

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER FIVE OF THE CENTRALIA CITY CODE TO ADOPT THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, REGULATING AND GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, ENLARGEMENT, EQUIPMENT REPAIR, DEMOLITION, REMOVAL, CONVERSION, USE OR MAINTENANCE OF ALL BUILDINGS AND STRUCTURES; AND FURTHER PROVIDING FOR THE ISSUANCE OF PERMITS, COLLECTING OF FEES, MAKING OF INSPECTIONS, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF IN THE CITY OF CENTRALIA, MISSOURI.”

WHEREAS, one copy of the “International Building Code–2015 Edition” was filed in the office of the City Clerk of the City of Centralia, Missouri beginning January 13, 2018, as announced by public notice in the January 17, 2018 issue of the Centralia Fireside Guard newspaper, and kept available for public use, inspection, and examination in the office of said City Clerk for more than thirty (30) days from and after January 13, 2018; and

WHEREAS, notice of public hearing regarding the proposed adoption of the “International Building Code–2015 Edition” was given that a public hearing would be held on February 20, 2018 at the hour of 7:00 p.m. in the City Hall Council Chambers in Centralia, Missouri, said notice have been published in the January 17, 2018 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on February 20, 2018 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing citizens were given an opportunity to be heard in relation to the said proposed adoption of said building code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Article IV of Chapter 5 of the Centralia City Code shall be changed, altered and amended to read as follows:

Section 5-25. International Building Code – 2015 Edition

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Centralia, Missouri, being marked and designated as the “International Building Code – 2015 Edition”, as published by the International Code Council, Inc., be and is hereby adopted as the Building Code of the City of Centralia, Missouri, for the control of buildings and structures as provided herein; and each and all of the regulations, provisions, penalties, conditions and terms of such “International Building Code – 2015 Edition”, published by the International Code Council, Inc., on file in the office of the City Clerk of the City of Centralia, Missouri, 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 as hereinafter prescribed in Section 5-26 and Section 5-27.

Section 5-26. Definitions For and Exemptions to International Building Code – 2015 Edition

- A. Whenever (name of jurisdiction) appears in this code, it shall read “City of Centralia, Missouri”.
- B. Whenever “Department of Building Safety” appears in this code, it shall read “Department of Resource Management of Boone County, Missouri”.
- C. Wherever “Chief Appointing Authority of the Jurisdiction” appears in this code, it shall read “Mayor of the City of Centralia, Missouri, with the advice and consent of a majority of the members of the Board of Aldermen of the City of Centralia, Missouri.”
- D. Whenever “Board of Appeals” appears in this code it shall read “Boone County Building Code Commission”
- E. *Farm Structure Exemption.* The provisions of this code shall not be exercised so as to impose regulations or to require permits with respect to the erection, maintenance, repair, alternation, or extension of farm buildings or farm structures further than seventy-five (75') feet from a dwelling, provided that such buildings or structures are located on tracts of twenty (20) acres or more and such buildings or structures are used exclusively for agricultural purposes. Farm dwellings shall conform to the provisions of this code as herein provided.
- F. *Manufactured Home Exemption.* Manufactured homes, recreational vehicles or modular units which carry a seal as provided in Section 700.010 to Section 700.115, RSMo shall be exempt from these provisions, provided that no alteration of the unit takes place once it has been placed upon a tract of land.
- G. *Portable Building Exemption.* Portable buildings as defined by Section 202.0 shall be exempt from these provisions. Portable buildings must comply with all setback requirements found in the zoning regulations in Chapter 31 of the Centralia City Code. Portable buildings used to house hazardous

materials (paint, gasoline, etc.) must be placed at least ten (10) feet from any property line and have a door that can be secured by a lock.

Section 5-27. Amendments to the International Building Code – 2015 Edition

The International Building Code – 2015 Edition is amended by additions, deletions, and changes including the changing of Articles, Sections, Subsections, Subsection Titles, and the addition of new Sections and new Subsections, to read as follows:

1. *Section 101.2* Add:
Exception 2: Existing buildings undergoing repair, alterations, or additions and change of occupancy shall be permitted to comply with the requirements of the International Existing Building Code.
2. *Section 101.2.2* Appendices C, E, F, and I are hereby adopted as published, Appendix J is hereby adopted as amended.

Appendix J, Section J106.1 Maximum slope, is hereby amended to read as: The slope of cut and fill surfaces shall be no steeper than is safe for the intended use, and shall be no steeper than 3 horizontal to 1 vertical (33 percent) unless the applicant furnishes a geotechnical report justifying a steeper slope.

Exceptions: Number 1 is deleted in its entirety and exception number 2 will now be listed as exception number 1.

Appendix J., Section J107.6 Maximum slope, is hereby amended to read as: The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes steeper than 3 horizontal to 1 vertical (33 percent) shall be justified by a geotechnical report or engineering data.

3. *Section 101.4 Reference codes:* Add the following additional sentence to this paragraph: All references to the International Existing Building Codes are deleted.
4. *Section 101.4.3 Plumbing* Change last sentence to: The provisions of the Columbia/Boone County Health Department, the City Code of the City of Centralia, Missouri or the Missouri Department of Natural Resources shall apply to the disposal and/or treatment of sewage originating from any building constructed according to this code.
5. *Section 101.4.4* Property maintenance. Delete.
6. *Section 101.4.6* Energy. Delete.
7. *Section 103* is retitled to read:
Section 103. Resource Management Department
8. *Section 103.1* Delete in its entirety and add:
Section 103.1 Enforcement Agency. The Resource Management Department previously created by the Boone County Commission is the enforcement agency for this code. The Director of Resource Management shall be known as the building official. The building official is hereby authorized and directed to administer and enforce all provisions of this code.
9. *Section 103.2* Delete in its entirety and add:
Section 103.2 Appointment. The Director of Resource Management shall be appointed by the Boone County Commission.
10. *Section 103.3* Delete in its entirety and add:
Section 103.3 Deputies. In accordance with the prescribed procedures of Boone County and with the concurrence of the Boone County Commission, the Director of Resource Management shall have the authority to appoint a deputy building official, any related technical officers, inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the building official
11. *Section 104.6* Delete in its entirety and add:
Section 104.6 Right of entry: The code official shall have the authority to enter at any reasonable time any structure or premises for which a permit has been issued but has not received a certificate of occupancy in accordance with Sections 110.0 and 111.0. Permit holders are required to provide means of access to all parts of structures subject to inspection, including the provision of ladders where required.

For all other structures or premises, when the code official has reasonable cause to believe that a code violation exists, the code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.
12. *Section 104.7* Delete in its entirety and add:
Section 104.7 Department Records An official record shall be kept of all business and activities of the

department specified in the provisions of this code, and all such records shall be open to public inspection at all appropriate times and according to reasonable rules to maintain the integrity and security of such records.

13. *Section 105.8 Add:*
Section 105.8 Compliance with other Regulatory Agency Fire and Life Safety Codes: No permit shall be issued unless the plans and specifications or other required documentation for permit issuance has been approved by the City of Centralia or other Boone County regulatory agencies having jurisdiction for compliance with applicable fire and life safety codes. These provisions shall not apply to one and two family dwellings or residences.
14. *Section 105.9 Add:*
Section 105.9 Compliance with other Regulatory Agency Fire and Life Safety Codes: No final inspection or periodic inspection made at the conclusion of a building phase shall be passed or approved unless similar inspections for compliance with applicable fire and life safety codes have been made and approved or passed by the City of Centralia or other Boone County regulatory agencies having jurisdiction. These provisions shall not apply to one and two family dwellings or residences.
15. *Section 107.1 Delete in its entirety and add:*
Section 107.1 Submitted documents: Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by Chapter 327 RSMo. The construction documents shall be drawn to scale with sufficient clarity and detail dimensions to show the nature and character of the work to be performed including general construction, special inspections, construction observation programs, structural, mechanical and electrical work and calculations. Each sheet of each set of plans, each set of specifications, calculations and other data shall be legally sealed by a registered design professional as required by Chapter 327 RSMo. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Buildings or structures exempt from these requirements are:

- a. One-family dwellings.
 - b. Two-family dwellings.
 - c. A commercial or industrial building or structure buildings having less than 1200 square feet of floor area which provides for the employment, assembly, housing, sleeping or eating of less than ten (10) persons
 - d. Any one structure containing less than twenty thousand (20,000) cubic feet, except as provided in (b) and (c) above, and which is not a part or a portion of a project which contains more than one structure
16. *Section 107.2.5 Delete in its entirety and add:*
Section 107.2.5 Site plan: There shall also be a site plan showing to scale the size and location of all new construction and all existing structures on the site; distances from lot lines; the established street grades and the proposed finished grades. It shall be drawn in accordance with an accurate boundary line survey and certifying as to the date the survey was made. In the case of demolition the site plan shall show all construction to be demolished and the location and size of all existing structures and construction that are to remain on the site or plot.
 17. *Section 109.2 Delete in its entirety and add:*
Section 109.2 Fee Schedule: A fee for each building permit and inspection shall be paid in accordance with the schedule approved by the Enforcement Agency as of the adoption of this ordinance. Subsequent changes to the fees shall be approved by the Centralia Board of Aldermen by resolution.

For any gas or HVAC installation, connection, change or upgrade requiring an inspection – a forty dollar (\$40.00) one-time fee for residential structures and a fifty dollar (\$50.00) one-time fee for commercial structures.

For any electric installation, connection, change or upgrade requiring an inspection – a forty dollar (\$40.00) one-time fee.

Provided, however, fees shall not be required for the following: Fees shall not be required for permits for small portable shed not requiring an inspection.

For a fence, no charge if requested prior to construction. Fences built prior to obtaining a building permit, shall be charged a fee of \$25.00. Any application for a building permit to build a fence shall be deemed approved if it meets all requirements, the owner calls to request an inspection of setbacks and no inspection is made within two (2) business days.

In addition to the fees listed above, any permit requiring a Building Plan Review shall have a fee not to exceed three hundred dollars (\$300.00).

For any construction performed without first obtaining a required permit, the permit fee shall be twice what

would have otherwise been applicable.

18. *Section 109.6* Delete in its entirety and add:
Section 109.6 Refunds: In the case of the revocation of a permit or abandonment or discontinuance of a building project, the portion of the work actually completed shall be computed and any excess fee for the incomplete work shall be returned to the permit holder upon written request. All plan examination and permit processing fees and all penalties that have been imposed on the permit holder under the requirements of this code shall first be collected. The code official shall authorize the refunding of fees according to City of Centralia policies under the following additional circumstances:
 - a. The full amount of any fee paid hereunder which was erroneously paid or collected.
 - b. When no work has been done, the permit fee, less a processing fee of \$20.00, may be refunded to the original permittee.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the fee was paid.
19. *Section 113.1* Add: Board of Appeals. In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and there is hereby created a board of appeals. The board of appeals shall consist of the Building Code Commission as appointed by the Boone County Commission in accordance with Chapter 64.180 RSMo.
20. *Section 113.4* Add:
Section 113.4 Court review: Any party before the board of appeals who is aggrieved by a decision of the board of appeals may seek redress or relief before a court of competent jurisdiction as permitted by law.
21. *Section 114.4* Delete in its entirety and add:
Section 114.4 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 the code, shall be guilty of an ordinance violation and upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
22. *Section 115.3* Delete in its entirety and add:
Section 115.3 Unlawful continuance: Any person who shall continue any work in or about the structure after have 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 guilty of an ordinance violation and upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
23. *Section 116* Delete in its entirety.
24. *Section 202.0* Add:
Portable building – a structure constructed off-site and transported to the property by means of a truck or trailer; or one built from a pre-manufactured kit and placed on skids. Portable buildings may enclose no more than one hundred sixty (160) square feet of floor space, and not have interior finish, electrical service or plumbing fixtures. Portable buildings must comply with all setback requirements found in the zoning regulations of Chapter 31 of the Centralia City Code. Portable buildings used to house hazardous materials (paint, gasoline, etc.) must be placed at least ten (10) feet from any property line and have a door than can be secured by a lock.
25. *Section 305.2.3* Ten or fewer children in a dwelling unit. A facility such as those described above within a dwelling unit and having ten (10) unrelated children receiving such day care shall be classified by as a R-3 occupancy and shall comply with the International Residential Code.
26. *Section 308.6.4* Ten or fewer persons receiving care within in a dwelling unit. A facility such as those described above within a dwelling unit and having ten (10) unrelated persons receiving custodial care shall be classified by as an R-3 occupancy and shall comply with the International Residential Code.
27. *Section 903.2.1.2* Delete Item 2 and add:
2. The fire area has an occupant load of two hundred (200) or more; or
28. *Section 915.1* Delete in its entirety and add:
Section 915.1 General. Emergency Responder radio coverage shall be provided in all new high rise buildings, and other buildings specifically required by the authority having jurisdiction based on known substantiated problems associated with radio coverage, in accordance with Section 510 of the International Fire Code.
29. *Section 1103.2.3* Floor-level exits signs. Where require, illuminated signs in A1, A2 over five thousand (5,000) square feet or greater than two hundred (200) occupants, and R-1 use groups above exit doors and to the side of exit doors eighteen (18) inches from the floor. The floor level exit signs shall be protected by a guard to prevent physical damage. This amendment shall not be retroactive in nature, and shall not apply to structures prior to

January 1, 2007.

30. *Section 1301.1.1* Delete in its entirety. Add:
Section 1301.1.1 Criteria. Building shall be designed and constructed in accordance with the 2009 International Energy Conservation Code (IECC) with the following amendments to the 2009 IECC:
31. C101.4 Delete this section in its entirety.
32. *Section 1301.1.2* Add:
Use group R-2, R-3, and R-4 shall comply with this section or the requirements of International Energy Conservation Code. All buildings of Use Group R-2, R-3, and R-4 shall be insulated in accordance with the following:
- Ceiling or roof – R-38
 - Exterior wall – R-15 for the assembly
 - Floor above unheated area or crawl space and ducts in ventilated attic or crawl space – R-19
 - Walls separating one- and two-family dwellings from garage areas, walls facing ventilated attic spaces and finished exterior basement walls – R-13.
 - Ducts in unheated area not exposed to outside ventilation – R-4.
 - Joints in the building conditioned envelope that are sources of air leakage, such as around window and door frames, between wall cavities and window or door frames, between wall assemblies or their sill plates and foundations, between utility service penetrations through the building envelope, shall be properly sealed with compatible and durable caulking, gasketing, weather-stripping or other material in an approved manner.
 - All exterior walls shall have a vapor retarder capable of reducing vapor transmission to less than 1 perm, installed on the inside or the warm surface side of the insulated wall or ceiling. Only those ceilings that are attached directly to the underside of the roof rafters, such as flat roofs or cathedral ceilings, are required to install the vapor retarder.
 - All windows shall have a maximum Thermal Transmittance (U) value of 0.55.
32. *Section 1604.1 General.* Add the following to this paragraph:
The following standard structural design criteria are established:
1. Roof Live Load, Minimum Unreduced = 20 psf.
 2. Snow Load (General Snow Load) $P_g = 20$ psf.
 3. Wind Loading (Basic wind speed (3 second gust) $V = 90$ mph.
 4. Seismic Loading
 - a. Site Class D, default site class per 1613.5.2
 - b. Mapped Spectral response accelerations
 - (1) $S_s = 0.167$ or per USGS data
 - (2) $S_1 = 0.093$ or per USGS data
33. *Section 1801.2 Design Basis.* Add the following to the paragraph:
The following standard design criteria are established:
1. Foundation Frost Depth, Minimum – 30" (refer to 1809.5).
 2. Presumptive net allowable foundation bearing pressure = 1500 psf (refer to 1803.1 and 1806.2). Note that Section 1803.5.11 and Section 1803.5.12 require a geological investigation if the structure has a seismic design category of C, D, E, or F.
34. *Section 1803.2* Investigations required. Add the following sentence to the end of the first paragraph: The geotechnical investigation is not required for one-story buildings 2,500 square feet or less in size, in risk categories 1 and 2.
35. *Section 1807.2.2* Design lateral and soil loads. Add the following sentence to the end of the paragraph: The geotechnical engineer must state either if a global analysis is required.
36. *Section 1808.6.2 Slab-on-ground foundations* Add:
Exception: Slab-on-ground systems that have performed adequately in soil conditions similar to those encountered at the building site are permitted subject to the approval of the building official.
37. *Section 1809.5* Frost protection Add to 1. Frost depth is thirty (30) inches.
38. Add Sections 1811, 1811.1, 1811.2.1, 1811.2.2, 1811.2.3, 1811.2.4, 1811.2.5, 1811.2.6, 1811.3, 1811.3.1, 1811.3.2, 1811.3.3, 1811.4, 1811.5, and 1811.6 as follows :

Section 1811 Retaining Walls

1811.1 In addition to the other requirements as stated in this code the following provisions shall apply to retaining walls.

1811.2.1 Retaining Wall–Plan review and construction inspections process. Integral to the building foundation. The building code defines a retaining wall as a wall not laterally supported at the top that resists lateral soils load and other imposed loads. Retaining walls that are integral to the building foundation must be approved by

the Resource Management Department prior to the issuance of a building permit.

1811.2.2 Retaining Wall—less than four (4) feet in height measured from the bottom of the footing to the top of the wall. Detailed plans are not required. However, site plans at a minimum should indicate top and bottom of wall elevations, existing and proposed contours, drainage features, buildings and property lines, public easements, parking facilities and streets. Furthermore, the City retains the right to require additional design information regarding tiered retaining walls if there is a concern that the upper wall may impose a surcharge condition on the lower wall. These items will be required prior to the issuance of a building permit.

1811.2.3 Retaining Wall—greater than four (4) feet in height. Detailed plans and calculations are required to be submitted to the Resource Management Department. However, only the items mentioned above must be submitted prior to the issuance of a building permit. The following additional items must be submitted prior to the beginning of wall construction:

1. A typical section showing wall and footing dimensions, backfill slopes, steel/geotextile reinforcement details, weep hole locations and subsurface drainage systems.
2. Engineering calculations for the design of the wall, noting all assumptions such as concrete and steel reinforcement strengths, soil parameters, surcharges, bearing pressures, safety factors for bearing capacity, overturning, sliding external and internal stability and deep-seated shear failure.
3. Construction plans should specify the type of backfill to be used and any soil testing requirements if not granular. A geotechnical investigation and report is recommended but not required.

1811.2.4 Failure to submit the above information prior to the beginning of the way construction may result in the issuance of a stop work order by the Resource Management Department until such time the retaining wall design is reviewed and approved.

1811.2.5 First time submittals for plan review can take up to two (2) weeks for review. Additional submittals have a turn around time of one (1) week. The contractor should plan submittals accordingly to avoid unnecessary delays in construction

1811.2.6 All plans, profiles, cross-sections and calculations must be prepared and sealed by a registered professional engineer licensed in the State of Missouri. The professional engineer is responsible for all aspects of the retaining wall design. The use of standard drawings from reputable manufacturers is allowable and even encouraged, but the professional engineer who seals the drawings and computations is responsible for the retaining wall design. In the absence of sufficient geotechnical information, the engineer shall be responsible for any design assumptions. Approval of the necessary plans and calculations will not transfer or share responsibility of the retaining wall design to the City of Centralia, Missouri.

1811.3 Following construction the engineer must submit a “certificate of conformance” indicating that the backfill and foundation material used met the requirements of the original design. This certificate must be signed and sealed by a registered professional engineer licensed in the State of Missouri and , at a minimum, indicate the wall was inspected at the follow specified milestones:

1811.3.1 For Concrete Walls

1. Footings prior to the pouring with reinforcement in place.
2. Walls prior to pouring with reinforcement in place.
3. At the beginning of the backfill operation.
4. Following completion of the wall.

1811.3.2 For Modular Walls

1. Footing or bearing pads.
2. During backfill operations and for the first layer of soil reinforcement.
3. Following completion of the wall.

1811.3.3 The City retains the right to request additional special inspections for items such as: vicinity to public streets or permanent residences, excessive wall heights or potential for groundwater or surface runoff problems.

1811.4 Additional information. Retaining walls shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 (Note: If the backfill or underlying soil is clay or clayey silt, the safety factor should be increased to 2.0) against lateral sliding and overturning and a bearing capacity of 3.0.

Retaining walls with grade difference in excess of thirty (30) inches are required to have a fence or guardrail protecting the public from injury. The fence or guardrail must be a minimum of thirty-six (36) inches in height in residential applications and forty-two (42) inches in commercial applications. The vertical balusters and bottom rail must be situated so that a four (4) inch sphere cannot pass between any portions of the fence. Horizontal balusters will not be permitted.

1811.5 The property owner (or the property owner’s representative) must ensure that the retaining wall is properly designed and constructed. The property owner is responsible for maintenance and repairs of all retaining walls on the property. Developers are not allowed to construct retaining walls of any size within the public right-of-way without prior review and approval of the Resource Management Department.

1811.6 All retaining walls must be installed, inspected and issued a certificate of conformance prior to the occupancy being issued or approved by the building official. The building official retains the right to waive this requirement under special circumstance.

39. *Section 3109.4* Delete in its entirety and add:
Residential swimming pools: Residential swimming pools shall comply with Sections 3109.4.1 through 3109.5. Residential swimming pools shall be enclosed by a barrier consisting of metal chain link fence, wood, stone or masonry or other material approved by the building official. All swimming pool excavation sites are required to be enclosed by a temporary construction barrier during installation. A permanent barrier shall be installed upon completion of the pool structure.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED by the Board of Aldermen this 19th day of March, 2018.

Alderman Wilkins – yes	Alderman Vollrath - yes
Alderman Hudson – yes	Alderman Rodgers - yes
Alderman Lee – yes	Alderman Magley - yes

Presiding Officer

ATTEST:

City Clerk, Heather Russell

This ordinance approved by the Mayor this 19th day of March, 2018.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

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