

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

WHEREAS, the Board of Alderman of the City of Warrenton, Missouri hereby find that the adoption of the *2015 International Residential 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 Residential 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 Residential Code*, as amended herein. Section 500.310 of the City's Municipal Code is hereby amended by replacing such section with the following new Section 500.310:

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 Residential Code, 2015 Edition, including Appendix Chapters E, F, G, H, N, and Q, as published by the International Code Council, be and is hereby adopted as the Residential Code of the City of Warrenton in the State of Missouri for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (town houses) not more than three (3) stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential 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 Section, with the additions, insertions, deletions, and changes, if any, prescribed in Section 2 of this Article.

SECTION II. Section 500.320 pertaining to the *2015 International Residential Code* is hereby revised with the following amendments:

1. *R102.5 Appendices*. Appendices E, F, G, H, and N are hereby adopted as a part of this code.
2. *R103 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 Residential Code*.

3. *R103.2 Appointment.* Deleted.
4. *R103.3 Deputies.* Deleted.
5. *R105.2 Work exempt from permit*
 2. Deleted

Deleted

 - a. *Plumbing 1. Delete - "provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code"*
6. *R106.1 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 official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that reviewing of construction documents is not necessary to obtain compliance with this code.
7. *R108.2 Schedule of permit fees.* A fee for each permit shall be paid as required in accordance with the schedule contained in Warrenton Municipal Code Section **500.040**.
8. *R108.5 Refunds.* See Warrenton Municipal Code Section **500.040(F)**.
9. *R112.1 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.
10. *R112.2 Limitation on authority.* Deleted.
11. *R112.2.1 Determination of substantial improvement in areas prone to flooding.* Deleted. (See Warrenton Municipal Code Chapter **415**)
12. *R112.2.2 Criteria for issuance of a variance for areas prone to flooding.* Deleted. (See Warrenton Municipal Code Chapter **415**)
13. *R112.3 Qualifications.* Deleted.

14. *R113.4 Violation and penalty.* 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.

15. *R301.2 Climatic and geographic design criteria.* Buildings shall be constructed in accordance with the provisions of this code as limited by the provisions of this Section. Additional criteria shall be established by the local jurisdiction and set forth in Table R301.2(1) as modified herein.

Ground Snow Load	Wind Design		Seismic Design Category ^f	Subject To Damage From			Winter Design Temp ^c	Ice Barrier Under- layment Re-quired ^h	Flood Hazards ^g	Air Freezing Index ⁱ	Mean Annual Temp ^l
	Speed ^d (mph)	Topo- graphic Effects ^k		Weather- ing ^a	Frost Line Depth ^b	Ter- mite ^c					
20 psf	90	No	C	Severe	30 in.	Yes	6°F	No	Sept. 1, 2009	963	55.2

16. *R302.5.1 Deleted*

17. *R311.3 Floors and landings at exterior doors.* There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed ¼ unit vertical in 12 units horizontal (2 percent).

Exceptions:

- a. A top landing is not required where a stairway of four or fewer risers is located on the exterior side of a door, however, a bottom landing is required.
- b. Exterior balconies less than 60 square feet (5.6 m²) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

18. *R311.3.2 Exception:* A top landing is not required where a stairway of four or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway, however, a bottom landing is required.

19. *R313 Automatic fire sprinkler systems.* Deleted.

20. *R401.4.3 Over-excavation.*

- a. In order to remediate expansive, compressible, shifting, or other questionable soil, the contractor shall be allowed to over-excavate below sub-grade elevations and backfill and compact, using a method approved by the Building Commissioner, the area with

one (1) inch clean crushed limestone to a depth of twenty-four (24) inches (minimum) below the bottom of all basement and frost wall footings. Provisions shall be made to collect and remove water entering the clean crushed limestone at the low point of the excavation.

- b. Where rock is installed, the sump bucket shall be placed prior to setting footings.
- c. Where rock is installed, a sleeve shall be provided for future sanitary service line.

21. *R1005.7.1 -Installation.* All pre-fabricated metal chimneys shall be enclosed in a shaft with one (1) layer of five-eighths ($\frac{5}{8}$) inch type "X" gypsum board from the fireplace connector to the underside of the roof sheathing securely attached to the framing material. This shall work as a shaft and not require firestops at floor or ceiling lines. When the chimney is located on the exterior of the structure, it need only be separated by lining the exterior wall adjacent to the shaft by one (1) layer of five-eighths ($\frac{5}{8}$) inch type "X" gypsum board. All joints are to be tight within one-eighth ($\frac{1}{8}$) of an inch or taped with joint compound. Required clearances shall be maintained between chimney and the gypsum board per chimney manufacturer's specifications.

22. *Table N1102.1.2 Revisions for Climate Zone 4 except Marine*

Skylight U-Factor = 0.60
Glazed Fenestration SHGC = N/R
Ceiling R-Value = 38
Wood Frame Wall R-Value = 13
Mass Wall R-Value = 5/10

23. N1102.4.1.2.1

Air sealing and insulation. At the builder's discretion, building envelope air tightness and insulation installation shall be demonstrated to comply with one of the following options given by Section N1102.4.1.2 or by a visual inspection performed by an approved party independent from the installer.

24. *E3902.16 Arc-fault circuit-interrupter protection:* All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit bedrooms shall be protected by a listed arc-fault circuit interrupter, combination-type installed to provide protection of the branch circuit.

SECTION III. Section 500.330 pertaining to Violation and Penalty is hereby amended by replacing such section with the following new Section 500.330:

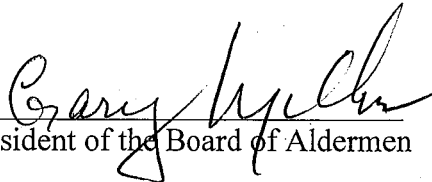
Any person who shall violate provisions of this Article and the codes adopted herein or shall fail to comply with any of the requirements thereof or who shall perform work in violation of an approved plan or directive of the Building Commissioner or of a permit or certificate issued under the provisions 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.

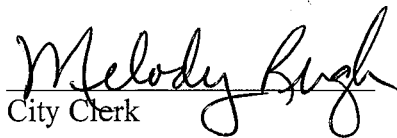
READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Warrenton, Missouri, this 5th day of June, 2018.


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