

AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF FAIR GROVE, MISSOURI, AMENDING TITLE V OF THE CODE OF ORDINANCES OF THE CITY OF FAIR GROVE, MISSOURI BY DELETING CHAPTERS RELATING TO THE BUILDING, RESIDENTIAL, MECHANICAL AND OTHER INTERNATIONAL CODES AND ENACTING IN LIEU THEREOF NEW CHAPTERS RELATING TO THE SAME SUBJECTS.

WHEREAS, The Board of Aldermen of the City of Fair Grove has reviewed Title V of the Code of Ordinances of the City of Fair Grove and determined that the Title, as it exists, requires updating; and

WHEREAS, The Board of Alderman has been advised that updating the existing International Code Council Codes that have been previously adopted by the Board of Aldermen would be of benefit to the Citizens of the City as well as building trades working within the City; and

WHEREAS, the Board of Aldermen has determined that a complete revision of Title V is necessary to provide adequate guidance to the building trades within the community.

NOW, THEREFORE, be it Ordained by the Board of Aldermen of the City of Fair Grove as follows:

Section 1. Title V, Chapter 500 (including Articles I, II, III, IV, V, VI, VII, VIII, IX, X, and XI but excluding Article XII, XIII, and XIV) is deleted in its entirety.

Section 2. In lieu of the foregoing Chapter 500 new Articles with multiple subsections are hereby enacted to read as follows:

“CHAPTER 500: BUILDING CODES AND BUILDING REGULATIONS

ARTICLE I. INTERNATIONAL BUILDING CODE

SECTION 500.010 ADOPTION OF INTERNATIONAL BUILDING CODE.

A certain document, two (2) copies of which are on file and are open for public inspection in the office of the City Clerk of the City of Fair Grove, being marked and designated as the International Building Code/2018, including Appendices A, C, D, E, F, G, H, I and J as published by the International Code Council, Inc., be and is hereby adopted as the Building Code of the City of Fair Grove for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said code are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.015 of this Chapter.

SECTION 500.015: ADDITIONS, INSERTIONS AND CHANGES

The International Building Code adopted by Section 500.010 is hereby amended by substituting the following Sections or portions of Sections for those Sections or portions of Sections with corresponding numbers of the International Building Code/2018, or where there is no corresponding Section in the code, the following Sections shall be enacted as additions to that code.

1. Section 101.1 Insert: ‘The City of Fair Grove’.
2. Fee “as adopted by City of Fair Grove”.
3. Section 114.4 Violation Penalties. Is hereby amended to add an additional sentence to the end of the paragraph as follows: ‘The penalties are set forth in Section 500.100 of the Code of Ordinances of the City of Fair Grove’.
4. Section 114.3 is amended to add an additional sentence to the end of the paragraph as follows: ‘The penalties are set forth in Section 500.100 of the Code of Ordinances of the City of Fair Grove’.
5. Delete Section 1680.2 in its entirety and add in its place a new section 1608.2 to read as follows: ‘1608.2 Ground Snow Load: The ground snow load for the City of Fair Grove, Missouri shall be a minimum of 20 pounds per. Sq. ft.’.
6. Section 1612.3 Insert: ‘City of Fair Grove’.
7. Section 1612.3 Insert: “hereinbefore as adopted by the City of Fair Grove”.

ARTICLE II. INTERNATIONAL RESIDENTIAL CODE.

SECTION 500.020: ADOPTION OF INTERNATIONAL RESIDENTIAL CODE.

A certain document, two (2) copies of which are on file and are open for public inspection in the office of the City Clerk of the City of Fair Grove, Missouri, being marked and designated as the International Residential Code/2018, including Appendices A, B, C, D, E, G, H, J, K, M, N and Q as published by the International Code Council, be and is hereby adopted as the Residential Code of the City of Fair Grove for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and town houses not more than three (3) stories in height in the City of Fair Grove; and each and all of the regulations, provisions, penalties, conditions and terms of said code are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.025 of this Chapter.

SECTION 500.025: ADDITIONS, INSERTIONS AND CHANGES

The International Residential Code adopted by Section 500.020 is hereby amended by substituting the following Sections or portions of Sections for those Sections or portions of Sections with corresponding numbers of the International Residential Code/2018 or where there is no corresponding Section in the code, the following Sections shall be enacted as additions to that code.

1. Section R101.1 Insert: ‘The City of Fair Grove’.
2. Section R103 ‘Department of Building Safety’. Delete in its entirety. Insert, in lieu thereof, the following: ‘Refer to Section 103 of the International Building Code’.
3. Section R113.4. Add a sentence to the end of the paragraph to read as follows: ‘The penalties are set forth in Section 500.100 of the Code of Ordinances of the City of Fair Grove’.
4. Insert the following values in Table R301.2 (1):

Ground snow load	20
Wind speed	90
Seismic design category	C
Damage from weathering	Severe
Frost line depth	18 inches
Damage from decay	Moderate/Heavy
Winter design temperature	9°
Flood hazard	“as hereinbefore adopted by the City of Fair Grove”

5. R501.3.5 Add the following exception: No protection required when there is no mechanical equipment located in a crawl space.
6. Chapter 11 of the 2012 International Residential Code shall be replaced by the 2018 International Residential Code Chapter 11.
7. Delete Section P2503.5.2 item 2 in its entirety.
8. Delete Section p2503.6
9. Section E3902.2 Add the following exception; GFCI is not required if garage door opener receptacle is a single dedicated receptacle and not a duplex.
10. Delete entire section E4002.14.

ARTICLE III INTERNATIONAL MECHANICAL CODE.

SECTION 500.030. ADOPTION OF INTERNATIONAL MECHANICAL CODE.

A certain document, two(2) copies of which are on file and are open for public inspection in the office of the City Clerk of the City of Fair Grove, being marked and designated as the International Mechanical Code/2018, including Appendix A, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Fair Grove for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems in the City of Fair Grove; and each and all of the regulations, provisions, penalties, conditions and terms of said code are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.035 of this Chapter.

SECTION 500.035: ADDITIONS, INSERTIONS AND CHANGES

The code adopted by Section 500.030 is hereby amended by substituting the following Sections or portions of Sections for those Sections or portions of Sections with corresponding numbers of the International Mechanical Code/2018, or where there is no corresponding Section in the code, the following Sections shall be enacted as additions to the code.

1. Section 101.1 Insert: ‘City of Fair Grove’.
2. Delete Sections 103.1, 103.2 and 103.3 in their entirety and insert, in lieu thereof, the following statement: ‘See Chapter 1 of the International Building Code/2018’.
3. Section 106.5.3. Delete the text and add the sentence to read as follows: ‘See Section 109.6 of the International Building Code’.
4. Delete the text of Section 108.4 in its entirety and add a new sentence which shall read as follows: ‘The penalties are set forth in Section 500.100 of the Code of Ordinances of the City of Fair Grove’.
5. Amend Section 108.5 by deleting the last sentence of that Section and adding, in lieu thereof, the following: ‘Any person who shall continue any work on the system having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine as prescribed in Section 500.100 of the Code of Ordinances of the City of Fair Grove’.

ARTICLE IV. INTERNATIONAL PLUMBING CODE.

SECTION 500.040. ADOPTION OF INTERNATIONAL PLUMBING CODE.

A certain document, two (2) copies of which are on file and are open for public inspection in the office of the City Clerk of the City of Fair Grove, Missouri, being marked and designated as the International Plumbing Code/2018, including Appendices E and F, as published by the International Code Council, be and is hereby adopted as the

Plumbing Code of the City of Fair Grove for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Fair Grove; and each and all of the regulations, provisions, penalties, conditions and terms of said code are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.045 of this Chapter.

SECTION 500.045: ADDITIONS, INSERTIONS AND CHANGES

The code adopted by Section 500.040 is hereby amended by substituting the following Sections or portions of Sections for those Sections or portions of Sections with corresponding numbers of the International Plumbing Code/2018, or where there is no corresponding Section in the code, the following Sections shall be enacted as additions to the code.

1. Section 101.1 Insert: ‘City of Fair Grove’.
2. Delete Sections 103.1, 103.2 and 103.3 in their entirety and insert, in lieu thereof, the following statement: ‘See Chapter 1 of the International Building Code/2018’.
3. Section 106.6.3 ‘Fee Refunds’ Delete the text in its entirety and insert the following statement: ‘See Section 109.6 of the International Building Code/2018’.
4. Delete the text of Section 108.4 in its entirety and add a statement, in lieu thereof, which shall read ‘See Section 500.100 of the Code of Ordinances of the City of Fair Grove’.
5. Amend Section 108.5 by deleting the last sentence of that Section and adding, in lieu thereof, the following: ‘Any person who shall continue any work on the system having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine as prescribed in Section 500.100 of the Code of Ordinances of the City of Fair Grove’.
6. Section 305.4.1 Insert: ‘24”’, ‘24”’.
7. Delete “Exceptions: 2. Of Subsection 403.2, Separate facilities, :in its entirety, and add the following: “2, Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 49 or less and which do not serve food or beverages to be consumed within the structure or tenant space.”
8. In addition, add the following: “4. Separate facilities shall not be required in structures or tenant spaces that serve food or beverages to be consumed within the

structure or tenant space with a total occupant load, including both employees and customers of 15 or less.”

9. In Section 410.3 Substitution, add the following: “Exception: In all use groups except Use Group A, where the occupant load is less than 49, a two- or five-gallon water dispenser or water cooler may be substituted for the required drinking fountain.”
10. Section 903.1 Insert: ‘12”’.

**ARTICLE V ICC ELECTRICAL CODE AND NEC ELECTRICAL CODE.
SECTION 500.050. ADOPTION OF NATIONAL FIRE PROTECTION (NFPA)
70 AND THE NATIONAL ELECTRIC CODE (NEC) 2018.**

Certain documents, two (2) of which are on file and are open for public inspection in the office of the City Clerk of the City of Fair Grove, being marked and designated as National Fire Protection (NFPA) 70 National Electric Code (NEC) 2018. Hereby adopted and known as the Electric Codes of the City of Fair Grove. For the purpose of establishing rules and regulations for the design, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems in the City of Fair Grove; and each and all of the regulations, provisions, penalties, conditions and terms of said codes are made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.055 of this Chapter.

SECTION 500.055: ADDITIONS, INSERTIONS AND CHANGES

The code adopted by Section 500.050 is hereby amended by substituting the following Sections or portions of Sections for those Sections or portions of Sections with corresponding numbers of the National Fire Protection (NFPA) 70 National Electric Code (NEC) 2018, or where there is no corresponding Section in the code, the following Sections shall be enacted as additions to the code.

1. Add to Section 90.9, Scope and Administration ‘See Section 500.010 of the Code of Ordinances of the City of Fair Grove reference to Chapter 1 International Building Code.’
2. Delete Subsection 230.70 (A)(1) in its entirety and insert, in lieu thereof, the following: ‘230.70 (A)(1) The new service disconnecting means shall be installed at a readily accessible location outside of the building at or near the electrical provider's equipment meter base’.
3. Delete Article 406 Section 406.12.
4. Delete Article 406 Section 406.13.

ARTICLE VI. INTERNATIONAL PROPERTY MAINTENANCE CODE.
SECTION 500.060: ADOPTION OF INTERNATIONAL PROPERTY MAINTENANCE CODE.

A certain document, two (2) copies of which are on file and are open for public inspection in the office of the City Clerk of the City of Fair Grove, being marked and designated as the International Property Maintenance Code/2018, as published by the International Code Council, Inc., be and is hereby adopted as the Property Maintenance Code of the City of Fair Grove for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said code are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.065 of this Chapter.

SECTION 500.065: ADDITIONS, INSERTIONS AND CHANGES

The International Property Maintenance Code/2018 adopted by Section 500.060 is hereby amended by substituting the following Sections or portions of Sections for those Sections or portions of Sections with corresponding numbers of the International Property Maintenance Code/2018, or where there is no corresponding Section in the code, the following Sections shall be enacted as additions to the code.

1. Section 101.1 Insert: ‘The City of Fair Grove’.
2. Section 106.4 ‘Violation Penalties’ Add a new last sentence which shall read as follows: ‘See Section 500.100 of the Code of Ordinances of the City of Fair Grove’.
3. Section 303.14 Insert: ‘March 15th’ and ‘September 15th’.
4. Section 602.3 Insert: ‘September 15th’ and ‘March 15th’.
5. Section 602.4 Insert: ‘September 15th’ and ‘March 15th’.
6. Section 606.1 ‘General’; add a new sentence to the end of the paragraph which shall read as follows: ‘All elevators shall be inspected and approved by the State Fire Marshal's Elevator Inspectors on an annual basis’.

ARTICLE VII INTERNATIONAL FUEL GAS CODE.
SECTION 500.070. ADOPTION OF INTERNATIONAL FUEL GAS CODE.

A certain document, two (2) copies of which are on file and are open for public inspection in the office of the City Clerk of Fair Grove, Missouri, being marked and designated as the International Fuel Gas Code/2018, including Appendices A, B, C and D, as published by the International Code Council, Inc., be and is hereby adopted as the Fuel Gas Code of the City of Fair Grove for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said code are hereby referred to, adopted and made a part hereof, as if fully set

out in this Chapter, with all the additions, insertions, deletions and changes, if any, prescribed in Section 500.075 of this Chapter.

SECTION 500.075: ADDITIONS, INSERTIONS AND CHANGES

The International Fuel Gas Code/2018 adopted by Section 500.070 is hereby amended by substituting the following Sections or portions of Sections for those Sections or portions of Sections with corresponding numbers of the International Fuel Gas Code/2018, or where there is no corresponding Section in the code, the following Sections shall be enacted as additions to the code.

1. Section 101.1 Insert: ‘City of Fair Grove’.
2. Delete Section 103 in its entirety.
3. Delete Section 106.6.1.
4. Delete Section 106.6.3.
5. Section 108.4, delete the text of this Section in its entirety and add one (1) new sentence to read as follows: ‘See Section 500.100 of the Code of Ordinances of the City of Fair Grove’.
6. Section 108.5, delete the text of this Section in its entirety and add one (1) new sentence to read as follows: ‘See Section 500.100 of the Code of Ordinances of the City of Fair Grove’.

ARTICLE VIII. INTERNATIONAL FIRE CODE.

SECTION 500.080. ADOPTION OF INTERNATIONAL FIRE CODE.

A certain document, two (2) copies of which are on file and are open for public inspection in the office of the City Clerk of the City of Fair Grove, being marked and designated as the International Fire Code/2018, including Appendices B, C, D, E, F and G, as published by the International Code Council, Inc., be and is hereby adopted as the Fire Code of the City of Fair Grove for the control of buildings, structures and premises as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said International Fire Code/2018 are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.085 of this Chapter.

SECTION 500.085: ADDITIONS, INSERTIONS AND CHANGES

The International Fire Code/2018 adopted by Section 500.080 is hereby amended by substituting the following Sections or portions of Sections for those Sections or portions of Sections with corresponding numbers of the International Fire Code/2018, or where there is no corresponding Section in the code, the following Sections shall be enacted as additions to the code.

1. Section 101.1 Insert: ‘City of Fair Grove’.

2. Delete in its entirety Sections 103.2 and 103.3. Renumber Sections 103.4 and 103.4.1 to 103.2 and 103.2.1, respectively.
3. Delete Section 109.4 in its entirety and add, in lieu thereof, the following: ‘Section 109.4 Violation Penalties. Persons who shall be found guilty of violating a provision of this code or failing to comply with any of the requirements thereof or who erect, install, alter or repair any structure in violation of the approved construction documents or directive of the Code Official, or of a permit or certificate issued under the provisions of this code, shall be punished as set forth in Section 500.100 of the Code of Ordinances of the City of Fair Grove’.
4. Section 111.4 ‘Failure to Comply’ Delete the text in its entirety and add, in lieu thereof, the following: ‘Any person who shall continue any work 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 condition, shall be punished in accordance with Section 500.100 of the Code of Ordinances of the City of Fair Grove’.
5. Section 505.1 add four (4) new sentences to the end of the paragraph which shall read as follows: ‘Address number size shall be increased by a minimum of two (2) inches for each fifty (50) feet the building is set back from the street, highway or road. If the building is not visible from the street, highway or road, the address shall be posted at the intersection of the driveway and the main road by separate signage. If separate signage is used, numbers shall be installed so there is not less than three (3) feet no more than five (5) feet from ground level to the numbers. If the property has a rear access drive or road, the address shall be posted on the rear of the building or at the roadway’.

ARTICLE IX. EXISTING BUILDINGS CODE.

SECTION 500.090: ADOPTION OF THE INTERNATIONAL EXISTING BUILDINGS CODE

A certain document, two(2) copies of which are on file and are open for public inspection in the office of the City Clerk of the City of Fair Grove, being marked and designated as the International Existing Buildings Code/2018, including Appendices A and B, as published by the International Code Council, Inc., be and is hereby adopted as the Existing Buildings Code of the City of Fair Grove for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said code are hereby referred to, adopted and made a part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.095 of this Chapter.

SECTION 500.095: ADDITIONS, INSERTIONS AND CHANGES

The International Existing Buildings Code adopted by Section 500.090 is hereby amended by substituting the following Sections or portions of Sections for those Sections or portions of Sections with corresponding numbers of the International Existing

Buildings Code/2018, or where there is no corresponding Section in the code, the following Sections shall be enacted as additions to that code.

1. Section 101.1 Insert: ‘City of Fair Grove’.
2. Section 1301.2 Insert: “as hereinbefore adopted by the City of Fair Grove”.

ARTICLE X. PENALTIES

SECTION 500.100:

1. *Penalties*
 - a. Any person, firm or business entity convicted of violation of any provision of this Title V or the International Building Code adopted herein is guilty of an ordinance violation and shall be punishable by a fine not to exceed five hundred dollars (\$500.00) or by confinement in the County Jail for a term not exceeding ninety (90) days, or by both such fine and confinement.
 - b. Every day any violation of Title V or the International Building Code and Building Regulations adopted herein shall continue shall constitute a separate offense.
 - c. Whenever any act is prohibited by the Building Code and Building Regulations adopted in the Title, by an amendment thereof, or by any rule or regulation adopted thereunder, such prohibition shall extend to and include the causing, securing, aiding or abetting of another person to do said act. Whenever any act is prohibited by the Building Code and Building Regulations, an attempt to do the act is likewise prohibited.
 - d. Any person who shall continue any work 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 condition, shall be liable to a fine not to exceed five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.
2. *Saving Clause.* Nothing in this Title V, or in the International Building Code hereby adopted, shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Section.
3. *Liability.* Nothing in this Title V, or in the International Building Code hereby adopted, shall be construed to relieve from responsibility or to lessen the responsibility of any person, firm, corporation owning, controlling or constructing buildings, nor shall the City be held as assuming any liability of any nature by reasons of the inspection authority hereby issued to the City Building Inspector for inspection of buildings.

ARTICLE XI: Intentionally left blank.

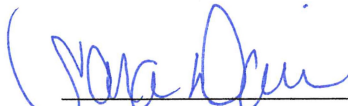
Section 3. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED THIS 14th DAY OF February, 2023

PASSED THIS 9th DAY OF May, 2023

APPROVED THIS 9th DAY OF May, 2023

SEAL



ATTEST: Sara Davis
City Clerk



Stephen Short
Mayor