ORDINANCE NO. 2024-10

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHUEYVILLE, IOWA, BY AMENDING SUBDIVISION REGULATIONS PERTAINING TO FIRE PROTECTION WATER TANK REQUIREMENTS

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

SECTION 1. SECTION MODIFIED. Section 170.10 of the Code of Ordinances of the City of Shueyville, Iowa, is repealed and the following adopted in lieu thereof:

170.10 FIRE PROTECTION REQUIREMENTS.

1. Water Reservoir Requirements. Developers shall provide emergency water reservoirs or require builder installation of sprinkler systems that meet current building and NFPA codes for fire protection purposes within subdivisions as follows:

   A. Subdivisions from 5 to 15 lots: one 30,000-gallon reservoir or installation of fire protection sprinkler systems that meet current building and NFPA codes.

   B. Subdivisions from 16 to 50 lots: one 30,000-gallon reservoir.

   C. Subdivision of 51 or more lots: two 30,000-gallon reservoirs.

2. Water Reservoir Location. The tank location shall be determined by the City after receiving a recommendation from the Fire Chief and City Engineer.

   A. If one tank is required, the tank shall be located within 1,000 feet of all lots in the subdivision.

   B. If two tanks are required, the tanks shall be equally accessible throughout the subdivision with no more than 1,000 feet of unobstructed roadway to a protected structure. This may require more than two tanks.

   C. All commercial properties shall install or be within 1,000 feet of a 30,000 gallon underground cistern or protection tank.

3. Specifications.

   A. Pea gravel bedding will be utilized for backfilling and for base.

   B. Tanks must be made of fiberglass or alternate material as approved by the City Engineer and installed to manufacturer's specifications.

   C. The drafting/suction pipe height above the finished roadway surface shall be 24 inches to the centerline of the elbow fitting of the six-inch pipe. A two-inch inspection pipe shall be installed on the vent pipe.

   D. The drafting pipe shall extend to within 6 inches of the bottom of the tank with a fitted strainer to protect against debris one-half inch or more in size. The length of the draft pipe should be kept to a minimum after meeting the requirements of Paragraph C. The drafting pipe shall be six inches in diameter and shall terminate horizontally with an elbow to accept the six-inch national standard female hydrant fitting with cap and chain.

   E. A screened, eight-inch cistern site vent pipe with the opening facing downward will be included in all tanks. The vent pipe shall be a minimum of 36 inches above the

finished roadway surface. The vent pipe shall have a two-inch capped inspection pipe located at the top.

F. A four-inch fill pipe with elbow will be provided by the installer which terminates 24 inches above the finished roadway surface, measured at the pipe with five-inch Storz Connection and cap with two and one-half-inch national standard thread adaptor in the cap connected with a chain.

G. The maximum distance from the road edge to the drafting pipe shall not exceed eight feet. This will allow a fire pumper, positioned on the finished road surface using one section of standard hard suction hose, to easily reach the draft pipe.

H. All aboveground piping shall be primed and then painted red for suction with a six (6) inch adapter, white for vent, and yellow for fill by the installer before the tank is approved for service and filled.

I. A 24-inch man-way with internal ladder which is terminated at the landscaped surface shall be included in all tanks.

J. The contractor installing the tank shall also install a "no parking" sign at a location specified by the Fire Department. The sign and installation shall be at the expense of the subdivider.

K. The installation shall be made with consideration of the winter temperatures. Steps will be taken to ensure the piping and water in the tank will not freeze during extended periods of below zero weather.

L. An automatic fill system for replacing the water in the protection tank shall be installed.

M. Maintenance of fire protection tanks or cisterns shall be done at the sole expense of the property owner(s) and/or owners' association.

N. Installation of a Vent and Sight Assembly for each tank that allows for drive by checks of tank levels approved by the Jefferson Monroe Fire Department.

4. Administration.

A. Inspections.

1. The developer or the installer of the water tank shall notify the Fire Department protecting the fire district in which the subdivision is located of the completion of the installation for purposes of inspection. Forty-eight hour notification shall be provided, and a $25.00 fee shall be submitted to the Fire Department to cover the cost of inspection. All new or upgraded installations shall require inspection. Once approved, tanks shall be filled by the Fire Department. Water tank inspection forms may be obtained from the City Clerk or Fire Department protecting the district.

2. Fire protection sprinkler systems. A copy of the initial inspection to admit occupancy, along with a copy of all periodic, ongoing inspections to remain in compliance with current building and NFPA codes shall be provided to the City.

B. The subdivider or contractor installing the tank shall post with the City a $5,000.00 bond to be held by the City until the tank has received final Fire Department approval.

C. Any municipal or private Fire Department may utilize the water tank for fire protection purposes. All tanks shall be refilled by the department making use of the water. Refilling shall be accomplished as soon as possible.

D. The Fire Department having fire protection responsibility for the district in which the subdivision is located shall inspect the water tanks in the spring of each year and shall ensure the water tanks are refilled shortly after each use.

E. The lot containing the tank shall have an easement with the City and the Jefferson Monroe Fire Department upon the completion of the development.

(Section 170.10 – Ord. 2023-02 – Sep. 23 Supp.)

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 Council on the 12th day of November 2024.

Mickey Coonfare
Mayor

ATTEST:
Leah Kalar
City Clerk

First reading of Ordinance 2024-10 introduced and approved on November 12, 2024.

First Motion: Neuhaus	Ayes: Lacy, Stephens, Neuhaus, Frisk, Votroubek
Second Motion: Votroubek	Nays: none
	Absent: none

Second and third readings of Ordinance 2024-10 waived by supermajority vote on November 12, 2024.

First Motion: Frisk	Ayes: Lacy, Stephens, Neuhaus, Frisk, Votroubek
Second Motion: Stephens	Nays: none
	Absent: none

I certify that the foregoing was published as Ordinance No. 2024-10 on the 19th day of November 2024.

Leah Kalar
City Clerk