

**481—301.8(103A) Residential construction requirements.** The provisions of the International Residential Code, 2024 edition, published by the International Code Council, located at [www.iccsafe.org](http://www.iccsafe.org), are hereby adopted by reference as the requirements for construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal, and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures, with the following amendments:

**301.8(1)** Delete section R101.1.

**301.8(2)** Delete sections R103 through R114 and sections therein.

**301.8(3)** NOTE: The values for Table R301.2 are determined by the location of the project and referenced footnotes from Table R301.2.

**301.8(4)** Amend section R306.1.7 by striking the words “Chapter 3 of the International Private Sewage Disposal Code” and inserting in lieu thereof “567—Chapter 69”.

**301.8(5)** Delete section R309.1.

NOTE: Deletion of section R309.1, which would have required the installation of sprinklers in newly constructed townhouses, is consistent with 2010 Iowa Acts, Senate Joint Resolution 2009.

**301.8(6)** Delete section R309.2.

NOTE: Deletion of section R309.2, which would have required the installation of sprinklers in newly constructed one- and two-family residences, is consistent with 2010 Iowa Acts, Senate Joint Resolution 2009.

**301.8(7)** Delete section R319.1 and insert in lieu thereof the following new section:

R319.1 Emergency escape and rescue required as follows: Basements, habitable attics and every sleeping room have at least one operable emergency and rescue opening that opens directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings are in each sleeping room, but are not necessary in adjoining areas of the basement. Where emergency escape and rescue openings are provided, they have a sill height of not more than 44 inches (1118 mm) above an adjacent permanent interior standing surface that is no less than 36 inches wide and 18 inches deep and no more than 24 inches high. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure complies with section R319.3. The net clear opening dimensions are obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation are provided with a window well in accordance with section R319.2. Emergency escape and rescue openings open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

- Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m<sup>2</sup>).

- Storm shelters constructed in accordance with 481—Chapter 301, Part 2.

- Where the dwelling unit or townhouse unit is equipped with an automatic sprinkler system installed in accordance with section P2904, sleeping rooms in basements are not required to have emergency escape and rescue openings provided that the basement has either (1) one means of egress complying with section R318 and one emergency escape and rescue opening or (2) two means of egress complying with section R318.

- A yard is not required to open directly into a public way where the yard opens to an unobstructed path from the yard to the public way if the path has a width of not less than 36 inches (914 mm).

**301.8(8)** Delete chapter 11 and insert in lieu thereof rule 481—301.24(103A).

**301.8(9)** Delete chapter 24 and sections therein and insert in lieu thereof the following new section:

All fuel gas piping installations shall comply with rule 481—301.9(103A).

**301.8(10)** Delete chapters 25 through 33 and sections therein, except for section P2904, and insert in lieu thereof the following new section:

All plumbing installations shall comply with the state plumbing code as adopted by the state plumbing and mechanical systems board pursuant to Iowa Code chapter 105.

Exception: Factory-built structures, as referenced by Iowa Code section 103A.10(3), that contain plumbing installations are allowed to comply with either the state plumbing code or with the International Plumbing Code, 2024 edition, published by the International Code Council, located at [www.iccsafe.org](http://www.iccsafe.org). The manufacturer's data plate must indicate which plumbing code was utilized for compliance with this rule, as set forth in 481—paragraph 321.610(15)“e.”

**301.8(11)** Delete chapters 34 to 43 and sections therein and insert in lieu thereof the following new section:

The provisions of the state electrical code, as adopted and amended in 481—Chapter 404, are hereby adopted by reference as the requirements for electrical installations.

**301.8(12)** Delete appendices AA through CH.

**301.8(13)** Delete all references to the “International Plumbing Code” and insert in lieu thereof “state plumbing code”.

**301.8(14)** Delete all references to the “International Mechanical Code” and insert in lieu thereof “state mechanical code”.

**301.8(15)** Delete all references to the “International Fuel Gas Code” and insert in lieu thereof “rule 481—301.9(103A)”.

**301.8(16)** Delete all references to the “International Building Code” and insert in lieu thereof “rule 481—301.3(103A)”.

**301.8(17)** Delete all references to the “International Fire Code” and insert in lieu thereof “state fire code”.

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