

**AN ORDINANCE OF THE CITY OF WARRENTON, MISSOURI
ADOPTING THE 2015 INTERNATIONAL BUILDING CODE**

WHEREAS, the Board of Alderman of the City of Warrenton, Missouri hereby find that the adoption of the *2015 International Building Code*, as amended, is in the best interest of the general health, welfare and safety of the citizens; and,

WHEREAS, §67.280 RSMo provides that local governments may adopt certain technical codes by reference provided that a copy of said codes and all amendments thereto are filed with the Office of the City Clerk for a period of not less than ninety (90) days prior to the date of adoption; and,

WHEREAS, the City of Warrenton filed with the Office of the City Clerk a copy of the *2015 International Building Code* and all proposed amendments thereto for public review and inspection beginning on February 28, 2018, through the date of passage of this ordinance.

THE BOARD OF ALDERMEN OF THE CITY OF WARRENTON, MISSOURI, DOES ORDAIN AS FOLLOWS:

SECTION I. The City of Warrenton, Missouri hereby adopts by reference the *2015 International Building Code*, as amended herein. Section 500.100 of the City's Municipal Code is hereby amended by replacing such section with the following new Section 500.100:

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Warrenton, being marked and designated as the International Building Code, 2015 Edition, as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Warrenton, in the State of Missouri for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures are herein provided; providing for the issuance of permits and collection of fees therefore; and each and all the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this ordinance.

SECTION II. Section 500.110 pertaining to the *2015 International Building Code* is hereby revised with the following amendments:

1. *103.1 Creation of enforcement agency.* The Building Department is hereby created and the official in charge thereof shall be known as the Building Commissioner. The Building Commissioner shall be the code official as set forth in the *2015 International Building Code*.
2. *103.2 Appointment. Deleted.*

3. *103.3 Deputies. Deleted.*
4. *105.1.1 Annual Permit. Deleted.*
5. *105.1.2 Annual Permit Records. Deleted.*
6. *105.2 Work exempt from permit.*
 1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 200 square feet.
 2. Deleted.
 10. Deleted.
7. *107.1 Submittal documents.* Construction documents, special inspection and structural observation programs and other data shall be submitted in one (1) or more sets with each application for a permit. The construction documents shall be prepared, signed and sealed by a registered design professional licensed and registered in the State of Missouri to render this service. Where special conditions exist, the Building Commissioner is authorized to require additional construction documents to be prepared by a registered design professional.
8. *109.2 Schedule of permit fees.* On buildings, structures, electrical, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid as required in accordance with the schedule in Warrenton Municipal Code Section **500.040**.
9. *109.6 Refunds.* See Warrenton Municipal Code Section **500.040(F)**.
10. *111.2.13.* Meet any additional requirements as set forth in the City of Warrenton's Policies and Procedures.
11. *113.1 General.* The Building Board (Warrenton Municipal Code Section **500.070**) shall hear and decide appeals of orders, decisions or determinations made by the Building Commissioner relative to the application and interpretation of this code. The Board shall adopt rules of procedure for conducting its business.

SECTION III. Section 500.120 pertaining to Violation and Penalty is hereby amended by replacing such section with the following new Section 500.120:

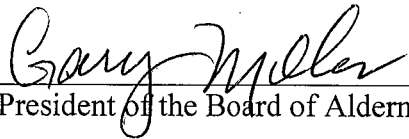
Any person who shall violate provisions of this Article and the codes adopted herein or shall fail to comply with any of the requirements thereof or who shall perform work in violation of an approved plan or directive of the Building Commissioner or of a permit or certificate issued under the provisions of these codes shall be guilty of a misdemeanor punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

SECTION IV. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION V. This Ordinance shall take effect and be in full force from and after the passage and approval thereof.

SECTION VI. Each and every part, section and subsection of this Ordinance shall be separate and severable from each and every other part, section and subsection hereof. In the event that any part of this Ordinance shall be determined to be unlawful or unconstitutional, the remaining parts, sections and subsections shall remain in full force and effect.


READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 5th day of June, 2018.


President of the Board of Aldermen

APPROVED BY THE MAYOR of the City of Warrenton, Missouri, this 5th day of June, 2018.


Mayor

ATTEST:


City Clerk