

SITE DEVELOPMENT AND FACILITY EXPANSION REGULATORY ASSISTANCE PROGRAM

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Assisting Your Business to Meet Your Economic Development Project Timelines

► AN INNOVATIVE WAY TO RESPOND TO YOUR BUSINESS NEEDS

The Iowa Department of Economic Development (IDED) helps businesses expand or locate all or part of their business in Iowa. It just makes sense for companies engaged in advanced manufacturing, biosciences and information solutions/financial services to look at Iowa and IDED helps to ensure their economic development timelines are met.

Iowa is nationally recognized as an innovator in helping businesses by meeting their development needs in a timely and effective manner. IDED networks with Regulatory Assistance Coordinators in agencies across state government to reduce response time to businesses. This agency coordination helps to ensure that regulatory and compliance questions, or other needs associated with project site development and facility expansion are serviced quickly. We have listed information below about some of the more common regulatory requirements related to site development and expansion. If you have additional questions or need assistance with these requirements please visit www.iowalifechanging.com or contact us at 1-800-245-IOWA.

Facility Design

New project design, or major alteration to an existing facility, may require a registered architect or licensed engineer to design your project. Industrial and educational facilities always carry this requirement. For additional assistance:

- Requirements concerning registered architects and building design visit www.state.ia.us/government/com/prof/architect/exceptions.html or call 515.281.7362.
- Licensed engineers and building design visit www.legis.state.ia.us/ACO/IAChtml/193c.htm#rule_193c_1_5 or call 515.281.4126.
- City/County Building Code and Permits www.iabo.net/officials.htm.

New construction which is financed in-whole or in-part with funds from the state of Iowa must adhere to the State Building Code if there is no local building code or if there is a local building but it is not enforced. For more information visit <http://www.dps.state.ia.us/fm/building/index.shtml> or call the Iowa Department of Public Safety, State Building Code Bureau, at 515.281.5821.

Evaluating Sites

As you evaluate site locations, different options for supporting your facility's environmental resource needs will be considered, such as water supply or waste water discharge. Many times these resource needs are serviced by local government. If your business plans to manage these responsibilities directly - such as taking water supply from ground or surface water, or planning direct discharge to a stream, you will work with the Iowa Department of Natural Resources (IDNR). Please visit www.iowadnr.com/other/bizreg.html for more information.

Once you have a particular location or site in mind, you will need to verify if a flood plain permit is needed. Visit <http://www.iowadnr.com/water/floodplain/fppermits.html> for permitting information. It is not a common requirement but if any of your business operations, activities or structure will be within the "100-year flood plain" you will need this permit.



If you are considering purchasing and redeveloping an existing commercial or industrial property IDNR has resources available to help you understand environmental conditions with regard to the property. Information on common issues associated with "environmental records of properties," such as internet databases of registered underground storage tanks (USTs), and sites where IDNR has responded to known contamination concerns are available.

Additionally, records relating to permitted solid waste and hazardous waste disposal sites, water supply, waste water and water quality issues associated with business and industry are available. For assistance with these questions please contact the IDNR Brownfield Coordinator at 515.281.8489.

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Environmental Permitting

It is important to identify if an air quality construction permit is needed. This is a common requirement for businesses engaged in manufacturing or for a business that is considered “industrial” or “large.” However, even small or mid-sized businesses should determine early on if these permits are needed. Assistance on environmental permitting is available by contacting the IDNR or the IDED Small Business Environmental Assistance Liaison:

- **IDNR** - Visit <http://www.iowadnr.com/air/index.html> or call toll free at 1.800.Air.Iowa.
- **IDED** - Visit http://www.iowalifechanging.com/business/environmental_assistance.html or call toll free 1.800.245.4692.

Consult the “Iowa Environmental Guide for Industries” at www.iowalifechanging.com/business/downloads/iaregguide.pdf for a comprehensive overview on environmental air, land and water quality permitting requirements.

Developing the Site

Before you dig that first shovel of dirt, please consider whether a permit is needed for improving or developing vehicle entrances. If you have an entrance from a state or U.S. highway, or if oversize or overweight hauling or the hauling of any hazardous materials is necessary, you will work with the Iowa Department of Transportation (IDOT) for permitting. Visit <http://www.dot.state.ia.us/traffic/sections/itsauwz/access.htm> for more information. Contact your local city/county official for assistance with entrances that access city or county roads.

Also consider storm water permits. If more than one acre of land will be moved, a Storm Water Permit #2 should be acquired. In addition, a Storm Water Permit #1 is needed if materials will be stored outside that could come into contact with rain water. Visit <http://www.iowadnr.com/water/stormwater/forms.html> for more information.

If your construction plans will take place on or around water or land owned by the state of Iowa, or if activities such as dredging, placing of fill or excavating on or around the Mississippi River or the Missouri River are a possibility, please check out compliance requirements prior to beginning work by visiting IDNR at <http://www.iowadnr.com/other/slands.html> or visit <https://www2.mvr.usace.army.mil/Regulatory> for the U.S. Army Corps of Engineers.

If you plan to have installations outside your primary facility, such as storage for flammable or combustible liquids, explosives or hazardous materials, liquid propane or anything involving above ground storage tanks, you will want to be familiar with requirements such as installation plan review and registration. Please visit <http://www.dps.state.ia.us/regassist/index.shtml> for specific information.

Operating at the Site

Compliance requirements must also be considered for inside the facility. Examples are advance notice and installation permitting for boiler or pressure vessels, elevators or related equipment. For more information on these requirements visit Iowa Workforce Development at www.iowaworkforce.org/labor/index.html or call 515.242.5870.

Work directly with the local utility for your service of natural gas and electric needs unless you are considering other arrangements such as generating your own energy or interconnecting to a 69 kV line or greater. Please contact the Iowa Utilities Board for assistance by visiting <http://www.state.ia.us/government/com/util/BusinessRegAssist.html> when dealing with those cases.

For more information on the Regulatory Assistance Team, contact the Iowa Department of Economic Development (IDED)
1.800.245.IOWA +1.515.242.4896 www.iowalifechanging.com

