

Introduced by Alderman: Heather Epple

AN ORDINANCE TO REPEAL SECTIONS 500.010 TO 500.020 CONCERNING THE ADOPTION AND ADMINISTRATION OF THE BUILDING CODE OF THE CODE OF ORDINANCES OF THE CITY OF UNION AND ENACT IN THEIR STEAD A REVISED BUILDING 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 Sections 500.010 to 500.020 concerning the adoption and administration of the International Building Code (2009 Edition) of the Code of Ordinances of the City of Union are hereby repealed.

Section 2. Adoption

That the following sections are hereby enacted:

Section 500.010 Adoption of Building 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 Building Code, 2021 Edition, as published by the International Code Council Inc., be it hereby adopted as the Building 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 Building 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 Section 500.020 of this Article.
- 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.

Section 500.020 Additions, Insertions, Deletions and Changes.

- A. The following Sections of the International Building 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] 101.4.6 Energy
 - A. Delete section.
 3. [A] 103.1 Creation of enforcement agency
 - A. Replace "[INSERT NAME OF DEPARTMENT]" with "City of Union, Missouri Building Department."
 4. [A] 105.2 Work exempt from permit
 - A. Building
 - i. Delete number 1
 - i. Delete number 2
 - B. Electrical
 - i. Repairs and maintenance
 - (a) Change to read as follows: "Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles as long as the existing branch circuit is not lengthened or added on

to.”

5. [A] 105.5 Expiration
 - A. Replace 180 days with 365 days.
6. [A] 109.6 Refunds
 - A. Delete section.
7. [A] 113.1 General
 - A. Replace “board of appeals” with “board of adjustment.”
8. [A] 113.3 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.”
9. [A] 115.1 Authority
 - A. Change to read as follows: “Upon notice from the Code Official, work performed contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the Code Official shall not be required to give a written notice prior to stopping the work. 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 the person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation punishable by a fine of not more than five hundred dollars (\$500.00).”
10. 406.2.4 Floor surfaces
 - A. Delete exceptions.
11. 406.3.2.1 Dwelling unit separation
 - A. Modify as follows:
 - i. The private garage shall be separated from the dwelling unit and its attic area by means of Type X gypsum board, not less than 5/8 inch (12.7 mm) in thickness, applied to the garage side.
12. [F] 906.1 Where required
 - A. Add the following groups to number 1:
 - i. R-3 and U
13. [F] 907.2.4 Group F
 - A. Delete exception.
14. [F] 907.2.6.1 Group I-1
 - A. Delete exception number 1
15. [F] 907.2.6.3.3 Automatic smoke detection system
 - A. Delete exceptions.
16. [F] 907.2.8.2 Automatic smoke detection system
 - A. Delete exception.
17. [F] 907.2.18.1 Smoke detectors
 - A. Number 4 – replace 5000 cfm with 2000 cfm
18. [F] 915.1.3 Fuel burning, forced-air furnaces
 - A. Delete exception.
19. [F] 915.1.4 Fuel-burning appliances outside of dwelling units, sleeping units and classrooms
 - A. Delete exception numbers 1 and 2
20. 1004.9 Posting of occupant load
 - A. Add the following: Use Group E
21. 1013.1 Where required
 - A. Delete exception number 2
22. 1013.3 Illumination
 - A. Delete exception.
23. 1015.4 Opening Limitations
 - A. Modify as follows:
 - i. Exceptions 1 and 6

(a) Change 4-3/8 inches to 4 inches

24. 1804.5 Grading and fill in flood hazard areas
 - A. Delete section.
 - B. Refer to Chapter 415 (Flood Damage Prevention) City of Union Code of Ordinances
25. 1805.2 Dampproofing
 - A. Delete the following sentence: "Wood foundation systems shall be constructed in accordance with AWC PWF."
26. 1807.1.4 Permanent wood foundation systems
 - A. Delete section.
27. 1807.1.6.2 Concrete foundation walls
 - A. Add the following sentence: "Design of all concrete foundation walls shall be performed by a design professional."
28. Table 1807.1.6.2 Concrete foundation walls
 - A. Delete table.
29. 1809.4 Depth and width of footings
 - A. Delete the following sentence: "The minimum width of footings shall be 12 inches (305 mm)."
30. Table 1809.7 Prescriptive footings supporting walls of light-frame construction
 - A. Delete table.
 - B. Add the following table

minimum width and thickness for concrete footings (soil bearing 1500 to 4000 psf)		
number of floors supported by the footing	width of footing (inches)	thickness of footing (inches)
1	20	8
2	20	8
3	24	10

Reinforcing steel: Two (2) number 4 rebar continuous

31. 1809.8 Plain Concrete Footings
 - A. Delete section
32. 1809.12 Timber Footings
 - A. Delete section
33. 1810.3.2.4 Timber
 - A. Delete section
34. 1906 Footings for light-frame construction
 - A. Delete section
35. [P] 2901.1 Scope
 - A. Delete the following sentence: "Private sewage disposal systems shall conform to the International Private Sewage Disposal Code."
36. Chapter 32 Encroachments into the public right-of-way
 - A. Remove chapter
37. Appendices A through O
 - A. Delete all appendices, excluding Appendix E (Supplementary Accessibility Requirements)

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 13th day of November, 2023

Robert L. Schmuke
Robert L. Schmuke, Mayor

ATTEST:

Jonita Copeland
Jonita Copeland, City Clerk

