

January 31, 1963.
Cities and Towns.

House File 122

By RILEY.

Passed House, Date 3-15-63

Passed Senate, Date 4-15-63

Vote: Ayes 95 Nays 6

Vote: Ayes 43 Nays 1

Approved 4-22-63

*Passed on file 3/18
Cities & Towns 3/18
Pass 4/2
Deferred 4/11*

A BILL FOR

An Act relating to housing regulations in cities and towns.

Be It Enacted by the General Assembly of the State of Iowa:

1 Section 1. Section four hundred thirteen point one (413.1),
2 Code 1962, is hereby repealed and the following enacted in lieu
3 thereof:

4 This chapter shall be known as the housing law and shall
5 apply to every city of the first class and cities under commission
6 form of government which, by the last federal census, had a
7 population of fifteen thousand or more, and shall apply to any
8 dwelling in any area adjacent to and within one mile of such
9 municipalities, except estates of real property of ten acres
10 or more in said adjacent area, and to every city as its
11 population shall reach fifteen thousand thereafter by a federal
12 census.

1 Sec. 2. Section four hundred thirteen point three (413.3),
2 Code 1962, is amended by striking subsection thirteen (13) and
3 inserting in lieu thereof the following:

4 13. A "basement" is a story partly under ground having at
5 least one-fourth of its height above the adjoining ground level
6 and having a depth from finish floor level to bottom of floor
7 joists of not less than six foot eight inches, but to be
8 considered as habitable space the finish floor level of the
9 habitable rooms shall not be lower than forty-eight inches,

10 average depth, below adjoining grade and the ceiling height
11 shall be not less than seven feet from finish floor to finish
12 ceiling. A basement with less than fifty percent of its floor
13 area as habitable area shall not be counted as a story.

14 A "cellar" is a story having less than one-fourth its height
15 above adjoining ground level and having a depth from finish
16 floor level to bottom of floor joists of not less than six
17 foot four inches. A cellar shall not be counted as a story
18 for purpose of height measurement.

19 In the case of private dwellings and two-family dwellings an
20 "attic", or space in a sloping roof, if not occupied for living
21 purposes, shall not be counted as a story; in the case of
22 multiple dwellings an attic room shall be counted as a story
23 if used for living purposes.

1 Sec. 3. Section four hundred thirteen point twenty (413.20),
2 Code 1962, is hereby repealed and the following enacted in lieu
3 thereof:

4 In every dwelling hereafter erected every room shall have at
5 least one window opening directly upon the street or a public
6 alley or other public space which measures fifteen feet in width,
7 or upon a yard or court of the dimensions specified in this
8 chapter, and located on the same lot, and such window shall be
9 so located as to properly light all portions of such rooms.

10 This provision shall not, however, apply to rooms used as
11 kitchens, art galleries, swimming pools, gymnasiums, squash
12 courts or for similar purposes, provided such rooms are adequately
13 lighted and ventilated. For purposes of this section adequate
14 ventilation may be either a system of mechanical ventilation
15 which provides not less than fifteen air changes per hour or

16 natural ventilation as specified in section four hundred thirteen
17 point twenty-one (413.21) of the Code; and further, for purposes
18 of this section adequate light may be either a system of artificial
19 light which provides healthful and sanitary conditions in all
20 spaces of the room or natural light as specified in section
21 four hundred thirteen point twenty-one (413.21) of the Code.

1 Sec. 4. Section four hundred thirteen point twenty-one
2 (413.21), Code 1962, is hereby repealed and the following is
3 enacted in lieu thereof:

4 In every dwelling hereafter erected the window area in each
5 habitable room shall be not less than ten percent of the
6 superficial floor area for window light. For purposes of this
7 section window area shall mean the glass area of a window or
8 exterior door. Each habitable room, except as otherwise provided
9 in this chapter, shall have an area not less than four percent
10 of the superficial floor area for ventilation.

11 All basements and cellars shall provide light and ventilation
12 with window area of not less than one percent of the superficial
13 floor area.

14 Crawl spaces and attic spaces shall be provided with ventilating
15 area not less than one three-hundredths of the floor area. No
16 mechanical exhaust system, exhausting vapors, odors or gases,
17 shall be discharged into any attic, crawl space or cellar but
18 shall be directed to the outside air; except this shall not
19 prevent the mechanical exhausting of normal room air to attics
20 when used solely for cooling purposes.

1 Sec. 5. Section four hundred thirteen point twenty-two
2 (413.22), Code 1962, is hereby repealed and the following
3 enacted in lieu thereof:

4 In every dwelling hereafter erected all living rooms and
5 bedrooms shall be of the following minimum sizes: every such
6 room shall contain at least eight square feet of floor area
7 except the kitchenettes may be forty square feet in area; no
8 such room, except kitchenette, shall be, in any part of required
9 area less than seven feet wide. In all dwellings and in each
10 apartment, group or suite of rooms there shall be at least one
11 room containing not less than one hundred and twenty square feet
12 of floor area.

1 Sec. 6. Section four hundred thirteen point twenty-three
2 (413.23), Code 1962, is hereby repealed and the following enacted
3 in lieu thereof:

4 No room in a dwelling hereafter erected shall be in any part
5 less than seven feet high from finished floor to finished ceiling;
6 the average height of any such room shall not be less than seven
7 feet six inches, except that an attic room used for living purposes
8 in a private or two-family dwelling need be seven feet six inches
9 in one-half its area and that areas less than five feet shall not
10 be considered as a part of the required room area.

EXPLANATION OF HOUSE FILE 122

The state housing law, chapter 413, Code 1962, does not in all respects provide for current construction practices. Such current practices benefit the public in certain economies of construction savings without jeopardizing health, life or property and in some cases improve living conditions for the individual families. The Federal Housing Administration has adopted a code of minimum property standards (F.H.A. for No. 300) for one- and two-family living units to encourage improvement in housing standards and conditions throughout the United States, many of which conditions the people of the state of Iowa should be entitled to use in order that it might provide better housing at more economical cost. This bill establishes an area adjacent to and within one mile of municipalities of 15,000 population or more to be controlled by chapter 413, Code 1962, provides for further clarification of dwelling, provides for basement and cellar grade level, ceiling height and light and ventilation, provides for mechanical ventilation for kitchens and control of exhaust systems and a redesignation of window light and ventilation area, also crawl space and attic ventilation, provides for at least one room containing 120 square feet of floor space, and establishes a new minimum ceiling height for habitable rooms.

HOUSE FILE 122

- 1 Amend House File 122 by striking from lines 5 and 6 of
- 2 section 1 the words "of the first class and cities under
- 3 commission form of government".

Filed
February 19, 1963.

adopted 3/15

RILEY of Linn.

HOUSE FILE 122

- 1 Amend House File 122 by adding the following new sections:
- 2 Sec. 7. Section four hundred thirteen point nine (413.9),
- 3 Code 1962, is hereby amended by adding after the word "city"
- 4 in line six (6) the words "or county".
- 5 Sec. 8. Section four hundred thirteen point one hundred
- 6 twenty-one (413.121), Code 1962, is hereby amended by adding
- 7 after the word "inclusive" in line seven (7) the following:
- 8 " , and in the area adjacent to and within one mile of such
- 9 municipalities, the provisions of this chapter shall be
- 10 enforced by the county board of health".

Filed
March 14, 1963.

adopted 3-15

RILEY of Linn.

HOUSE FILE 122

- 1 Amend the title to House File 122 by adding after the word
- 2 "towns" in line one (1) the following: "and in an area
- 3 adjacent to and within one mile thereof".

Filed and adopted
March 15, 1963.

RILEY of Linn. ✓