

BILL NO. 2017-47

SPONSORED BY COUNCILMAN Prather

ORDINANCE NO. 15706

AN ORDINANCE OF THE CITY OF JEFFERSON, MISSOURI, AMENDING THE CITY CODE, CHAPTER 8, ARTICLE II, SECTION 8-18, SECTION 8-19, SECTION 8-21, AND SECTION 8-22 BY REPLACING THE ADOPTION OF THE 2009 INTERNATIONAL BUILDING AND RESIDENTIAL CODES AND AMENDMENTS TO THE 2009 INTERNATIONAL BUILDING AND RESIDENTIAL CODES BY ADOPTION OF THE 2015 INTERNATIONAL BUILDING AND RESIDENTIAL CODES.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF JEFFERSON, MISSOURI, AS FOLLOWS:

Section 1. The City Code, Chapter 8 (Buildings and Building Regulations), Section 8-18 (Adoption of 2009 International Building Code), is hereby deleted and the following is added in lieu thereof:

Sec. 8-18. Adoption of the 2015 International Building Code.

The 2015 International Building Code, published by the International Code Council, Inc., is hereby adopted and incorporated herein by reference as the Building Code of the City of Jefferson, Missouri with the additions, insertions, deletions and changes contained within this chapter.

(Code 1977, § 8-1; Ord. No. 10397, § 6, 4-1-85; Code 1983, § 7-18; Ord. No. 11201, § 4-17-89; Ord. No. 11578, § 4, 5-20-91; Ord. No. 12757, § 4, 6-1-98; Ord. 13577, 1, 7-21-2003; Ord. 14105, §1, 10-16-2006; Ord. 14483, §1, 3-2-2009; Ord. No. 14973, §1, 5-21-2012)

Section 2. The City Code, Chapter 8 (Buildings and Building Regulations), Section 8-19 (Amendments to the 2009 International Building Code), is hereby deleted and the following is added in lieu thereof:

Sec. 8-19. Amendments to the 2015 International Building Code

The following additions, insertions, deletions and changes are made to the 2015 International Building Code, otherwise referred to herein as the Building Code of the City of Jefferson:

Section 101.1: Insert the words "City of Jefferson" as name of jurisdiction.

Section 103.0: Delete Sections 103.1 - 103.4 and insert the following in its place:

Section 103.1 Creation of enforcement agency

The department of building safety known as the Department of Planning and Protective

Editor's note: Deleted language shown ~~thus~~. Added language shown thus.

Services is hereby continued and the executive official in charge thereof shall be known as the Director of Planning and Protective Services. Wherever the words Building Official appear in this Code, it shall be held to mean the Director of Planning and Protective Services or his or her designee.

Section 103.2 Appointment

The Director of Planning and Protective Services shall be appointed and removed as provided by the City Code.

Section 103.3 Deputies

The Director of Planning and Protective Services shall recommend to the City Administrator the employment of building inspectors, plan examiners and other employees in sufficient numbers to assure enforcement of the Building Code.

Section 105.2: WORK EXEMPT FROM PERMIT

Delete 105.2, item number 2, "Fences not over 7 feet high."

Section 106: Delete this section (Floor and Roof Design Loads)

Section 107.1: Add the following to this section:

As a normal practice, the Building Official has waived the detailed administrative reporting requirements of Section 1704. The designer of record shall submit the following as part of the submittal documents (Section 107):

1. Summary of contracted construction administration services for the designer and sub-consultants of record
2. A summary description of Special Inspections ordered
3. Name of all testing agencies

The testing agency(s) shall submit a summary report to the Building Official at the end of the project listing all special inspections performed with a list of all failed tests and their respective corrective action(s) for the permit file.

Section 109: Add the following to this section

Section 109.7 The fees for building construction permits shall be set in Appendix Y of the Code of the City of Jefferson.

Section 109.8 Fee for penalty for failure to obtain a building permit.

Where work for which a permit is required by this Code is started prior to obtaining said permit, the fees specified in Appendix Y of the Code of the City of Jefferson shall be doubled. Should any person, firm or corporation commit a second offense by starting work without permit after so doing on a previous occasion, he shall pay three times the customary fee in order to obtain the necessary permit. Any offense shall subject the offender to prosecution under section 114.4. In the event any person firm or corporation fails to obtain the necessary permit(s) within 5 days after being notified in writing to do so by the Code official, he shall pay in addition to the usual fee or increased penalty as provided above the sum of \$25.00 for each day in excess of the aforesaid 5 days that transpire prior to his or her obtaining the necessary permit. The payment of any or several of the above stated penalty fees shall not relieve any person, firm or corporation from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein, or in the City Code.

Section 113.1, 113.2, and 113.3: Delete these sections and insert in lieu thereof the following:

Section 113.1: JUDICIAL REVIEW:

Any owner, agent or other person shall have the right to seek judicial review of a decision of the Building Official refusing to grant a modification to the provisions of this Code covering the manner of construction or materials to be used in the erection, alteration or repair of a building or structure. The petition for judicial review shall be to the circuit court of Cole County as established in Article 536 of the Revised Statutes of Missouri.

Section 114.4: Delete this section and insert in lieu thereof the following:

VIOLATION PENALTIES:

Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be punished by a fine as set forth in Section 1-13 of the City Code. Each day that a violation continues shall be deemed a separate offense.

Section 305.2.3: – Replace “five” with “ten” in this section

Section 308.6.4: – Replace “five” with “ten” in this section

Section 423: Storm Shelters – modify this section as follows:

Section 423.1: add at the end of this section: “for new construction.”

Section 423.4: Change “...occupant load of 50 or more...” to “...occupant load of 100 or more...”

Section 423.5: Add this new section:

Section 423.5 Design Wind Speed: The City of Jefferson design wind speed for tornado shelters shall be 200 MPH with reference to design criteria in ICC 500 Section 304.2

Section 1809.5: – add to item 1 the following sentence:

“The frost line of the City of Jefferson is 24 inches.”

Section 3. The City Code, Chapter 8 (Buildings and Building Regulations), Section 8-21 (Adoption of the 2009 International Residential Code), is hereby deleted and the following is added in lieu thereof:

Sec. 8-21 Adoption of the 2015 International Residential Code

The 2015 International Residential Code, for One and Two Family Dwellings, published by the International Code Council, including Appendix J, is hereby adopted and incorporated herein by reference as the Residential Code of the City of Jefferson, Missouri with the

additions, insertions, deletions and changes contained within this chapter.

Section 4. The City Code, Chapter 8 (Buildings and Building Regulations), Section 8-22 (Amendments to the 2009 International Residential Code), is hereby deleted and the following is added in lieu thereof:

Sec. 8-22 Amendments to the 2015 International Residential Code

The following additions, insertions, deletions and changes are made to the 2015 International Residential Code, for One- and Two-Family Dwellings otherwise referred to herein as the Residential Code of the City of Jefferson:

Section R101.1: Insert the words “City of Jefferson” as the name of jurisdiction.

Section R103: DEPARTMENT OF BUILDING SAFETY

Sections R103.1 thru R103.3 are hereby deleted and the following is added in lieu thereof:

Section R103.1: Creation of enforcement agency

The department of building safety known as the Department of Planning and Protective Services is hereby continued and the executive official in charge thereof shall be known as the Director of Planning and Protective Services. Wherever the words Building Official appear in this code, it shall mean the Director of Planning and Protective Services or his or her designee.

Section R103.2: APPOINTMENT

The Director of Planning and Protective Services shall be appointed and removed as provided by the City Code.

Section R103.3: DEPUTIES

The Director of Planning and Protective Services shall recommend to the City Administrator the employment of building inspectors, plan examiners and other employees in sufficient numbers to assure enforcement of the Residential Code.

Section R105.2 Work Exempt from Permits

Replace R105.2, item # 2, (fences not over 7 feet high) with “Non-structural building envelope repair work for existing structures.”

Section R108 FEES

Add sections R108.7 and R108.8 to this section:

R108.7 Fee Schedule. The fees for building construction permits shall be set in Appendix Y of the City Code for the City of Jefferson.

R108.8 Fee for penalty for failure to obtain a building permit: Where work for which a permit is required by this Code is started prior to obtaining said permit, the fees specified in Appendix Y of the Code of the City of Jefferson shall be doubled. Should any person, firm or corporation commit a second offense by starting work without permit after so doing on a previous occasion, he shall pay three times the customary fee in order to obtain the necessary permit. Any offense shall subject the offender to prosecution under section R113.4. In the event any person firm or corporation fails to obtain the

necessary permit(s) within 5 days after being notified in writing to do so by the building official, he shall pay in addition to the usual fee or increased penalty as provided above the sum of \$25.00 for each day in excess of the aforesaid 5 days that transpire prior to his or her obtaining the necessary permit. The payment of any or several of the above stated penalty fees shall not relieve any person, firm or corporation from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein, or in the City Code.

(Code 1977, § 8-10; Ord. No. 9536, §§ 2, 3, 10-20-80; Ord. 13577, §2, 7-21-2003; Ord. 14272, §5, 10-15-2007; Ord. 14437, §1, 11-17-2008; Ord. 14483, §2, 3-2-2009)

Section R112 JUDICIAL REVIEW

Delete Sections R112.1, R112.2, R112.3 and R112.4 and insert the following in its place:

Section R112.1 General. Any owner, agent or other person shall have the right to seek judicial review of a decision of the Code Official refusing to grant a modification to the provisions of this Code covering the manner of construction or materials to be used in the erection, alteration or repair of a building or structure. The appeal shall be to the circuit court of Cole County as established in Article 536 of the Revised Statutes of Missouri.

Section R113 VIOLATIONS

Delete Section R113.4 and insert in lieu thereof the following:

Section R113.4 Violation Penalties: Any person who shall violate a provision of this Code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the building official, or of a permit or certificate issued under the provisions of this code, shall be punished by a fine as set forth in Section 1-13 of the City Code. Each day that a violation continues shall be deemed a separate offense.

Section R114.2 Delete this section and insert in lieu thereof the following:

Section R114.2 Unlawful Continuance; Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be liable for penalties specified in Section R113.4.

Table R301.2(1) Use the following values for the table:

Ground Snow Load: 20 psf
Wind Design: Speed – 115 mph
Topographic effects – no
Special wind region – no
Wind-borne debris zone – no
Seismic Design Category: B
Subject to damage from: Weathering – Severe
Frost line depth – 24”
Termite – moderate to heavy
Winter design temperature: 4°
Ice barrier underlayment required: yes
Flood hazards: ordinance passed March 19, 1980; flood maps dated November 2,

2012

Air freezing index: 903

Mean annual temperature: 55°

Section R302.5.1 – delete “equipped with a self-closing device” from the end of this section.

Section R302.11 – delete item “4” (fire blocking around vents, pipes, etc.)

Section R302.13 – add the following exceptions:

5. Open-web wood truss floor joists with draft stopping per 1,000 square feet.

6. Closed-web wood joists with one (1) hour fire treating.

Section R303.6 – Add the following:

Exception: Bathroom exhaust fans may be exhausted into a soffit vent if composed of approved materials as determined by the Building Official.

Figure R307.1 – Add the following:

Water closet: All water closets shall be spaced at least fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture, except the centerline of the water closet may be spaced twelve (12) inches if located next to a bathtub/shower unit.

Section R309.5 – delete section – garage sprinklers are required if walls are built to Table R302.1 (2)

Section R311.7.5.1 – add exception

3. Closed risers are not required on exterior stairs where the riser is less than 10’ above grade.

Section R312.2 – delete section – window fall protection

Section R313.1 – delete – townhouse fire sprinkler

Section R313.2 – delete – One and Two family sprinklers

Section R313.3 – add the following per Section 67.281.1 RsMO:

A builder of one or two family dwellings or townhouses shall offer to any purchaser, on or before the time of entering into the purchase contract, the option at the purchaser’s cost to install or equip an automatic fire sprinkler system in the dwelling or townhouse. Notwithstanding any other provision of the law to the contrary, no purchaser of such a one or two family dwelling or townhouse shall be denied the right to choose or decline an automatic fire sprinkler in such dwelling or townhouse being purchased.

Section R314.4 – replace the beginning of the Exception paragraph first sentence (Interconnection of smoke alarms in existing areas shall not be required...) with:

Exception: “Interconnection of smoke alarms in existing areas may use wireless technology or shall not be required...”

Section R403.1.3.3 – Delete seismic categories.

Section R404.4 – Replace “48 inches” with “9 feet” and replace “24 inches” with “5 feet.”

Section R602.3.1 - Add the following sentence to the end of Exception number 2:

Alternatively, 2"x 6" No. 2 grade studs supporting a roof and floor load with not more than 10' of tributary length shall have a maximum stud height of 14'."

Chapter 11 – Energy Efficiency – the chapter is deleted in its entirety. In its place, the 2009 International Residential Code Chapter 11 is hereby adopted and incorporated herein by reference.

Section AJ102.4.4 – delete this section

Section 5. This Ordinance shall be in full force and effect from 60 calendar days after the date of its passage and approval.

Passed: Aug. 21, 2017

Approved: Aug. 22, 2017

Carrie Tergin
Presiding Officer

Carrie Tergin
Mayor Carrie Tergin

ATTEST:

APPROVED AS TO FORM:

Angela Brown
City Clerk

[Signature]
City Counselor