

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 EXISTING 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 Existing 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 30 days from and after January 13, 2018; and

WHEREAS, notice of public hearing regarding the proposed adoption of the “International Existing 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 XI of Chapter 5 of the Centralia City Code shall be added to read as follows:

Section 5-44. International Existing 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 Existing Building Code – 2015 Edition”, as published by the International Code Council, Inc., including Appendices A, B and C and is hereby adopted as the Existing 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 Existing 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 5-45 and Section 5-27.

Section 5-45. Definitions For and Exemptions to International Existing 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 5-47 Amendments to the International Existing Building Code - 2015.

The International Existing Building Code - 2015 is amended by additions, deletions and changes including the changing of Articles, Sections, Sub section titles and the addition of new sections and new sub sections as follows:

1. *Section 101.2* 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 A, B, C, are hereby adopted as published.
3. *Section 103* DEPARTMENT OF BUILDING SAFETY. Delete.

Add: SECTION 103 RESOURCE MANAGEMENT DEPARTMENT
4. *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.
5. *Section 103.2* Appointment. The Director of Resource Management shall be appointed by the Boone County Commission.
6. *Section 103.3* Deputies. In accordance with the prescribed procedures of this jurisdiction 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.
7. *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 Section 110. 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.
8. *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.
9. 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 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.

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 other Boone County regulatory agencies having jurisdiction. These provisions shall not apply to one and two family dwellings or residences.
10. *Section 106.1* Submitted documents: Construction documents, special inspection and structural observation programs, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the 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 professions 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.
11. *Section 112.1* Delete in its entirety.

- 12 Add:
Section 112.1 Board of Appeals: The board of appeals as established in Section 113 of the International Existing Building Code -2015 The Boone County Building Codes Commission shall serve as the board of appeals for the International Existing Building Code.
13. *Section 112.3* Delete in its entirety.
14. *Section 117.* Delete in its entirety.

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 Hudson – yes
 Alderman Lee – yes

Alderman Vollrath - yes
 Alderman Rodgers - 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