

Introduced by Alderman: Russell Rost

AN ORDINANCE TO REPEAL SECTION 500.070 CONCERNING THE ADOPTION AND ADMINISTRATION OF THE PROPERTY MAINTENANCE CODE OF THE CODE OF ORDINANCES OF THE CITY OF UNION AND ENACT IN ITS STEAD A REVISED PROPERTY MAINTENANCE CODE AND ESTABLISHING THE EFFECTIVE DATE THEREOF.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF UNION, MISSOURI AS FOLLOWS:

**Section 1. Repeal**

That Section 500.070 concerning the adoption and administration of the BOCA National Property Maintenance Code (1996 Edition) of the Code of Ordinances of the City of Union is hereby repealed.

**Section 2. Adoption**

That the following sections are hereby enacted:

Section 500.070 Adoption of Property Maintenance Code.

- A. A certain document, one (1) copy of which is on file in the office of the City Engineer of the City of Union, being marked and designated as the International Property Maintenance Code, 2021 Edition, as published by the International Code Council Inc., be it hereby adopted as the Property Maintenance Code of the City of Union, Missouri, for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted and made a part hereof, as if fully set out in this Section, with the additions, insertions, deletions and changes, if any, prescribed in Subsection (C) of this Chapter.
- B. Penalty. Any person violating any of the provisions of the Code adopted in this Section shall be deemed guilty of an ordinance violation and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the City or County Jail for a period of not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.
- C. Additions, Insertions, Deletions and Changes. The following Sections of the International Property Maintenance Code, 2021 Edition, are hereby revised as follows:
  1. [A] 101.1 Title
    - A. Replace "[NAME OF JURISDICTION]" with "the City of Union, Missouri"
  2. [A] 104.2 Refunds
    - A. Delete section
  3. [A] 103.1 Creation of agency
    - A. Replace "[INSERT NAME OF DEPARTMENT]" with "Building Department"
  4. 107.1 General
    - A. Replace "board of appeals" with "board of adjustment"
  2. 107.3 Qualifications
    - A. Change to read as follows: ""The Board of Appeals shall comprise the Board of Adjustment as specified in Sections 400.050 through 400.130 of the City of Union Code of Ordinances."
  5. 108 Board of Appeals
    - A. Delete section
  6. 302.4 Weeds
    - A. Replace [JURISDICTION TO INSERT HEIGHT IN INCHES] with "10 inches"

7. 307.1 Handrails and Guardrails
  - A. Replace "four risers" with "three or more risers"
8. 304.14 Insect screens
  - A. Replace [DATE] to [DATE] with "January 1 to December 31"
9. 307.1 General
  - A. Replace the phrase "four risers" with "three risers"
10. [P] 505.5 Nonpotable water reuse systems
  - A. Delete section
11. 602.3 Heat Supply
  - A. Replace [DATE] to [DATE] with "January 1 to December 31"
12. 602.4 Occupiable work spaces
  - A. Replace [DATE] to [DATE] with "January 1 to December 31"
13. Appendix B
  - A. Delete appendix

**Section 3. Inconsistent Ordinances Repealed**

That any ordinance or parts of ordinance in conflict herewith are hereby repealed.

**Section 4. Saving Clause**

That no section, or portion of any section of this ordinance, if for any reason, is held invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of this ordinance.

**Section 5. Codifier to Number Sections**

It is the intent of the Board of Alderman, and it is hereby ordained that the provisions of this ordinance shall become and be made part of the Code of Ordinances of the City of Union, Missouri and the sections of this ordinance shall be numbered by the codifier to accomplish such intent.

**Section 6. Effective Date.**

That this ordinance shall take full force and effect from and after the date of its passage by the Board of Alderman and approval by the Mayor, the public interest so requiring.

Passed this 13th day of November, 2023.

**VOTE:**

Jacob T. Doepke	<u>YEA</u>	Dennis Soetebier	<u>YEA</u>
Russell Rost	<u>YEA</u>	Barbara E. Laberer	<u>YEA</u>
Amanda Sullivan	<u>YEA</u>	Brian Pickard	<u>YEA</u>
Tom Strubberg	<u>ABSENT</u>	Heather Epple	<u>YEA</u>

*Robert L. Schmuke*  
 Presiding Officer

APPROVED this 13 day of November, 2023.

ATTEST:  
*Jonita Copeland*  
 Jonita Copeland, City Clerk



*Robert L. Schmuke*  
 Robert L. Schmuke, Mayor