from the board related to potential alternative dates. McGowan, Broderick, and Roettger advised that the first week of March avoided most of their conflicts. Mayer will reach out with a formal adjusted date as soon as possible to all board members.

Being no further business before the Board, the meeting was adjourned at 6:18 pm.





Staff Report

TO: Building Codes Appeal Board members

FROM:

Ryan Mayer, Construction Services Administrator

DATE: March 9, 2026

RE: Code Adoption Significant Changes Review

- a. 2024 International Building Code
- b. 2024 International Existing Building Code
- c. 2024 International Fire Code

Staff recommends making a motion in support of the code adoption. Vote shall follow.

Attachments:

1. 2024 IBC Significant Changes
2. 2024 IEBC Significant Changes
3. 2024 IFC Significant Changes

The 2024 International Building Code (IBC®) applies to all buildings except detached one- and two-family dwellings and townhouses up to three stories. Important 2024 IBC changes include:

- Duties and powers of the building official: Section 104 regulating duties of the building official and the approach for reviewing for code compliance has been significantly updated to reflect the current manner that alternate materials, designs and methods are evaluated.
- For the first time ever, the 2024 IBC includes provisions for tornado loadings.
- Updated wind, earthquake, and snow loads.
- The updated design rain loads are now based on the summation of the static head, the hydraulic head, and the ponding head.
- Updates to Risk Categories including Photovoltaic (PV) panel systems and facilities providing power generation.
- Updated and expanded provisions for Temporary Structures.
- New provisions regarding the wind resistance of aggregate-surfaced roofs.
- Roof Coverings: Updated provisions for underlayment.
- New special inspection provisions for metal building systems.
- New provisions for structural concrete reinforced with glass-fiber reinforcement.
- Concrete: Chapter 19 on Concrete has been Updated and reformatted.
- Masonry: TMS 402 and TMS 602 references have been updated to the latest 2022 editions.
- Increased the allowable height of a Group R-2 occupancy building with an NFPA 13R sprinkler system.
- Occupiable space requirements now apply if a roof is usable for anything more than maintenance or repair and occupants must have access to multiple egress options from a story based on the occupant load and the story requirements.
- Adult changing tables regulations are added where they are required in large assembly and mercantile, college lecture hall/classroom buildings and highway rest stops, or provided.
- Fire-resistance-rated Wall Continuity: Updates on how supporting construction for exterior walls is to be fire-resistance-rated, especially in the case of a parapet.
- Openings in Shaft Enclosures: Additional exceptions are provided for shaft enclosures, including new allowances for openings and penetrations.

- Carbon Monoxide Detection: Carbon monoxide (CO) detection is now required in all occupancies where a CO-producing device is present. Detection and notification can be addressed in several ways.
- Vapor retarders: Several updates have been made to the vapor retarder provisions for consistency with the IRC and IECC. The changes also provide additional options and better guidance for allowable types and locations of permitted vapor retarders.
- Vertical and lateral Flame propagation compliance methods: Clarification has been provided as to when testing in accordance with NFPA 285, related to vertical and lateral flame propagation, is required. Previously this information was scattered in a variety of locations within Chapters 14 and 26.
- New Appendix P sets forth the scoping limitations and technical criteria for sleeping lofts that are provided within Group R dwelling units and sleeping units.

The 2024 International Existing Building Code (IEBC®) encourages the use and reuse of existing buildings. This code covers repair, alteration, addition and change of occupancy for existing buildings and historic buildings to achieve appropriate levels of safety without requiring full compliance with new construction requirements. Important 2024 IEBC® changes include:

- **Occupiable roofs.** The concept of occupiable roofs requirements has been incorporated in a variety of locations to correlate with the IBC.
- **Storm Shelters.** The requirements have been coordinated with revisions in the IBC and ICC 500, clarifying that where constructed, storm shelters shall comply with IBC Section 423.
- **Risk category increase.** Clarifies how risk categories should be assigned for structural design where the addition and the existing building have different uses.
- **Smoke compartment requirements.** Existing Group I-1, condition 2 occupancies and ambulatory care facilities may be required to divide stories into no fewer than two smoke compartments for more substantial additions and alterations.
- **Adult Changing stations.** Where additional toilet facilities are being added and IBC Section 1110.4.1 would require adult changing stations, Section 306.7.15 would require that at least one accessible family or assisted use toilet room must contain one.
- **Exterior wall covering and wall envelopes sprinkler requirement.** Section 309.2.1 has been added to require that if combustible exterior wall envelopes or coverings are installed on a high-rise building, the building must be equipped throughout with a sprinkler system. There are some exceptions for smaller installations and when only a combustible water resistive barrier is installed.
- **Owner's responsibility at construction sites.** Section 1502 was added to address the need for the owner to properly develop, implement and maintain a site safety plan during construction. A site safety director must be designated who is responsible for conducting daily fire safety inspections.
- **Non-required automatic sprinkler system.** A section has been added to Chapter 10 (under the change of occupancy classification requirements) to allow removal of a nonrequired existing automatic sprinkler system if several criteria are met.
- **APPENDIX E TEMPORARY EMERGENCY USES.** This new appendix was created to provide guidance for designers, engineers, architects, and fire and building officials to allow temporary emergency uses of existing buildings with respect to the minimum code requirements. This appendix is intended to serve as a template or checklist for use during an emergency that references the relevant code requirements.



Summary of Changes to Clive Fire Code (IFC 2024 Edition) and explanations.

10-8-1 Adoption of the International Fire Code

We will be moving from the International Fire Code (IFC) 2021, to the IFC 2024. The State of Iowa just adopted this code in September of 2025, and we need to move to the same code cycle as they are on as we cannot be less restrictive but can be more restrictive. Changes to the referenced 2021 will change to 2024 throughout.

Added the adoption of **Appendix I – Fire Protection Systems – Noncompliant Conditions** which provides a direct approach to enforcement of common noncompliant issues with fire protections systems according to their applicable NFPA Standards.

10-8-4 Amendments to International Fire Code

Changes of numbering throughout of like codes where only the section numbering changed from the 2021 to 2024 code.

Amend Section 307.4.2/307.6 – Recreational Fires. These two amendments previously conflicted and caused confusion as to if recreational fires are allowed in Clive. The updated wording in 307.4.2 clarifies that only uncontained open burning is prohibited. If following the rules in 307.6, recreational fires contained to an outdoor fireplace or grill are allowed.

Add Section 308.1.11 Open Flame Cooking Devices. This was previously amendment 308.1.4 in our 2021 IFC amendments. Open Flame Cooking Devices were removed from Section 308 in the 2024 IFC and moved to Section 4104 – Portable Fuel Fired Cooking Devices. We feel it still makes sense for this to remain in Section 308 with other open flame devices. The State of Iowa also added this section back to 308. **Section 4104.2** will be amended to reference back to 308.1.11.

Amend Subsections of 903.2 Where Required – Automatic Sprinkler Systems.

Subsections amended to include specific requirements in different Occupancy Groups that have fire areas containing distilled spirits, mechanical parking garages, and upholstered mattresses. These areas were already included in our 2021 code adoption but not specifically mentioned in our amendments, so they were added for clarity. Also, added new subsections pertaining to fire areas with the storage of Lithium battery storage, which now has its own Chapter 32.

Amend Section 3307.1 Required Access. This was previously added as section 3311.1.1 under Access For Fire Fighting. That section was combined with Section 3313 regarding water supply into new Section 3307. Newly worded amendment only combines previous requirements of Section 3311.1 and 3311.1.1 into one section, there are no changes in overall requirements.

Amend Section 5601.1 Scope of Chapter 56 Explosives and Fireworks. Section 5601.1 was previously amended. That amendment was updated in June of 2025 by Ordinance 1163 to comply with State Law banning the City from regulating the use of Consumer Fireworks on July 3rd and 4th, and December 31st. Other language from Chapter 56 was removed from the amendments, as IFC 2024 language matched the previous amendments, and was deemed no longer necessary.

Referenced Standards. Listed code cycle years are found within the International Fire Code (IFC) 2024 edition. We have always adjusted the code cycle years to match what the IFC has referenced to avoid confusion and delays with design and construction projects.

10-8-12 Fireworks. Section was amended in June of 2025 by Ordinance 1163 to comply with State Law banning the City from regulating the use of Consumer Fireworks on July 3rd and 4th, and December 31st. Amended here to list DIAL as the regulating body as this is no longer under the authority of the State Fire Marshal.

