



Source: Community Development - BSD

Agenda Item No: REP 109-13

To: **City Council**

From: **City Manager and Staff**

Council Meeting Date: Jul 15, 2013

Re: Update of Building Codes

EXECUTIVE SUMMARY:

The Building Construction Codes Commission (BCCC) has completed their review of the 2012 International Code Council Codes and 2011 National Electrical Code for adoption by the City. Staff recommends scheduling these codes, ordinances, and amendments, with any necessary revisions requested by Council, for adoption in September with an effective date of October 1, 2013. This report serves as notice of this recommendation.

DISCUSSION:

Attached for Council review are the proposed ordinances and amendments covering the 2012 International Fire Code, 2012 International Fuel Gas Code, 2012 International Mechanical Code, 2012 International Plumbing Code, 2012 International Property Maintenance Code, 2012 International Residential Code, 2012 International Building Code, and the 2011 National Electric Code. Previously Council took action to place all of the referenced model codes on file for ninety days with the City Clerk. Also included is a diagram and details developed to assist the construction community with understanding the requirements of the new codes. Staff recommends scheduling these items, with any additional revisions requested by Council, for first reading September 2, 2013, adoption on September 16, 2013, and an effective date of October 1, 2013 to coincide with the beginning of fiscal year 2014.

FISCAL IMPACT:

None.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

By adopting the 2012 ICC Codes, new homes will be more energy efficient.

SUGGESTED COUNCIL ACTIONS:

Acceptance of the report. Report also intended to provide notice of staff's intention to make the codes referenced above effective on October 1, 2013.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	9.3.3
Operating/Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. _____

AN ORDINANCE

repealing Article II of Chapter 6 of the City Code relating to the 2009 Edition of the International Building Code and enacting in lieu thereof a new Article II adopting the 2012 Edition of the International Building Code; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Article II of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Building Code, is hereby repealed and in lieu thereof a new Article II, relating to the 2012 Edition of the International Building Code, is hereby enacted reading in words and figures as follows:

CHAPTER 6. BUILDINGS AND BUILDING REGULATIONS

...

ARTICLE II. Building Code

Sec. 6-16. Adopted.

The 2012 Edition of the International Building Code, published by the International Code Council, Inc., including Appendices C, E, F, I and J, one copy of which has been on file with the city clerk for a period of ninety (90) days prior to the adoption of this article, is hereby adopted by reference and made a part of the Code of Ordinances, City of Columbia, Missouri as fully as if set forth in its entirety. At least one (1) copy of the 2012 Edition of the International Building Code shall remain on file in the office of the city clerk and shall be kept available for public use, inspection and examination.

Sec. 6-17. - Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there

is no corresponding section in the code, the following sections shall be enacted as additions to the code:

101.1 Title: These regulations shall be known as the Building Code of Columbia, Missouri, hereinafter referred to as "this code."

101.2 Scope. Add the following exception: Where the adopted building code references means and methods of construction, that part shall be stricken.

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.

101.4 Referenced codes: Add the following additional sentence to this paragraph: All references to the International Existing Building Code are deleted.

103.0 Division of Building and Site Development

103.1 Director: The administration and enforcement of this code shall be the duty of the director of the department of community development, who is hereby authorized to take such action as may be reasonably necessary to enforce the provisions of this code. Such persons may be appointed and authorized as assistants or representatives of the director as may be necessary to carry out the provisions of this code.

103.2 Appointment: Delete

103.4 Restriction of employees: An employee connected with the Department of Community Development - Division of Building and Site Development shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of plans or of specifications therefore, unless such employee is the owner of the building; nor shall such

employee engage in any work which conflicts with such employee's official duties or with the interest of the department.

104.7 Department records: An official record shall be kept of all business and activities of the division 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.

104.8 Liability: Any officer or employee charged with the enforcement of this code, while acting on behalf of the city, shall not thereby render such individual liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act performed in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The officer or employee shall not be liable for costs in any action, suit or proceeding that is instituted pursuant to the provisions of this code; and any officer or employee acting within the scope of employment and in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith. Nothing contained herein shall be deemed a waiver of the immunities and protection afforded to the city or officers and employees pursuant to state and federal law.

104.10.1 - Deleted.

107.1 General: Add the following paragraph and list after exception paragraph: The application for the permit shall be accompanied by not less than two (2) sets of construction documents 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 the State of Missouri statutes. Where special conditions exist, the building official is authorized to require additional documents, information or calculations that are to be prepared by a registered design professional licensed in the State of Missouri. Legally sealed may include a "wet seal" with original signatures or other approved methods.

Buildings or structures exempt from these requirements are:

- a. One-family dwellings.
- b. Two-family dwellings.
- c. Commercial or industrial buildings not more than twelve hundred (1,200)

square feet and which provide for the employment, sleeping, assembly, housing or feeding of less than ten (10) persons.

- d. Any structure containing less than twenty thousand (20,000) cubic feet, except as provided in b. or c. above.
- e. A building or structure used exclusively for farm purposes.

107.2.5 Site plan: There shall also be filed a site plan showing to scale the size and location of all the new construction and all existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey and certifying as to date 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.

Exemption: One- and two-family dwellings are not required to show proposed finished grades.

107.2.5.1 Delete in its entirety

107.2.5.2 Private sewage disposal system: The site plan shall indicate the location of a private sewage disposal system where a public sewer is not available. All technical data and soil data required by the State of Missouri Regulation 19 CSR 20-3.060, Minimum Construction Standards for On-Site Sewage Disposal Systems, shall be submitted with the site plan.

107.2.5.3 Location of utility easements to be shown on building permit applications: All applications for building permits shall clearly show the location of all utility easements and all structures, lines or pipes used by the utility and located within such utility easements. No building permit shall be issued with respect to a structure to be located on, over, under or within a utility easement unless and until such time as the city council:

- A. Shall determine by ordinance that the structure as proposed contains adequate protection to insure:
 - 1. Full ingress and egress to all portions of the easement insuring full and safe maintenance, construction and reconstruction of all utility structures located or which could be located within the easement; and
 - 2. Full use of the easement for utility purposes without danger to public property and to the health, safety and welfare of the citizens of the city.

- B. Shall receive adequate assurances in the form of a bond or a waiver of claim and indemnity agreement on a form approved by the city counselor sufficient to protect the city and its citizens from loss.

Provided, however, that in lieu of the requirements of subparagraphs A and B above, an applicant shall have the option of relocating any and all utility improvements and utility easements at applicant's own expense and upon the written approval of the owner of the improvements and utility easements.

108.4 Termination of approval: The building official is hereby authorized to terminate such permit for a temporary structure and to order the demolition of any such construction at the official's discretion, or as directed by a decision of the building construction codes commission.

109.1 General: A permit to begin work for new construction, alteration, removal, demolition or other building operation shall not be issued until the fees prescribed in this section shall have been paid to the Division of Building and Site Development or other authorized agency of the jurisdiction, nor shall an amendment to a permit necessitating an additional fee be approved until the additional fee shall have been paid.

109.2 Permit fees: Permit fees for new construction, alterations, and additions shall be based upon the value of the construction as determined by the Division of Building and Site Development using the latest August publication of the International Code Council Building Valuation Data which shall be effective as of October 1st of the year it is published. Remodeling, alterations and repair valuations shall be computed using fifty (50) percent of the value for new construction.

The values determined in accordance with the above is for determining the building permit fee and is not intended to determine actual construction costs. The building permit fee shall be: \$2.25 per thousand dollars of value (minimum fee \$21.60)

All construction

Footing & Foundation Only	-	The permit fee to do only footing and foundation for a building or structure shall be \$54.00. This fee is in addition to the normal building permit fee and is not refundable or credited to the normal building permit fee.
Plan Review Fee	-	Fifty (50) percent of building permit fee. This fee is imposed whenever plans are required.
Failed inspection Fee	-	\$35.00 for each failed inspection

\$75.00 for each failed re-inspection

Exemption: Residential storage structures under 120 square feet shall be exempt from permit fees.

109.2.1 Moving of buildings: The fee for a building permit for the removal of a building or structure from one lot to another or to a new location on the same lot shall be fifty (50) percent of the fee for new buildings with a minimum fee of forty-five dollars (\$45.00). There shall also be an inspection fee of twenty-five dollars (\$25.00) prior to moving the building or structure.

109.2.2 Demolition: The fee for a permit for the demolition of a building or structure shall be: residential – fifty dollars (\$50.00), commercial – one hundred dollars (\$100.00).

109.2.3 Signs: The fee for signs, billboards and other display structures for which permits are required under the provisions of the Sign Regulations shall be forty-five dollars (\$45.00) for not more than fifty (50) square feet. For each sign over fifty (50) square feet – forty-five dollars (\$45.00) plus fifteen cents (\$0.15) for each square foot over fifty (50).

109.4 Work commencing before permit issuance: Where work for which a permit is required by this code is started prior to obtaining the permit, the fees specified above shall be doubled. If any person, firm or corporation commits a second offense by starting work without a permit, the person shall pay three times the customary fee in order to obtain the necessary permit. Any offense shall subject the offender to prosecution under Section 114 of this code.

If any person, firm or corporation fails to obtain the necessary permit(s) within five (5) days after being notified in writing to do so by the building official, the person shall pay in addition to the fee as provided above, the sum of five dollars (\$5.00) for each day in excess of the five (5) days that pass before the person obtains the necessary permit. The payment of any or several of the above-stated fees shall not relieve any person from fully complying with the requirements of this code in the execution of the work nor from any penalties prescribed herein.

109.5 Related fees: The payment of the fee for the construction, alteration, removal, or demolition and for all work done in connection with or concurrently with the work contemplated by a building permit, shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law or ordinance for water taps, sewer connections, electrical permits, erection of signs and display structures, marquees or other appurtenant structures, or fees for inspections, certificates of use and occupancy or other privileges or requirements, both within and without the jurisdiction of the Community Development Department.

109.6 Refunds: The building official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than seventy five (75) percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

111.3 Temporary Occupancy: A bond must be provided to receive a Temporary Certificate of Occupancy. The building official will establish a bond amount based on the work remaining for completion of the structure and the site. The building owner, contractor, or design professional in responsible charge shall provide information, including a completion date for all building and site work remaining for completion. The building official has the authority to approve or deny any request for a Temporary Certificate of Occupancy. The building official has the authority to set the final amount of the bond, or the option to waive the bond upon receiving written request and documentation for file from the building owner, contractor, or design professional in responsible charge.

113 BUILDING CONSTRUCTION CODES COMMISSION

113.1 Creation of the commission: There is hereby created a building construction codes commission consisting of ten (10) members and ten (10) alternates.

113.1.1 Membership of the commission: The commission shall consist of ten (10) members appointed by the city council. The first three (3) members appointed shall serve for three (3) years, the second three (3) members appointed shall serve for two (2) years and the final four (4) members shall serve for one year. Thereafter, each new member shall be appointed for three (3) years or until a successor has been appointed. Appointments to fill vacancies shall be for unexpired terms only.

113.1.2 Qualifications of commission members: The commission shall be composed of individuals with the following qualifications:

1. Professional engineer (experience in electrical/mechanical)
2. Professional engineer (experience in structural/civil)
3. Master plumber
4. Licensed electrician or electrical contractor

5. Major contractor or superintendent
6. Minor contractor or home builder
7. Person experienced in fire prevention
8. Registered architect
9. Layperson
10. Residential rental property owner

113.1.3 Alternates: Whenever possible, the city council shall appoint an alternate commissioner of equal qualifications for each regular commissioner appointed. The alternate shall serve a term contemporaneous to the term of the regular commissioner of equal qualifications.

113.1.4 Commission chair: The board shall select one of its members to serve as chair and the building official shall designate a clerk from the department to serve as secretary to the board, who shall keep a detailed record of all proceedings on file in the Community Development Department.

113.1.5 Meetings: Upon the request of any commissioner or whenever there is any business to transact before the commission, the commission shall meet once each month.

113.1.6 Absence of commissioners: During the absence of a commissioner, the designated alternate shall sit on the commission. Any other alternate may sit on the commission for a member whose alternate is not present as directed by the chairman. The Secretary of the Board shall call alternates in accordance with the policies of the Board. While sitting on the commission, the alternate shall have the full power and authority of the regular commissioner. The chair of the commission is authorized to excuse any member from attendance at a commission meeting; provided that the member requested to be excused before the meeting. Any member who is absent, without being excused, from twenty-five (25) percent of the regular commission meetings held in a calendar year shall automatically forfeit the office. Any member who is absent, without being excused, from three (3) consecutive regular meetings shall automatically forfeit the office. It shall be the duty of the chair to promptly notify the city council of the vacancy. The city council, upon such notice, shall appoint a new commissioner with equal qualifications to fill the remainder of the original term.

113.2 Application for appeals: The owner of a building or structure or any person directly affected by a decision of the building official or fire marshal may appeal to the building construction codes commission from a decision of the official refusing to grant a modification, variance or waiver to the provisions of the Building, Electrical, Plumbing,

Mechanical, Fire Prevention, One and Two Family Dwelling or Property Maintenance codes covering the manner of construction or materials to be used in the construction, erection, alteration, or repair of a building or structure. Application for appeal may be made when it is claimed that the true intent of the code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of the code do not fully apply, an equally good or better form of construction can be used, or undue hardship is created by strict compliance with the letter of the code but has no significant effect on the health, safety and welfare of the public or any individual. A fee of one hundred twenty dollars (\$120.00) must be submitted with the application. The fee shall be refunded to the applicant if the applicant appears at the commission meeting at which the appeal is scheduled to be heard.

113.2.1 Notice of meeting: The commission shall meet upon notice of the chairman within ten (10) days of filing of an appeal or at stated periodic meetings if warranted by the volume of work.

113.2.2 Public hearing: All hearings and meetings of the commission shall be public. All hearings considering an appeal of a ruling of the building official or fire marshal shall be on the record and be recorded by a person qualified as a court reporter. At the appeal hearing, the appellant, and appellant's representative, the official of the jurisdiction and any other person whose interests may be affected by the matter on appeal, shall be given an opportunity to be heard. All testimony on matters on appeal shall be given under oath.

113.2.3 Adjourned meeting: When seven (7) qualified commissioners are not present to consider a specific appeal, either the appellant, the building official or their representative may request a postponement of the hearing.

113.2.4 Action of the commission: The commission shall affirm, modify or reverse the decision of the building official or fire marshal by a concurring vote of the majority of its members. Every action of the commission shall be by motion or resolution and the commission's decision shall be evidenced by certified copies which shall be furnished to the appellant and to the building official.

113.2.5 Exemption of members: A member of the commission shall not vote on any question in which that member is engaged as contractor, material dealer, or in the preparation of plans or specifications, or in which the board member has any personal interest.

113.2.6 Determining vote: Failure to secure six (6) concurring votes shall be deemed a confirmation of the decision of the building official except that the appellant shall be entitled to further hearing before a full commission if there were not ten qualified members present when the vote was taken.

113.2.7 Enforcement of decision: The building official shall take immediate action in accordance with the decision of the board.

113.3 Court review: Any person aggrieved by a decision of the commission may appeal to the circuit court as provided by Chapter 536 of the Revised Statutes of Missouri.

113.4 Code revisions: The commission shall, at the request of the city council, review the Building and other codes periodically for updating and recommending changes.

114.4 Violation penalties:

- (1) 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, demolish 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 this code, shall be guilty of a misdemeanor, punishable by fine of not more than five hundred (\$500.00), or by imprisonment not exceeding one (1) year or both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.
- (2) Any person who demolishes a structure without first obtaining a permit to demolish the structure shall be punished by a fine of one dollar (\$1.00) per gross above-ground square footage of the structure in addition to the penalties described in section 114.4(1).
- (3) Any person who demolishes an historic resource, as defined in section 3303.7 without first obtaining a permit to demolish the structure shall be punished by a fine of two dollars (\$2.00) per gross above-ground square footage of the structure in addition to the penalties described in section 114.4(1).

115.3 Unlawful continuance: 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 that person is directed to perform to remove a violation or unsafe conditions, shall be liable to a fine of not less than one hundred dollars (\$100.00) or more than one thousand dollars (\$1,000.00).

305.2.3 Ten (10) or fewer children in a dwelling unit. A facility such as the above within a dwelling unit and having ten (10) or fewer unrelated children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

308.6.4 Ten (10) or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having ten (10) or fewer unrelated persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.

903.2.1.2 Group A-2: Item 2. The fire area has an occupant load of two hundred (200) or more; or

907.2.3 Add Exception 4. An emergency voice/alarm communication system is not required in Group E occupancies with an occupant load of seventy-five (75) or less.

1011.2 Floor-level exit signs: Where required, illuminated exit signs in A1, A2, R-1 and R-2 use groups shall be placed 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.

1103.2.3 - Change 907.9.1.2 to 907.5.2.3.2

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:

1. C101.4 Delete this section in its entirety.

1301.1.2: 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:

BUILDING AREA AND REQUIRED INSULATION VALUE

Ceiling or roof -- R-38

Exterior wall -- R-15.5 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 materials 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.

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 (Ground Snow Load) P_g = 20 psf.
3. Seismic Loading;
 - a. Site class D, default site class per 1613.3.2.
 - b. Mapped Spectral response accelerations.
 - (1) S_s = 0.167 or per USGS data
 - (2) S_1 = 0.093 or per USGS data

1801.2 Design basis: Add the following to this 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 requires a geotechnical investigation if the structure has a seismic design category C, D, E or F.

3109.4 Residential swimming pools: Delete exception.

3109.4.1 Outdoor Private Swimming Pool: An outdoor private swimming pool, including an in-ground, aboveground or on-ground pool, hot tub or spa shall be provided with a barrier which shall comply with the following:

1. The top of the barrier shall be at least seventy-two (72) inches (1836 mm) above finished ground level measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between finished ground level and the barrier shall be two (2) inches (51 mm) measured on the side of the barrier which faces away from the swimming

pool. Where the top of the pool structure is above finished ground level, such as an aboveground pool, the barrier shall be at finished ground level, such as the pool structure, or shall be mounted on top of the pool structure. Where the barrier is mounted on the pool structure, the opening between the top surface of the pool structure, the opening between the top surface of the pool frame and the bottom to the barrier shall not allow passage of a four-inch (102 mm) diameter sphere.

Exception: For use groups R-3 and R-4 the top of the barrier shall be at least forty-eight (48) inches (1219 mm) above finished ground level measured on the side of the barrier which faces away from the swimming pool provided the swimming pool is equipped with a safety cover which complies with ASTM F 1346.91 (2003).

3201.3 Other laws: Add the following additional sentence to this paragraph: All encroachments by balconies into the public rights-of-way shall conform to the requirements of this chapter and the requirements of section 24-2(c) and section 29-26(c) of the code of ordinances.

3202.2.1 Steps: Delete

3202.3.3 Encroachments 15 feet or more above grade: Delete

3202.5 The regulations for awnings set forth in this code shall be modified for awnings on buildings within the boundaries of the Columbia Special Business District as follows:

- (1) The following materials are prohibited:

Wood
Vinyl coated, high sheen cotton
Translucent vinyl

Opaque or semi-opaque awnings with back-lighted translucent graphics are permitted provided the graphics meet all sign requirements.

- (2) Any valance on an awning shall not exceed a height of twelve (12) inches.
- (3) Upper floor awnings should fit the height, width and shape of each window. Such awnings shall not be placed noticeably higher than the top of the window opening and trim. The bottom of the valance shall not extend lower than the midpoint of the window. Dome-type and curved awnings are only allowed on windows that have arched or curved openings. Upper floor awnings shall not span multiple windows unless the distance between glazed openings is less than eighteen (18) inches.

- (4) Stanchions or columns that support awnings, marquees and signs are prohibited.
- (5) The lower edge of awnings on the ground floor shall be a minimum of eight (8) feet above the sidewalk and a maximum of ten (10) feet above the sidewalk.
- (6) Awnings shall not extend into or occupy more than two-thirds of the width of the sidewalk measured from the building and shall not extend more than seven (7) feet from the building.
- (7) Awnings in the Central Business District that were lawful conforming awnings on February 19, 2007 but that do not conform with the provisions of section 6-17 shall be allowed to remain in place indefinitely as lawful nonconforming uses.
- (8) Awnings shall be properly maintained.

3303.4 Vacant lot: Where a structure has been demolished or removed, the vacant lot shall be filled, leveled and graded to provide proper drainage with no ponding of water. Commercial lots: Paved auto driveways and parking areas may remain provided they are in acceptable condition. Building excavations may be filled with clean fill or crushed stone. Parking on these areas is not permitted. Residential lots: Existing excavations are to be filled and graded to a mowable condition with all building materials, trash and debris removed. Adequate fill is to be placed for potential settling. The complete structure shall be removed which includes all slabs and foundations eighteen (18) inches below the pre-demolition finished grade, leaving the lot in a natural buildable condition without hazards, without ponding, and mowable. All accessory buildings are to be removed at the time of demolition of the primary structure. All lots without sufficient vegetative cover to prevent erosion from the site shall have erosion control measures installed at the final inspection.

3303.6 Utility connections: Before a structure can be demolished or removed, the owner or agent shall notify all utilities having service connections within the structure such as water, electric, gas, sewer, and other connections. A permit to demolish or remove shall not be issued until:

- (1) A release is obtained from the utilities, stating that their respective service connections and appurtenant equipment, such as meters and regulators, have been removed or sealed and plugged in a safe manner; and
- (2) A bond or other security deposited with the City in the amount of two thousand dollars (\$2,000.00), guaranteeing that the building and debris are removed from the lot within ninety (90) days, the lot graded to comply with Section 3304 and required inspections are completed.

- (3) Sewer laterals connecting the building to the City sewer system are to be cut and capped in an approved manner at or near the property line. The cap must be inspected prior to backfill of the excavation.

3303.8 Historic Preservation Commission review of demolition permits. An application for any permit that authorizes the demolition of an historic resource shall include notice of the application addressed to the Historic Preservation Commission. The notice shall be on a form provided by the building official. The building official, upon verification that the application is complete, shall promptly forward the notice to the Historic Preservation Commission in care of the Community Development Department. The building official shall not issue the permit authorizing the demolition until the lesser of thirty (30) calendar days after the notice has been sent to the Community Development Department or until the Historic Preservation Commission notifies the building official that the Commission has no objection to the immediate demolition of the structure. The thirty (30) day review period shall not begin until the application requesting demolition has been deemed to be complete.

The building official shall post notice of the proposed demolition in a conspicuous place facing each street abutting the property on which the structure to be demolished is located. The sign face shall be at least five square feet.

To allow for the thirty (30) day review period and no more than six (6) months to pass following notice to the public of the demolition, no more than seven (7) months shall elapse between making application for a demolition permit and the actual removal of a structure. Failure to remove an authorized structure within this timeframe shall require that a new application for demolition be filed."

The following definitions apply to this section:

"Demolition" means removal of more than twenty-five percent (25%) of the exterior wall or walls facing a public street or removal of fifty percent (50%) of all exterior walls.

"Historic resource" means any structure that

- (1) Is fifty (50) years old or older; or
- (2) Is located in an historic resources survey area; or
- (3) Is within an actual or proposed National Register of Historic Places district; or
- (4) Has been recognized or nominated by the Historic Preservation Commission as a "most notable property."

Exceptions: The following shall not be subject to the provisions of this subsection:

- (1) A building or structure that has been determined to be a public nuisance and dangerous to the health, safety, or general welfare under the Property Maintenance Code of Columbia, Missouri.
- (2) A building or structure that the City, before December 1, 2008, has authorized to be demolished.
- (3) Interior demolition.
- (4) An accessory building or structure that is not contemporary with an historic resource.
- (5) A building or structure for which the State Historic Preservation Office, Department of Natural Resources, has completed a Section 106 review and returned a finding of no historic significance.
- (6) A building or structure that is subject to the certificate of appropriateness provisions of Sec. 29-21.4 of the Code of Ordinances, Columbia MO.

3401.5 Alternative compliance. Delete in its entirety.

3410.2 Permit to move: A permit to move a building or structure shall not be issued until a bond or other security is posted with the city in the amount of five thousand dollars (\$5,000.00), guaranteeing that the building or structure will be made to comply with Section 3410.1 within 180 days from date of issuance of permit.

3410.3 Permit required to use public streets or right-of-way: No building or structure of any nature or description shall be moved over any street of the City of Columbia, Missouri, by any means whatsoever without first obtaining permission from the city manager. Upon receipt of an application for a permit, the city manager shall refer the same to the director of community development, who shall cause an inspection to be made to determine whether or not the building or structure is a public nuisance, as described in the Property Maintenance Code of Columbia, Missouri. Upon completion of the inspection, the director shall provide written findings to the city manager. At the same time the application for a permit is referred to the director of community development, the city manager shall direct the director of water and light to make an inspection of the route over which the building or structure is proposed to be moved, to determine whether or not any facilities of the water and light department could constitute an obstacle to such removal. Upon completion of the inspection, the director of water and light shall provide written findings to the city manager. After giving consideration to the reports, and to any other matter involved in such removal which might concern the safety or welfare of the public, or public or private property, the city manager may grant or deny the application for permit.

3410.4 Not to stand on street longer than six hours: No buildings or structures shall be allowed to stand in the streets of the city in one block for a longer period than six (6) hours, except for the period between sunset and sunrise, when such buildings or structures shall have flares set about them on every side.

3410.5 Not to injure or take up pavement: No pavement shall be taken up or removed to assist in any way the moving of any building or structure, nor shall pegs, stakes, or poles be driven into paved streets for such purposes.

3410.6 Bond required: Before any permit shall be issued by the city manager, the applicant shall furnish a good and sufficient bond with a corporate surety company as surety to be approved by the city manager, in a sum to be fixed by the city manager at not less than double the estimated damages, conditioned that the applicant will promptly and fully pay the owner for any public or private property injured or destroyed by applicant in the process of moving such building, and that applicant will reimburse the city for costs and expenses incurred by the city in removing water and light department facility obstacles from the route and restoring the same.

3412.2 Applicability: Structures existing prior to January 1, 2002, in which there is work involving additions, alterations or changes of occupancy, shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3409.

The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Use Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Use Group H or I.

3412.3.1 Hazards: Where the building official determines that a structure is a public nuisance, as provided for in the Property Maintenance Code of Columbia, Missouri, such nuisance shall be abated in accordance with the Property Maintenance Code of Columbia, Missouri.

3412.3.2 Add the following: This section requires an existing building that is subjected to the evaluation scoring to process of 3412.6 to also comply with the existing building requirements of the IFC and IMPC. Those codes provide minimum requirements for health and safety that all existing buildings are expected to meet, regardless of whether there are any changes being made to the building or occupancy. Regardless of an existing building's final safety scores, the requirements of these referenced codes must be followed so occupants are safeguarded from hazards.

SECTION 2. The repeal of Article II of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Building Code shall not affect any offense or act committed or done or any penalty or forfeiture incurred before the effective date of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after October 1, 2013.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. _____

AN ORDINANCE

repealing Article III of Chapter 6 of the City Code relating to the 2006 Edition of the International Code Council Electrical Administrative Provisions referencing the 2008 National Electrical Code and enacting in lieu thereof a new Article III adopting the 2006 Edition of the International Electrical Code referencing the 2011 National Electrical Code; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Article III of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2006 Edition of the International Code Council Electrical Administrative Provisions referencing the 2008 National Electrical Code, is hereby repealed and in lieu thereof a new Article III, relating to the 2006 Edition of the International Code Council Electrical Administrative Provisions referencing the 2011 National Electrical Code, is hereby enacted reading in words and figures as follows:

CHAPTER 6. BUILDINGS AND BUILDING REGULATIONS

...

ARTICLE III. Electrical Code

Sec. 6-31. Adopted.

The 2006 Edition of the International Code Council Electrical Administrative Provisions referencing the 2011 National Electrical Code, published by the International Code Council, Inc., one copy of each has been on file with the city clerk for a period of ninety (90) days prior to the adoption of this article, are hereby adopted by reference and made a part of the Code of Ordinances, City of Columbia, Missouri as fully as if set forth in their entirety. At least one (1) copy of the 2006 Edition of the International Code Council Electrical Administrative Provisions and one (1) copy of the 2011 National Electrical Code shall remain on file in the office of the city clerk and shall be kept available for public use, inspection and examination.

Sec. 6-32. – Amendments to 2006 International Code Council Electrical Code Administrative Provisions.

The 2006 International Code Council Electrical Code Administrative Provisions adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

101.1 Title: This ordinance shall be known as the Electrical Code of the City of Columbia, Missouri and will be referred to as “this code.”

101.4 Conductors: Conductors normally used to carry current shall be of copper unless otherwise provided in this code. Where the conductor material is not specified, the material and the sizes given in this code shall apply to copper conductors. Where other materials are used, the size shall be changed accordingly. Aluminum and copper-clad aluminum will be approved as outside feeders of 100 amperes or larger and must terminate nearest the point of entrance of the feeder; or as designed and recommended by a registered professional engineer or registered architect.

(FPN): For aluminum and copper-clad aluminum conductors, see Section 250.120 (B), 310-14.

SECTION 301 DEPARTMENT OF COMMUNITY DEVELOPMENT - DIVISION OF BUILDING AND SITE DEVELOPMENT

301.1 Administration and enforcement: The administration and enforcement of this code shall be the duty of the director of community development who shall be referred to as the code official in this code. The code official is authorized to take such action as may be reasonably necessary to enforce the provisions of this code. Such persons may be appointed and authorized as assistants or representatives of the director, as may be necessary, to carry out the provisions of this code.

301.2 Emergency power: In case of an emergency, the director is hereby empowered to cause the discontinuance of electrical service to any electrical wiring, devices, appliances and equipment found to be immediately dangerous to life or property until such wiring, devices, appliances and equipment have been made safe in accordance with the minimum requirements of this code.

301.3 Restriction of employees: An employee connected with the Department of Community Development - Division of Building and Site Development shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for

the construction, alteration or maintenance of a building, or the preparation of plans or of specifications therefore, unless such employee is the owner of the building; nor shall such employee engage in any work which conflicts with such employee's official duties or with the interest of the department.

302.9 Liability: Any officer or employee charged with the enforcement of this code, while acting on behalf of the city, shall not thereby render such individual liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act performed in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The officer or employee shall not be liable for costs in any action, suit or proceeding that is instituted pursuant to the provisions of this code; and any officer or employee acting within the scope of employment and in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith. Nothing contained herein shall be deemed a waiver of the immunities and protection afforded to the city or officers and employees pursuant to state and federal law.

SECTION 304 BOARD OF ELECTRICAL EXAMINERS

304.1 Board of electrical examiners: A board of electrical examiners consisting of six (6) persons is hereby created. One (1) member shall be the director of community development or the director's designee, who shall be a non-voting ex-officio secretary to the board; the remaining five (5) members shall be appointed by the city council. One (1) member shall be a registered professional engineer, one (1) member shall be a licensed electrical contractor, one (1) member shall be a licensed electrician, and two (2) members shall be laymen. The first two (2) persons appointed to the board shall serve for three (3) years, the second two (2) persons shall serve for two (2) years, and the last person shall serve for one year. Thereafter, each member of the board shall serve for three (3) years and until a replacement is appointed and qualified. The first meeting of the calendar year, the board shall select one of its members to serve as chair and the code official shall designate a clerk from the department to serve as secretary to the board, who shall keep a detailed record of all proceedings on file in the building and site development division. The board of electrical examiners shall be empowered to select examinations, and authorize testing for electricians' licenses and certificates, to approve or disapprove applications for electricians' licenses and certificates, and to issue or revoke electricians' licenses or certificates. The board shall meet upon the call of the chair, or upon the call of a majority of its membership, however, it shall meet within at least thirty (30) days after filing of an application for examination as an electrician for the purpose of examining such applicant or applicants. The chair of the board is authorized to excuse any member from attendance at a board meeting; provided, that the member requested to be excused before the meeting. Any member who is absent, without being excused, from twenty-five (25) percent of the

regular board meetings held in a calendar year shall automatically forfeit the office. It shall be the duty of the chair to promptly notify the council of the vacancy. Applicants scheduled for examination shall be notified of the date, time and place of examination at least three (3) days prior to the date of examination. A fee of fifty dollars (\$50.00) must be submitted with the application. The fee shall be refunded to the applicant if the applicant appears at the board meeting at which the examination is scheduled.

304.2 Certificate of competency: It shall be unlawful for any person to engage in the installation, alteration or repair of electrical wiring, equipment, apparatus or fixtures for light, heat or power purposes; installation or additions to sound, audio visual or communication equipment in or on any building, structure, or premises within the corporate limits of the City of Columbia, Missouri, unless issued a certificate of competency by the board of electrical examiners, except as provided by Section 401.4 Exception 2. This shall not be construed to cover cases where the connected electrical load is not increased or where no new electrical wiring is required.

304.3 Types of certificates: The board of electrical examiners is herein empowered to provide for the following types of certificates:

1. Electrical Contractor or Master Certificate (Type A)
2. Electrical Sign Contractor Certificate (Type B)
3. Journeyman Certificate, 8,000-Hrs (Type C-8 General)
4. Journeyman Certificate, 6,000-Hrs (Type C-6 General)
5. Sign Wireman Certificate (Type D)
6. Security-Fire Alarm Certificate (Type F)
7. Communication and Sound Certificate (Type G)
8. Maintenance Electrician Certificate (Type H)
9. Apprentice Electrician Certificate (Type E)

304.3.1 Requirements: Certificates will be issued to applicants who meet the following requirements:

Apprentice (Type E) Submit application stating name, address and telephone number and employer's signature. No fee required.

Journeyman (Type C-8)

1. Submit application to director of community development stating name, address, telephone number and type of certificate requested.
2. Prove 8,000 hours active employment as an apprentice electrician. Time in an appropriate electrical apprenticeship program or trade schools may be considered for credit toward 8,000 hours requirement.

3. List names, address and telephone number of all previous employers under which applicant worked as an apprentice electrician.
4. Successfully complete examination required by the board of electrical examiners.

Journeyman (Type C-6)

1. Submit application to director of community development stating name, address, telephone number and type of certificate requested.
2. Prove 6,000 hours active employment as an apprentice electrician. Time in an appropriate electrical apprenticeship program or trade schools may be considered for credit toward 6,000 hours requirement.
3. List names, address and telephone number of all previous employers under which applicant worked as an apprentice electrician.
4. Successfully complete examination required by the board of electrical examiners.

Contractor or Master (Type A)

1. Submit application to director of community development stating name, address, telephone number and type of certificate requested.
2. Prove 4,000 hours active employment as journeyman electrician C-8, 6,000 hours as journeyman electrician C-6 or be registered with the State of Missouri as a professional engineer or architect and be actively engaged in the business of electrical contracting.
3. List names, address and telephone number of all previous employers under which applicant worked as an apprentice or journeyman electrician.
4. Successfully complete examination required by the board of electrical examiners.

General Security-Fire Alarm (Type F) Submit application to director of community development stating name, address, telephone number and type of certificate requested, along with a certificate or statement to install manufacture system.

Communication and Sound (Type G) Submit application to director of community development stating name, address, telephone number and type of certificate requested, along with a certificate or statement to install manufacture system.

(Type B, D, and H)

1. Submit application to director of community development stating name, address, telephone number and type of certificate requested.

2. List name, address and telephone number of all previous employers under which applicant worked in a capacity similar to that covered by the requested certificate.

3. Successfully complete examination required by the board of electrical examiners.

304.4. Application for certificate: The board of electrical examiners shall approve or disapprove the issuance of a certificate upon (1) the filing of the proper application, (2) completion of examination when required, (3) payment of the required fee. This section shall not apply to apprentice electricians.

304.5 Type of examination required: The type of examination required will be determined by the board of electrical examiners and will be selected from the standard examination list as prepared and published by Thomson Prometric, 1260 Energy Lane, St. Paul, MN 55108, or the ICC National Standardized Examinations Program, www.iccsafe.org/contractor (1-877-STD-Exam), or any state issued and approved exam.

304.6 Reciprocity: The board of electrical examiners will honor licenses issued from other jurisdictional areas provided the applicant meets the minimum experience requirements of the City of Columbia, Missouri, and provides certification of having satisfactorily completed the Thomson Prometric or ICC examination applicable for the type of license requested.

304.7 Work authorized by type of certificate: The scope of work authorized by each type of certificate shall be as follows:

1. The Electrical Contractor or Masters Certificate (Type A) shall authorize the grantee to engage in the business of contracting for the installation, repair, altering, and making additions to electrical wiring, heating devices, lights, motors, fixtures, conduits, generators, appliances and appurtenances and to supervise construction or installation of same.
2. An Electrical Sign Contractor Certificate (Type B) shall authorize the grantee to engage in the business of contracting for the fabrication, installation, repair, alteration or making additions to electrical signs, and to make the electrical connections thereto within five (5) feet of the work authorized to be installed. Any electrical sign contractor personally performing electrical sign work shall be a certificated sign wireman.
3. An Electrical Journeyman, Type C-8 shall authorize the grantee to perform electrical work under persons or firms holding contractor license (Type A).
4. An Electrical Journeyman, Type C-6 shall authorize the grantee to perform electrical work under persons or firms holding contractor license (Type A).

5. A Sign Wireman Certificate (Type D) shall authorize the grantee to perform electrical work on any electrical sign and to make connections to or disconnections from the power source within five (5) feet of an electrical sign.
6. Security-Fire Alarm Certificate (Type F) shall authorize the grantee to engage in the business of contracting and to install, repair and make alterations on burglar and fire alarm equipment and to make electrical connections thereto within five (5) feet of the equipment authorized to be installed.
7. Communication and Sound Certificate (Type G) shall authorize the grantee to engage in the business of contracting and to install, repair and make alterations on communication and sound equipment and to make electrical connections thereto within five (5) feet of the equipment authorized to be installed.
8. A Maintenance Certificate (Type H) shall authorize the grantee to perform electrical routine maintenance only, on equipment applicable to his trade and for a specified employer. In addition, with 6,000 hours the grantee shall be authorized to take the journeyman electric exam.
9. An Apprentice Electrical Certificate (Type E) shall authorize the grantee to perform electrical work only when under the immediate supervision of an electrician holding a Type C, D, G or H Certificate. The ratio shall not exceed three apprentices to one master or journeyman electrician.

304.9 Insurance requirements: It shall be unlawful for any person holding a Type A, B, F or G Certificate to engage in work authorized by such certificate in the corporate limits of the city without first having filed with the city business license administrator a certificate of comprehensive liability insurance with a minimum of \$100,000 per claim bodily injury, \$100,000 per claim property damage with \$300,000 aggregate per occurrence. Such insurance shall insure the proper construction, erection, and maintenance of the electrical work in accordance with the provisions of this code and shall insure the city from any and all claims or demands for damages by reason of any negligence of the electrical contractor or his agents, or by reason of defects in the construction, or damages resulting from any part thereof. The city requires a thirty (30) day cancellation notice from the insurance company.

304.10 Work allowed under license: No person who has obtained an Electrical Contractor's Certificate (Type A) shall allow his name to be used by another person for the purpose of obtaining permits, or for doing business or work under his license. Every person licensed shall notify the board of the address of his place of business, if any, and the name under which such business is carried on, and shall give immediate notice to the board of any change in either.

304.11 Re-examination: Any person, who fails to pass the examination, as prescribed by the board, may apply for re-examination.

304.12 License Fees: Electrical contractors with Type A, B, F or G Certificate shall pay annual business license fees to the city in an amount to be determined under the provisions of chapter 13 of the Code of Ordinances.

304.13 Certificate Issuance: All applicants approved by the board for Journeyman certificate shall pay a thirty dollar (\$30.00) fee prior to the issuance of the certificate. Master certificates shall require a payment of ninety dollars (\$90.00) prior to the issuance of the certificate. Certificates issued in September, October, and November of the renewal year are not required to pay a renewal fee in December.

304.14 Certificate Renewal: All certificated electricians holding Type A, B, C, D, F, G and H certificates shall renew their certificate every three (3) years and pay a renewal fee of thirty dollars (\$30.00) for a Journeyman certificate, and ninety dollars (\$90.00) for a Master certificate. The first renewal date is January 1. Failure to renew by the January 1 date of the renewal year will result in the certificate expiring. Individuals holding expired certificates will be required to make application for a new certificate, and pay a renewal fee.

401.4 Exceptions to work authorized: No permit to install or perform any work authorized by Type A, B, F, or G license shall be granted to any person other than a contractor, except as follows: All electrical permits may be issued to the general contractor on behalf of the master electrical contractor for new one and two family dwellings and building alteration or building additions for one and two family dwellings. All electrical work must be performed by an electrician licensed by the City of Columbia, or as allowed by ordinance.

Exception No. 1. Electricians holding a Type C-6 or C-8 certificate who are regular employees of the firm or corporation for which the work is to be performed, may obtain a permit to do electrical work on the premises of the firm or corporation provided the work is not associated with work requiring a building permit.

Exception No. 2. A permit may be issued to any person to do work in a single family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such building, provided that the person is a bona fide owner of the dwelling, will occupy the dwelling for a period of not less than one year, will personally purchase all materials and perform all labor authorized by the permit, and that the applicant shall file an affidavit certifying that these conditions will be met before the issuance of the permit. Any person obtaining a permit under this section shall not be issued another permit within two (2) years.

Work performed under any permit shall be subject to all applicable regulatory provisions of this code.

404.2 The director of community development shall issue a permit for proposed work set

forth in the application if in compliance with this and all other ordinances and regulations of the City of Columbia, Missouri, and upon payment of fees set forth hereinafter. In no case shall the fees for permits be less than the following:

For alterations of or extensions to existing wiring, or any other electrical permit.....	\$20.00
For each service entrance panel 225 amperes or less	\$20.00
For each service entrance panel over 225 amperes.....	\$0.10/Amp
For each circuit (whether 2-wire, 3-wire or 3-phase) For first fifteen	\$1.35 each
For all over fifteen	\$1.20 each
For each connection of hot air or hot water heating plant.....	\$4.00 each
For installation of or addition to sound, audio-visual or communication equipment	\$20.00
Swimming pool	\$50.00

Re-inspection fees will be charged in accordance with the Building Code of Columbia, Missouri.

First failed inspection	\$35.00
Failed re-inspection of prior correction notice	\$70.00

In addition to persons authorized hereunder, an application for permit may be submitted by a general contractor or the owner of a new one- or two-family dwelling. Fees may be paid at the date of application or through billing by the finance department. Failure to pay any billed fee within thirty (30) days of billing shall nullify any permit for which billing was made and work shall cease until fees are actually received by the city. Permit revocation and work stoppage are remedial steps which may be taken in addition to any other remedy for collection authorized by law.

1003.1 Penalties: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding one (1) year, or by both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

Section 1101 Building Construction Codes Commission

1101.1 Board of appeals established. Delete in its entirety

1101.3 Application for Appeal: The applicant for an electrical permit, the holder of an electrical permit, or the owner or agent of a building or structure wherein electrical work is to be installed may appeal a decision of the code official refusing to grant modification of the provisions of the Electrical Code covering the manner of installation, or materials to be used in the installation, to the building construction codes commission. Application for appeal shall be filed in accordance with the procedures set out in Section 113 of the Building Code of Columbia, Missouri.

1102 Membership: Delete in its entirety

1103 Procedures: Delete in its entirety

1201.1.1 Adoption: Electrical systems and equipment shall be designed and constructed in accordance with the 2012 International Residential Code or NFPA 70 National Electrical Code 2011 edition as applicable, except as otherwise provided in this code.

1201.1.2 Amendments to NFPA 70, NEC 2011 as follows:

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel: (A) Dwelling Units. (3); Add the following to Exception to (3): Receptacles in an exterior soffit that are used for seasonal decorative lighting are not required to be readily accessible.

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel: (A) Dwelling Units. (5);

Exception No. 1 to (5): Receptacles that are not readily accessible.

Exception No. 2 to (5): A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A7), or (A8).

Exception No. 3 to (5): A receptacle supplying only a permanently installed fire alarm or burglar alarm system shall not be required to have ground-fault circuit-interrupter protection.

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel: (A) Dwelling Units. (7); Laundry, utility, and wet bar sinks – where the receptacles are installed within 1.8 m (6 ft) of the outside edge of the sink. Dedicated circuits receptacles installed for specific appliances such as clothes washers, refrigerators, and microwave ovens shall not be required to be GFCI protected where located within 6 feet of laundry, utility or wet bar sinks in a dwelling.

A duplex receptacle may be used for a single appliance provided the duplex receptacle is located behind the appliance which, in normal use, is not easily moved and the receptacle is not readily accessible for the use of power tools. This receptacle must be marked, not GFCI protected. Receptacles installed under the exceptions to 210.8 (A)(7) shall not be considered as meeting the requirements of 210.52 (G).

210.12(A) Dwelling Units. All 120-volt, single phase, 15 – and 20 - ampere branch circuits supplying outlets installed in dwelling unit bedrooms and for smoke detectors shall be protected by a listed arc-fault circuit interrupter, combination-type, installed to provide protection of the branch circuit. The rest of 210.12(A) remains as stated.

Add the following Exception No. 4: Arc-Fault Circuit Interrupter Protection is not required in one- and two-family dwellings which are regulated by the International Residential Code.

210.52 Dwelling unit receptacle outlets (C) Countertops (5) Receptacle outlet location. *Exception to (5):* Delete the second sentence to the first paragraph that reads; "Receptacles mounted below a countertop in accordance with this exception shall not be located where the countertop extends more than 150mm (6 inches) beyond its support base." The rest of the section remains as stated. This deletion is to allow the placement of the receptacle no more than 12 inches below the countertop, and anywhere the countertop extends beyond its support base.

Add the following Exception to (E).(3): A receptacle is not required at an existing structure.

210.63 Heating, Air-Conditioning, and Refrigeration Equipment Outlet: Existing exception to be shown as Exception No. 1: and add: Exception No. 2: Rooftop and exterior equipment on one- and two-family dwellings.

220.14.(J) Dwelling Occupancies: Delete "one-family, two-family" and add the following requirements for one- and two-family dwellings:

- (1) In one- and two-family dwellings, a 15-amp rated general purpose circuit shall be limited to a maximum of eight receptacle outlets or openings, or eight lighting outlets or openings, or any combination of receptacle outlets and lighting outlets totaling not more than eight.
- (2) In one- and two-family dwellings, a 20-amp rated general purpose circuit shall be limited to a maximum of ten receptacle outlets or openings, or ten lighting outlets or openings, or any combination of receptacle outlets and lighting outlets totaling not more than ten.
- (3) In one- and two-family dwellings, the small appliance circuits serving the

kitchen countertop and similar areas, shall be limited to not more than two receptacle outlets or openings for the first two such circuits; the third and succeeding small appliance circuits shall be limited to not more than three receptacle outlets or openings per circuit.

- (4) In one- and two-family dwellings, the microwave receptacle outlet shall be a dedicated 20-amp rated circuit, and shall share with no other outlets.

230.50 Protection Against Physical Damage. (B) (1) (3) Scheduled 40 rigid nonmetallic conduit or equivalent.

250.53.(A).(2) Supplemental Electrode Required: Delete.

250.94 Delete in its entirety

300.5 Underground Installations: (D) Protection from Damage: (3) Service Conductors: Warning tape shall be installed a minimum of six (6) inches below grade and not less than six (6) inches above the electrical cables or conduit in all underground installations of 50 volts or more.

300.5 Underground Installations: (D) Protection from Damage: (4) Enclosure and Raceway Damage: Where the enclosure or raceway is subject to physical damage, the conductors shall be installed in rigid metal conduit, intermediate metal conduit, Schedule 40 rigid nonmetallic conduit, or equivalent.

300.9 Raceways in Wet Locations Above Grade: Delete in its entirety.

300.11.(A).(2) Non-Fire Rated Assemblies: Add exception: One 3/4 inch raceway or smaller, with maximum conductor fill (for example, twelve #12 AWG), shall be permitted to be supported by the ceiling support wires.

314.23(B)(1) Nails and Screws: Add last sentence to paragraph: Screws may be installed through the interior sides of a nonmetallic box to mount or fasten the box in place regardless of its listing and labeling provided the heads of the screws are covered or coated with a nonmetallic material.

334.12 Uses not permitted. (A) Types NM, NMC, and NMS. Types NM, NMC, and NMS cables shall not be permitted as follows: Delete the following in its entirety: (2). "Exposed in dropped or suspended ceilings in other than one- and two-family and multi-family dwellings."

334.12(B) Types NM and NMS. Types NM and NMS cables shall not be used under the following conditions or in the following locations. Exception: Type NMS cable shall be permitted in wet or damp locations.

334.15(B) Protection from Physical Damage: Where schedule 80 PVC is stated in paragraph, replace with scheduled 40 PVC or better. Cable shall be protected from physical damage where necessary by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 40 PVC conduit, or other approved means. Where passing through a floor, the cable shall be enclosed in rigid metal conduit, intermediate metal conduit, electrical metallic tubing, Schedule 40 PVC conduit, or other approved means extending at least 150 mm (6 in.) above the floor.

334.80 Ampacity. The ampacity of Types NM, NMC and NMS cable shall be determined in accordance with 310.15. The ampacity shall be in accordance with the 60 degrees C (140 degrees F) conductor temperature rating. The 90 degree C (194 degree F) rating shall be permitted to be used for ampacity derating purposes, provided the final derated ampacity does not exceed that for a 60 degree C (140 degree F) rated conductor. The ampacity of Types NM, NMC, and NMS cable installed in cable tray shall be determined in accordance with 392.11.

Where more than two NM cables containing two or more current-carrying conductors are installed, without maintaining spacing between the cables, through the same opening in wood framing that is to be fire- or draft-stopped using thermal insulation, caulk, or sealing foam, the allowable ampacity of each conductor shall be adjusted in accordance with Table 310.15(B)(2)(a). The rest of 334.80 is deleted in its entirety.

338.10.(4).(A) Interior Installations. In addition the provisions of this article, Type SE service-entrance cable used for interior wiring shall comply with the installation requirements of Part II of Article 334, excluding 334.80.

404.2.(C): Switches Controlling Lighting Loads: Delete.

404.9.(B) Grounding: Add exception 4: In one and two-family dwellings, switches mounted to non-metallic boxes with non-metallic face plates shall not be required to be effectively grounded.

406.8 Receptacles in Damp or Wet Locations

- (A) *Damp Locations.* A receptacle installed outdoors in a location protected from the weather or in other damp locations shall have an enclosure for the receptacle that is weatherproof when the receptacle is covered (attachment plug cap not inserted and receptacle covers closed).

An installation suitable for wet locations shall also be considered suitable for damp locations.

A receptacle shall be considered to be in a location protected from weather

where located under roofed open porches, canopies, marquees, and the like, and will not be subjected to a beating rain or water runoff. The rest of 406.8(A) is deleted in its entirety.

(B) *Wet Location*

- 1) 15-and 20- Ampere receptacles in wet locations. 15-and 20- ampere, 125- and 250- volt receptacles installed in a wet location shall have an enclosure that is weather-proof whether or not the attachment plug cap is inserted. Weatherproof "in-use or bubble" covers not required.

The rest of 406.8(B) is deleted in its entirety.

406.12 Tamper-Resistant Receptacles in Dwelling Units. Delete in its entirety

410.24(B) Access to Boxes. Delete in its entirety

422.16(B) Specific Appliances (5) Storage-Type Water heaters: Storage-type water heaters shall be permitted to be cord-and-plug connected with a flexible cord rated at 30 amperes. Cord will not be required to be listed for this use.

440.14 Location: Add: Exception No 3: Cord-and-plug connected appliances.

550.15.(H).(2): Change Schedule 80 PVC to Schedule 40 PVC.

680.43 Indoor Installations: Delete Exception No. 2.

680.74 Bonding: Delete the last sentence.

SECTION 2. The repeal of Article III of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2006 Edition of the International Code Council Electrical Administrative Provisions referencing the 2008 National Electrical Code shall not affect any offense or act committed or done or any penalty or forfeiture incurred before the effective date of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after October 1, 2013.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

DRAFT

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. _____

AN ORDINANCE

repealing Article IV of Chapter 6 of the City Code relating to the 2009 Edition of the International Plumbing Code and enacting in lieu thereof a new Article IV adopting the 2012 Edition of the International Plumbing Code; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Article IV of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Plumbing Code is hereby repealed and in lieu thereof a new Article IV, relating to the 2012 Edition of the International Plumbing Code, is hereby enacted reading in words and figures as follows:

CHAPTER 6. BUILDINGS AND BUILDING REGULATIONS

...

ARTICLE IV. Plumbing Code

Sec. 6-51. Adopted.

The 2012 Edition of the International Plumbing Code, published by the International Code Council, Inc., one copy of which has been on file with the city clerk for a period of ninety (90) days prior to the adoption of this article, is hereby adopted by reference and made a part of the Code of Ordinances, City of Columbia, Missouri as fully as if set forth in its entirety. At least one (1) copy of the 2012 Edition of the International Plumbing Code shall remain on file in the office of the city clerk and shall be kept available for public use, inspection and examination.

Sec. 6-52. - Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there

is no corresponding section in the code, the following sections shall be enacted as additions to the code:

101.1 Title: These regulations shall be known as the Plumbing Code of Columbia, Missouri, hereinafter referred to as "this code."

101.5 License Required:

(a) No individual shall engage in the business of plumbing in the City of Columbia unless licensed as a master plumber under the provisions of this code.

(b) No individual, firm, partnership or corporation shall engage in the business of installing, repairing or altering plumbing unless the plumbing work performed in the course of such business is under the general supervision of a licensed master plumber, and under the direct supervision of a licensed master plumber or licensed journeyman plumber employed on such installation or alteration full time to assure proper and accurate work as prescribed by this code.

(c) No person who has obtained a master plumber's license shall allow his name to be used by another person for the purpose of obtaining permits, or for doing business or work under this license. Every person licensed shall notify the board of the address of his place of business, if any, and the name under which such business is carried on, and shall give immediate notice to the board of any change in either.

(d) All work authorized by a plumbing permit shall be done under the direct supervision of a licensed master or journeyman plumber.

(e) A maximum 1:3, journeyman to apprentice plumber ratio is allowed.

101.6 Board of plumbing examiners: There is hereby created a board of plumbing examiners, consisting of five (5) members, one of whom shall be the director of community development or the director's designee, who shall be a non-voting, ex-officio secretary of the board; a second member, who shall be a master plumber; a third member, who shall be a journeyman plumber; and a fourth member and a fifth member, who shall be persons not engaged in, working at, employed by, or connected with plumbing, a plumbing firm, contractor, or the plumbing industry. Members appointed by the council shall be residents of the City of Columbia. Members shall be appointed by the council at the second regular meeting of the council in May, biennially in odd-numbered years, for a term of two (2) years, beginning on the first day of June and serving until their successors are appointed and qualified. The second and third members of the board shall have at least six (6) years in, or working at, the plumbing business at the time of their appointment. The first meeting of the calendar year, the board shall select one of its members to serve as chair and the code official shall designate a clerk from the department to serve as secretary to the board,

who shall keep a detailed record of all proceedings on file in the building and site development division.

101.7 Meetings of the board: The board shall meet on call of the chair or a majority of the membership, and the call shall include the time, place and purpose of such meetings. Applicants scheduled for examination at such meetings shall be notified at least three (3) days prior to the date of the meeting. The chair of the board is authorized to excuse any member from attendance at a board meeting; provided, that the member requested to be excused before the meeting. Any member who is absent, without being excused, from twenty-five (25) percent of the regular board meetings held in a calendar year shall automatically forfeit the office. It shall be the duty of the chair to promptly notify the council of the vacancy. The members shall serve without compensation.

101.8 Examination and certification: The board shall establish standards and procedures for the qualifications, examination, and licensing of master plumbers, journeyman plumbers, residential plumbers and apprentice plumbers, and shall issue an appropriate certificate of competency to each person who meets the qualifications therefore and successfully passes the standard examination for master plumber or journeyman plumber as prepared and published by Thomson Prometric, ATTN: National Construction Program, 1260 Energy Lane, St. Paul, MN 55108 or the ICC National Standardized Examinations Program, www.iccsafe.org/contractor (1-877-783-3926) for Contractor Trades Testing. The board shall keep an official record of all transactions.

101.8.1 Reciprocity: The board will honor licenses issued from other jurisdictional areas provided the applicant meets the minimum experience requirements of the City of Columbia, Missouri, and provides certification of having satisfactorily completed the examination by one of the two testing agencies noted in 101.8 applicable for the type of license requested.

101.9 Re-examinations: Any person, who fails to pass the examination, as prescribed by the board, may apply for re-examination after the expiration of thirty (30) days.

101.10 Temporary permit: The board may issue a temporary license pending the examination, providing the applicant holds a similar license from an equivalent board. Such permit shall not be valid for more than sixty (60) days.

101.11 Application: Any person desiring to be certified as a licensed plumber shall make written application to the board. Applicants are required to appear and interview before the board of plumbing examiners unless waived by the board. A fee of fifty dollars (\$50.00) must be submitted with the application. The fee shall be refunded to the applicant if the applicant appears at the board meeting at which the interview is scheduled.

101.12 Before the issuance of a certificate of competency to a contracting master plumber or the registration of a plumbing contractor, the applicant shall file a surety bond for not less

than ten thousand dollars (\$10,000.00), subject to the approval of the city counselor, conditioned that the applicant will indemnify and keep harmless the City of Columbia from all liability, from any accident or damages arising from negligence or non-skillfulness in doing or protecting applicant's work, or for any unfaithful or inadequate work done in pursuance of the license, and that applicant will also restore the street, sidewalk, pavement or other public property or right-of-way, and fill all excavations to be made, so as to leave the sidewalk, street, pavement or other public property or right-of-way in as good shape or condition as applicant found them, and indemnify and keep the city harmless from any damage suffered by the failure to do and keep and maintain them in good repair in accordance with community development department standards and specifications of the City of Columbia, Missouri, for a period of one (1) year next thereafter, and that applicant will pay all fines imposed for the violation of any rule or regulation adopted by the city and in force during the term of the license and pay all fees set forth in this ordinance.

101.13 Expiration and revocation of certificate: All certificates of competency issued by the board shall be valid from the date of issuance until the renewal date as listed in Section 101.15, or when revoked by the board. Business licenses required of plumbers, contractors, and contracting master plumbers shall expire annually in accordance with the provisions of Chapter 13 of the Code of Ordinances.

The board may revoke any certificate if obtained through non-disclosure, misstatement, or misrepresentation of a material fact, or if a penalty has been imposed upon a certificate holder under the provisions of this ordinance. Before a certificate can be revoked, the certificate holder shall have notice in writing enumerating the charges against the certificate holder, and be entitled to a hearing by the board, not sooner than five days from receipt of the notice. The certificate holder shall be given an opportunity to present testimony, oral or written, and shall have the right to cross-examination. All testimony shall be given under oath. The board shall have the power to administer oaths. The decision of the board shall be based upon the evidence produced at the hearing and made a part of the record thereof. Any person aggrieved by a decision of the board may appeal to the circuit court as provided in chapter 536 of the Revised Statutes of Missouri. A person whose certificate has been revoked shall not be permitted to apply for renewal within one year of the date of revocation.

101.14 License fees: A plumbing contractor or contracting master plumber shall pay annual business license fees to the City of Columbia in an amount to be determined under the provisions of chapter 13 of the Code of Ordinances. A master plumber, a journeyman plumber, and apprentice plumber employed by a licensed plumbing contractor shall pay no business license fees.

101.14.1 Certificate fees: Certificate fees are as follows;

City of Columbia Journeyman Certificate	\$30.00
City of Columbia Master Certificate	\$90.00

101.14.2 Certificate issuance: All applicants approved by the board for Journeyman certificate shall pay a thirty dollar (\$30.00) fee prior to the issuance of the certificate. Master certificates shall require a payment of ninety dollars (\$90.00) prior to the issuance of the certificate. Certificates issued in September, October, or November of the renewal year are not required to pay a renewal fee in December.

101.15 Certificate renewal: A master plumber, journeyman plumber or a maintenance journeyman plumber certificate shall be renewed every three (3) years. The renewal fee is thirty dollars (\$30.00) for a journeyman certificate, ninety dollars (\$90.00) for a master certificate. Reexamination is not a renewal requirement. Failure to renew by the January 1 date of the renewal year shall result in expiration of the certificate. An individual requesting renewal of an expired certificate must apply for a new plumbing certificate and shall pay a fee according to the following schedule:

1. Ten dollars (\$10.00) from January 2 to March 30 of the first year after expiration.
2. Fifty dollars (\$50.00) from April 1 to December 31 of the first year after expiration.
3. One hundred dollars (\$100.00) after January 2 of the second year after expiration plus an additional one hundred dollars (\$100.00) for each additional year or fraction of a year after expiration.

101.16 Qualifications for examination:

Master Plumber: Applicants for examination shall:

1. Submit completed application to the director of community development including name, address, telephone number, type of certificate requested, and other information as required.
2. Prove four thousand (4,000) hours of active employment under direct supervision of a master plumber, as a journeyman plumber or be registered with the State of Missouri as a licensed professional engineer and be actively engaged in the business of plumbing contracting. Time enrolled in an appropriate plumbing trade school or plumbing training program beyond the journeyman level may be considered by the board as partial fulfillment of this requirement.
3. List names, address and telephone number of all previous employers under which applicant has worked as an apprentice or journeyman plumber, including dates and years. Provide evidence of hours worked, employment records, time cards, etc.
4. Successfully complete examination as required by the board of plumbing examiners.

Journeyman Plumber: Applicants for examination shall:

1. Submit a completed application to the director of community development including name, address, telephone number, type of certificate requested, and other information as required.
2. Prove eight thousand (8,000) hours of active, on the job training only, during employment, under the supervision of a journeyman plumber, as an apprentice plumber. Time enrolled in an appropriate plumbing trade school or plumbing apprenticeship training program may be considered by the board as partial fulfillment of this requirement.
3. List names, address and telephone number of all previous employers under which applicant has worked as an apprentice including dates and years. Provide evidence of hours worked, employment records, time cards, etc.
4. Successfully complete examination as required by the board of plumbing examiners.

Maintenance Plumbers Certificate: Maintenance plumbers are authorized to perform routine plumbing maintenance on fixtures and equipment only for a specified employer. Applicants for examination shall:

1. Submit a completed application to the director of community development including name, address, telephone number, type of certificate requested, and other information as required.
2. Prove six thousand (6,000) hours of active employment as an apprentice plumber. Time enrolled in an appropriate plumbing trade school or apprenticeship training program may be considered by the board as partial fulfillment of this requirement.
3. List names, address and telephone number of all previous employers under which applicant has worked as an apprentice including dates and years. Provide evidence of hours worked.
4. Successfully complete examination as required by the board of plumbing examiners.

Residential Journeyman Plumber: (limited license for one- and two-family detached dwelling units only). Applicants for examination shall:

1. Submit completed application to the director of community development including name, address, telephone number, type of certificate requested, and other information as required.

2. Prove six thousand (6,000) hours of active employment as an apprentice plumber. Time enrolled in an appropriate plumbing trade school or apprenticeship program may be considered by the board as partial fulfillment of this requirement.
3. List names, address and telephone number of all previous employers under which applicant has worked as an apprentice including dates and years. Provide evidence of hours worked.
4. Successfully complete examination as required by the board of plumbing examiners.

Apprentice Plumber: Applicants for examination shall:

1. Submit completed application to the director of community development including name, address, telephone number, employer's name, signature of a licensed master plumber, and other information as required.

Section 103 DEPARTMENT OF COMMUNITY DEVELOPMENT - DIVISION OF BUILDING AND SITE DEVELOPMENT

103.1 Director: The administration and enforcement of this ordinance shall be the duty of the director of community development , who is hereby authorized to take such action as may be reasonably necessary to enforce the provisions of this code. Such persons may be appointed and authorized as assistants or representatives of the director as may be necessary to carry out the provisions of this code.

103.2 Appointment: Delete

103.3 Deputies: Delete

103.4 Liability: Any officer or employee charged with the enforcement of this code, while acting on behalf of the city, shall not thereby render such individual liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act performed in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The officer or employee shall not be liable for costs in any action, suit or proceeding that is instituted pursuant to the provisions of this code; and any officer or employee acting within the scope of employment and in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith. Nothing contained herein shall be deemed a waiver of the immunities and protection afforded to the city or officers and employees pursuant to state and federal law.

103.5 Restriction of employees: An employee connected with the Department of Community Development - Division of Building and Site Development shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of plans or of specifications therefore, unless such employee is the owner of the building; nor shall such employee engage in any work which conflicts with such employee's official duties or with the interest of the department.

106.4 By whom application is made: Application for a permit shall be made by a licensed master plumber, except as provided herein. Plumbing permits may be issued to the general contractor, on behalf of the master plumber, for new one- and two-family dwellings and building alteration or building additions for one- and two-family dwellings to install all or part of any plumbing system. All plumbing work must be performed by a plumber licensed by the City of Columbia, or as allowed by ordinance.

Any permit required by this code may be issued to any person to do any work regulated by this code in a single-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings, provided the person is a bona fide owner of the dwelling, will occupy the dwelling, and will personally purchase all material and perform all labor authorized by the permit. Any person obtaining a permit under this section shall not be issued another permit within two (2) years.

The applicant shall meet all qualifications established by rules promulgated with this code or by ordinance, resolution, or statute. The full names and addresses of the owner, lessee, applicant and of the responsible officers, if the owner or lessee is a corporate body, shall be stated in the application.

Exception: Plumbers holding a maintenance plumbers certificate who are regular employees of the firm or corporation for which the work is to be performed, may obtain a permit to do plumbing work on the premises of the firm or corporation provided the work is not associated with work requiring a building permit.

106.6.2 Fee schedule: For the purpose of this code, any fixture, accessory, appliance or equipment of any nature requiring a permanent or rigid connection to any sewer or water line, will be classified as a fixture and the permit will be assessed as such. The plumbing permit fees shall be as follows:

\$48.60	for each tap or opening into any public sewer, or private sewer that is connected to a public sewer
\$ 3.78	per fixture for the first twenty-five fixtures, and for each additional fixture or opening, \$1.08
\$ 2.16	for each floor drain, garage drain, or any other fixture, appliance, or waste line connecting directly with the drainage system of the building

Any required re-inspection will be charged in accordance with the Building Code of Columbia, Missouri.

In no case shall the fee for permits be less than sixteen dollars and twenty cents (\$16.20) for structures not previously plumbed or alterations of, or extensions to, existing plumbing.

106.6.3 Fee refunds. The code official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than seventy-five (75) percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Delete in its entirety.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

108.4 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 install plumbing work in violation of an approved plan or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of an ordinance violation, punishable by a fine of not more than one thousand dollars (\$1,000.00) 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.

108.5 Stop work orders. Upon notice from the code official, work on any plumbing system that is being done 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 plumbing work in or about the structure after having 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 liable to a fine of not less than one hundred dollars (\$100.00) or more than one thousand dollars (\$1,000.00).

109.1 Application for appeal: Any aggrieved person shall have the right to petition the building construction codes commission regarding a decision of the code official to refuse to grant a modification of the provisions of this code covering the manner of construction or materials to be used in the erection, alteration or repair of a plumbing system. Application for appeal shall be filed in accordance with the procedures set out in Section 113 of the

International Building Code as amended and adopted by the City of Columbia, Missouri.

109.2 through 109.7 Delete.

305.4.1 Sewer Depth: Building sewers that connect to private sewage disposal systems shall be a minimum of thirty (30) inches below finish grade at the point of septic tank connection.

Building sewers shall be a minimum of thirty (30) inches below grade.

405.3.1.1 Water closets, urinals, lavatories, bidets: All water closets shall be spaced at least fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture except the centerline of the water closet may be spaced twelve (12) inches if located next to the bathtub.

410.2 Add exception: In business, mercantile, and storage occupancies where drinking fountains are required, the following exceptions are permitted to substitute for one hundred percent (100%) of the required drinking fountains if the required number is not greater than one (1):

1. A water cooler or bottled water dispenser;
2. Individual bottles of water;
3. A break room sink, bar sink, or kitchen sink provided all sinks have an approved standard faucet per IPC 424.1.

602.3.1 Availability. A potable public water supply system shall be considered available to a building when any portion of the property is located within two hundred twenty-five (225) feet of the public water main.

606.1 Location of full open valves. Full-open valves shall be installed in the following locations:

1. On the building water service pipe from the public water supply near the curb.
2. On the water distribution supply pipe at the entrance into the structure.
3. On the discharge side of every water meter.
Exception: Water meters not located inside a building.
4. On the base of every water riser pipe in occupancies other than multiple-family residential occupancies which are two (2) stories or less in height and in one- and two-family residential occupancies.
5. On the top of every water down-feed pipe in occupancies other than one- and two-

family residential occupancies.

6. On the entrance to every water supply pipe to a dwelling unit, except where supplying a single fixture equipped with individual stops.
7. On the water supply pipe to a gravity or pressurized water tank.
8. On the water supply pipe to every water heater.

701.2 Sewer required: Every building in which plumbing fixtures are installed and every premises having drainage piping shall be connected to a public sewer, where available, or where a public sewer is not available, a private sewage disposal system shall be provided conforming to Chapter 29 of the Code of Ordinances and the Building Code of Columbia, Missouri.

701.2.1 Public system available: A public sewer system shall be considered available to a building when any portion of the property is located within two hundred twenty-five (225) feet of the public sewer.

SECTION 2. The repeal of Article IV of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Plumbing Code shall not affect any offense or act committed or done or any penalty or forfeiture incurred before the effective date of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after October 1, 2013.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

DRAFT

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. _____

AN ORDINANCE

repealing Article V of Chapter 6 of the City Code relating to the 2009 Edition of the International Mechanical Code and enacting in lieu thereof a new Article V adopting the 2012 Edition of the International Mechanical Code; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Article V of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Mechanical Code, is hereby repealed and in lieu thereof a new Article V, relating to the 2012 Edition of the International Mechanical Code, is hereby enacted reading in words and figures as follows:

CHAPTER 6. BUILDINGS AND BUILDING REGULATIONS

...

ARTICLE V. Mechanical Code

Sec. 6-60. Adopted.

The 2012 Edition of the International Mechanical Code, published by the International Code Council, Inc., including Appendix A, one copy of which has been on file with the city clerk for a period of ninety (90) days prior to the adoption of this article, is hereby adopted by reference and made a part of the Code of Ordinances, City of Columbia, Missouri as fully as if set forth in its entirety. At least one (1) copy of the 2012 Edition of the International Mechanical Code shall remain on file in the office of the city clerk and shall be kept available for public use, inspection and examination.

Sec. 6-61. - Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there is no corresponding section in the code, the following sections shall be enacted as

additions to the code:

101.1 Title. These regulations shall be known as the Mechanical Code of the City of Columbia, Missouri, hereinafter referred to as "this code."

101.2.2 Appendix A is hereby adopted as published.

101.5 Board of mechanical examiners.

A board of mechanical examiners consisting of six (6) persons is hereby created. One (1) member shall be the director of community development or the director's designee, who shall be a non-voting ex-officio chairperson of the board; the remaining five (5) members shall be appointed by the city council. One (1) member shall be a registered professional engineer; one (1) member shall be a mechanical heating, ventilation, air conditioning and refrigeration (HVACR) contractor or master mechanic; one (1) member shall be a HVACR journeyman mechanic; one (1) member shall be a general contractor not in the HVACR business; and one (1) member shall be a layman. The first two (2) members appointed to the board shall serve for three (3) years, the second two (2) members shall serve for two (2) years, the last member shall serve for one (1) year. Thereafter, each member of the board shall serve for three (3) years and until a replacement is appointed and qualified. The board of mechanical examiners shall be empowered to give examinations for mechanical heating, ventilation, air conditioning and refrigeration licenses and certificates, to approve or disapprove applications for mechanical heating, ventilation, air conditioning and refrigeration licenses and certificates, and to issue or revoke mechanical heating, ventilation, air conditioning and refrigeration licenses or certificates. A deposit of fifty dollars (\$50.00) must be submitted with the application. The deposit shall be refunded to the applicant if the applicant appears at the board meeting at which the examination is scheduled. The board shall meet upon the call of the chair, or upon the call of a majority of its membership, however, it shall meet within at least sixty (60) days after filing of an application for examination. Applicants scheduled for examination shall be notified at least three (3) days prior to the date of examination; with date, time and place of examination. A minimum of three (3) board members are required to have a quorum. The chair of the board is authorized to excuse any member from attendance at a board meeting; provided, that the member requested to be excused before the meeting. Any member who is absent, without being excused, from twenty-five (25) percent of the regular board meetings held in a calendar year shall automatically forfeit the office. Any member who is absent, without being excused, from three (3) consecutive regular meetings shall automatically forfeit the office. It shall be the duty of the chair to promptly notify the council of the vacancy.

101.5.1 Membership qualifications. Members of the board appointed by the city council shall be residents of the City of Columbia, Missouri.

101.6 Unlawful. It shall be unlawful for any person to engage in the installation, alteration or repair of heating, ventilation, air conditioning and refrigeration components or systems in

or on any building, structure, or premises within the corporate limits of the City of Columbia, Missouri, unless issued a certificate of competency by the board of mechanical examiners, except as provided elsewhere in this code.

101.7 Certificates. The board of mechanical examiners is herein empowered to provide for the following types of certificates:

1. Master mechanical heating, ventilation, air conditioning and refrigeration mechanic. (Type A)
2. Journeyman mechanical heating, ventilation, air conditioning and refrigeration mechanic. (Type B)
3. Maintenance journeyman mechanical heating, ventilation, air conditioning and refrigeration mechanic. (Type B-1)
4. Apprentice mechanical heating, ventilation, air conditioning and refrigeration mechanic. (Type C)
5. Chimney Sweep (Type D)

101.8 Certificate types. Certificates will be issued to applicants who meet the following requirements:

Chimney Sweep (Type D)

1. Submit application to director of community development stating name, address, telephone number and type of certificate requested.
2. Provide positive proof of twelve thousand (12,000) hours active employment as a journeyman mechanical HVACR (Type B) or apprentice mechanical HVACR or equivalent experience acceptable to the board.
3. List names, addresses and telephone numbers of all previous employers under which applicant worked as an apprentice heating, ventilation, air conditioning and refrigeration mechanic.
4. Successfully complete examination as required by board of mechanical examiners , or provide proof of certification acceptable to the board .
5. All applicants approved by the board for chimney sweep certificates shall pay a ninety dollar (\$90.00) fee prior to the issuance of the certificate. Certificate renewal shall be required every three (3) years. Certificates issued in September, October and November of the renewal year are not required to pay a renewal fee in December.

Apprentice (Type C)

Submit application stating name, address and telephone number and employer's signature.
No fee required.

Journeyman (Type B and Type B-1)

1. Submit application to director of community development stating name, address, telephone number and type of certificate requested.
2. Provide positive proof of eight thousand (8,000) hours active employment as apprentice heating, ventilation, air conditioning and refrigeration mechanic, or such equivalent experience deemed acceptable by the mechanical board.
3. List names, addresses and telephone numbers of all previous employers under which applicant worked as an apprentice heating, ventilation, air conditioning and refrigeration mechanic.
4. Successfully complete examination as required by board of mechanical examiners.
5. All applicants approved by the board for journeyman certificates shall pay a thirty dollar (\$30.00) fee prior to the issuance of the certificate. Certificate renewal shall be required every three (3) years. Certificates issued in September, October and November of the renewal year are not required to pay a renewal fee in December.

Master (Type A)

1. Submit application to director of community development stating name, address, telephone number and type of certificate requested.
2. Provide positive proof of twelve thousand (12,000) hours active employment or equivalent as an apprentice and/or journeyman heating, ventilation, air conditioning and refrigeration mechanic, or such equivalent experience deemed acceptable by the mechanical board. At least four thousand (4,000) hours of the required time must be as a journeyman or equivalent experience acceptable to the board.
3. List names, addresses and telephone numbers of all previous employers under which applicant worked as an apprentice and/or journeyman heating, ventilation, air conditioning and refrigeration mechanic.
4. Successfully complete examination as required by board of mechanical examiners.
5. All applicants approved by the board for master certificates shall pay a ninety dollar (\$90.00) fee prior to the issuance of the certificate. Certificate renewal shall be required every three (3) years. Certificates issued in September, October and November of the renewal year are not required to pay a renewal fee in December.

101.8.1 Examination and certification. The board shall establish standards and procedures for the qualifications, examination, and licensing of master and journeyman mechanics; and chimney sweeps, and shall issue an appropriate certificate of competency to each person who meets the qualifications therefore and successfully passes the required examination. The standard examination for master mechanic shall be the mechanical contractor category or journeyman mechanic shall be the journeyman HARV category as prepared and published by Thomson Prometric, ATTN: National Construction Program, 1260 Energy Lane, St. Paul, MN 55108 or the ICC National Standardized Examinations Program, www.iccsafe.org/contractor (1-877-783-3926) for Contractor Trades Testing. Chimney sweeps shall provide proof of certification acceptable to the board as well as employment verification and proof of hours of active employment for the board to review. The board shall keep an official record of all transactions.

101.9 Permit required. Application for a permit shall be made by a licensed master mechanical HVACR mechanic, except as provided herein, mechanical permits may be issued to the general contractor, on behalf of the master mechanic, for new one and two family dwellings and building alteration or building additions for one and two family dwellings to install all or part of any HVACR system. All mechanical work must be performed by a mechanic licensed by the City of Columbia, or as allowed by ordinance. A licensed chimney sweep (Type D) shall be permitted to make application for a permit to install all or part of any equipment as defined in Section 101.10, Scope of Work, and item 5.

Any permit required by this code may be issued to any person to do any work regulated by this code in a single-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings, provided the person is a bona fide owner of such dwelling and that the dwelling will be occupied by the owner, and that the owner shall personally purchase all material and perform all labor in connection therewith. Any person obtaining a permit under this section shall not be issued another permit within two years.

Exception: Plumbers holding a maintenance journeyman mechanic certificate who are regular employees of the firm or corporation for which the work is to be performed, may obtain a permit to do plumbing work on the premises of the firm or corporation provided the work is not associated with work requiring a building permit.

101.10 Scope of work. The scope of work authorized by each type of certificate shall be as follows:

1. The mechanical Masters Certificate (Type A) shall authorize the grantee to engage in the business of contracting for the installation, repair, altering, and making additions to mechanical equipment and appurtenances; and to supervise construction or installation of same.

2. A mechanical Journeyman Certificate (Type B) shall authorize the grantee to perform mechanical work under persons or firms holding a mechanical Masters Certificate (Type A) or to perform mechanical work as a regular employee for, and on the premises of, a specified firm or corporation.
3. A mechanical maintenance Journeyman Certificate shall be authorized to perform mechanical work as a regular employee for, and on the premises of, a specified firm or corporation.
4. An apprentice Mechanical Certificate (Type C) shall authorize the grantee to perform mechanical work only when under the immediate supervision of a mechanic holding Type A or B Certificate. The ratio shall not exceed three apprentices to one mechanic. Immediate supervision is defined as being on the job site with the apprentice while work is being accomplished.
5. A Chimney Sweep Certificate (Type D) shall authorize the grantee to engage in the business of contracting for the installation, repair, altering, and making additions to Chimney equipment and appurtenances as defined by the current mechanical code, that are not regulated by the building code; and to supervise construction or installation of same.

Section 103 DEPARTMENT OF COMMUNITY DEVELOPMENT - DIVISION OF BUILDING AND SITE DEVELOPMENT

103.1 Director. The administration and enforcement of this code shall be the duty of the director of community development, who is designated the code official for purposes of this code. The code official is hereby authorized to take such action as may be reasonably necessary to enforce the provisions of this code. Such persons may be appointed and authorized as assistants or representatives of the director as may be necessary to carry out the provisions of this code.

103.2 Restriction of employees: An employee connected with the Department of Community Development - Division of Building and Site Development shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of plans or of specifications therefore, unless the employee is the owner of the building; nor shall such employee engage in any work which conflicts with employee's official duties or with the interest of the department.

103.3 Liability: Any officer or employee charged with the enforcement of this code, while acting on behalf of the city, shall not thereby render such individual liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act performed in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the

lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The officer or employee shall not be liable for costs in any action, suit or proceeding that is instituted pursuant to the provisions of this code; and any officer or employee acting within the scope of employment and in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith. Nothing contained herein shall be deemed a waiver of the immunities and protection afforded to the city or officers and employees pursuant to state and federal law.

103.4 Delete in its entirety.

106.1 When required. An owner, authorized agent or contractor who desires to erect, install, enlarge, alter, repair, remove, convert or replace a mechanical system, the installation of which is regulated by this code, or to cause such work to be done, shall first make application as required by Section 101.9 to the code official and obtain the required permit for the work.

Exception: Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day of the division of building and site development.

106.5.2 Fee schedule. The fees for all mechanical work shall be as indicated in the following schedule:

\$0.00 to \$1,000.00	\$10.80
\$1,000.01 to \$5,000.00	\$10.80 plus \$2.70 per thousand over \$1,000.00
\$5,000.01 to \$10,000.00	\$21.60 plus \$2.16 per thousand over \$5,000.00
\$10,000.01 to \$20,000.00	\$32.40 plus \$1.62 per thousand over \$10,000.00
Over \$20,000	\$48.60 plus \$1.08 per thousand over \$20,000.00

106.5.3 Fee refunds. The code official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than seventy-five (75) percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

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 date of fee payment.

3. Delete in its entirety

108.4 Violation Penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding one year, or by both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

108.5 Stop work orders. Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work 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 on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than one hundred dollars (\$100.00) or more than one thousand dollars (\$1,000.00).

109.1 Appeals. The owner of a building or structure or any person directly affected by a decision of the code official may appeal to the building construction codes commission from a decision of the official refusing to grant modifications of the provisions of the Mechanical Code covering the manner of installation, or materials to be used in the installation. The procedure for appeal shall be governed by Section 113 of the Building Code of Columbia, Missouri.

109.2 through 109.7 -- Delete.

SECTION 2. The repeal of Article V of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Mechanical Code shall not affect any offense or act committed or done or any penalty or forfeiture incurred before the effective date of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after October 1, 2013.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

DRAFT

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. _____

AN ORDINANCE

repealing Article VI of Chapter 6 of the City Code relating to the 2009 Edition of the International Residential Code for One- and Two-Family Dwellings and enacting in lieu thereof a new Article VI adopting the 2012 Edition of the International Residential Code for One- and Two-Family Dwellings; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Article VI of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Residential Code for One- and Two-Family Dwellings, is hereby repealed and in lieu thereof a new Article VI, relating to the 2012 Edition of the International Residential Code for One- and Two-Family Dwellings, is hereby enacted reading in words and figures as follows:

CHAPTER 6. BUILDINGS AND BUILDING REGULATIONS

...

ARTICLE VI. One- and Two-Family Dwelling Code

Sec. 6-65. Adopted.

The 2012 Edition of the International Residential Code for One- and Two-Family Dwellings, published by the International Code Council, Inc., including Appendices A, B, C, E, G, H, K and N, one copy of which has been on file with the city clerk for a period of ninety (90) days prior to the adoption of this article, is hereby adopted by reference and made a part of the Code of Ordinances, City of Columbia, Missouri as fully as if set forth in its entirety. At least one (1) copy of the 2012 Edition of the International Residential Code for One- and Two-Family Dwellings shall remain on file in the office of the city clerk and shall be kept available for public use, inspection and examination.

Sec. 6-66. - Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

R101.1 Title: These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Columbia, and shall be cited as such and will be referred to herein as “this code.”

R102.5.1 Appendices A, B, C, E, G, H, K and N are hereby adopted as published.

R103.1 Creation of enforcement agency: Delete in its entirety.

R103.2 General: The building official is hereby authorized and directed to administer and enforce all provisions of this code. The building official shall be the director of community development.

R104.10.1 Flood Hazard Areas: Delete in its entirety.

R105.1 Permits required. Add to paragraph: All building, electrical, plumbing, mechanical and fuel gas permits may be issued to the general contractor, on behalf of master electrical, master mechanical, and master plumbing contractors, for new one- and two-family dwellings and building alteration or building additions to one- and two-family dwellings. All electrical, mechanical, plumbing and fuel gas work must be performed by trade contractors licensed by the City of Columbia for the appropriate trade or as allowed by ordinance.

R105.2, No. 2: Fences not over twelve (12) feet high.

R109.1.6.1 Elevation Documentation: Deleted.

R112.1 General: Any aggrieved person shall have the right to appeal a decision of the building official to the building construction codes commission. Applications for appeal shall be filed in accordance with the procedures set out in Section 113 of the Building Code of Columbia, Missouri.

R112.2.1 Determination of substantial improvements in areas prone to flood: Delete in its entirety.

R112.2.2 Criteria for issuance of a variance for areas prone to flooding: Delete in its entirety.

R112.3 Qualifications: Delete in its entirety.

R113.4 Violation penalties: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding one (1) year, or by both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

R202 Definitions: Accessory Structure. A structure not greater than three thousand (3,000) square feet (279m) in floor area, and not over three (3) stories or exceeding twenty-four (24) feet in height with separate means of egress, and shall not occupy more than thirty percent (30%) of the required rear yard, and shall not exceed the height of the main structure, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot.

R202: Add: Attic, Habitable. Add: 4. The occupiable space is provided with an egress door in accordance with Section R311.2 or by a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

Table 301.2 (1): The following values shall be inserted into Table R301.2 (1):

Ground Snow Load – 20; Wind Speed (mph) – 90; Topographic Effects – No, Weathering - Yes Severe; Frost Line Depth – Yes; 30-inches; Termite - Moderate to Heavy; Winter Design Temperature - +4 Degrees Fahrenheit; Ice Barrier Underlayment Required – No; Flood Hazards - As regulated by City of Columbia Ordinance; Air Freezing Index - 0 to 1000; Mean Annual Temperature - 55 degrees Fahrenheit.

Table R301.5: Add note g.4. Must also include a vertical egress component.

R302.1 Exterior walls: Add exception # 6: A detached accessory garage or shed located not less than three (3) feet from any side lot line.

R302.2 Townhouses: Change exception to read: A common two (2) hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UI 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapters 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

R302.5.1 Delete "equipped with a self-closing device."

R302.6 Dwelling/garage fire separation: Replace one-half (½) inch gypsum board with five-

eight (5/8) inch gypsum board in referenced Table R302.6 Dwelling/garage fire separation. Add last sentence to paragraph of R302.6: The garage shall be completely separated from the residence and its attic area by means of five-eighth (5/8) inch gypsum board or equivalent applied to the garage side.

R303.4 Mechanical ventilation. The dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3. Alternatively, an insulated duct from the outside connected to the return air or HVAC unit ahead of the filter with balancing damper may be provided. The duct size shall be based on the conditioned area the HVAC unit serves. The duct shall be four (4) inch diameter for areas 1,500 S.F. or less, six (6) inch diameter for areas over 1,500 S.F. and less than or equal to 2,400 S.F., and eight (8) inch diameter for areas over 2,400 S.F.

R303.6 Add Exception: Bathroom exhaust fans may be exhausted into a soffit vent if composed of approved materials as determined by the building official.

R307.3 Water closet: All water closets shall be spaced at least fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture, except the centerline of the water closet may be spaced twelve (12) inches if located next to a bathtub.

R311.7.5.1 Risers: Change the first sentence to read: The maximum riser height shall be seven and seven-eighth (7-7/8) inches (200mm). The rest of the paragraph remains as stated.

R311.7.5.1 Risers: Add Exception: Closed risers are not required on exterior stairs where the riser is less than ten (10) feet above grade.

R312.1.1 Where Required: Add: Grassed or landscaped areas a minimum of three (3) feet wide behind a retaining wall shall not be deemed a walking surface.

R312.2 Deleted in its entirety.

R313.1 Townhouse automatic fire sprinkler systems. Delete in its entirety.

R313.2 One- and two-family dwelling automatic fire sprinkler systems. Delete in its entirety.

R313.3 Automatic Fire Sprinkler Systems: A builder of a single-family dwelling or residences or multi-unit dwellings of four (4) or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option at the purchaser's cost to install or equip an automatic fire sprinkler system in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install an automatic fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order or resolution by any county or other political

subdivision. Pursuant to Section 67.281 RSMo, the mandatory option for purchasers to have the right to choose and the requirement that the builders offer to purchasers the option to purchase an automatic fire sprinkler system in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four (4) or fewer units is hereby incorporated into the code.

R322.1 General: Section 29-22 of the Code of Ordinances applies. Delete the rest of section R322 Flood-Resistant Construction in its entirety.

R401.1 Application: Add Exception: Foundation repairs for one- and two-family dwellings shall not require geotechnical evaluation or structural calculations.

Table R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS: Load-Bearing pressure (pounds per square foot) column, change value for clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH, and CH) from 1,500 to 2,000 leaving footnote b.

Figure R403.1(1) Concrete and Masonry foundation details: A monolithic slab with integral footing shall have the following: a #4 reinforcement bar spaced a minimum of forty-eight (48) inches on centers to provide connection of footing to slab. The vertical rods shall extend to within four (4) inches of the bottom of the footing and be turned to provide a horizontal leg that extends a minimum of twelve (12) inches into the slab.

R403.3 Frost-protected shallow foundations: Delete in its entirety.

R404.1 Concrete and masonry foundation walls: Add additional paragraph: Drawings showing options labeled as drawing 1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 3.1 and 3.2 are intended to be alternative methods to comply with lateral support of foundation walls and subsections for connection of foundation to floor; and option labeled as drawing 4 is intended to be in compliance with subsections for reinforcement in walls and connection of foundation walls to floor.

NOTE: Drawings as stated above are on file in the office of the building official.

R404.4 Retaining Walls: Change twenty-four (24) inches (610 mm) to read forty-eight (48) inches (1219 mm); rest of paragraph remains as stated.

R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least one (1) foot (305 mm) beyond the outside edge of the footing and six (6) inches (152 mm) above the top of the footing and be covered with an approved filter membrane material and shall

include a drain tile pipe surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain as shown in figure R405.1. The drain pipe can be placed directly on top of the footing. The top of open joints of the drainage tiles or perforated pipe shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed directly on the top of the footing or placed on a minimum of two (2) inches (51 mm) of washed gravel or crushed rock at least one size larger than the tile joint opening or perforation and covered with not less than six (6) inches (152 mm) of the same material. Foundation Drainage Figure R405.1 as adopted, shall be considered to satisfy the provisions of this subsection.

NOTE: Foundation Figure R405.1 as stated above, is on file in the office of the building official.

R802.3.1 Ceiling joist and rafter connections: Add last sentence to second paragraph: Rafter ties shall be spaced not more than four (4) feet (1219 mm) on center.

N1101.1 Scope. Add the following: The figure labeled Residential Energy Code Requirements Diagram is an approved alternative means of compliance.

NOTE: Drawing as stated above is on file in the office of the building official

N1101.3 - Delete.

Table N1102.1.1 - Amend the Climate Zone 4 Wood Frame Wall R-value to read: 20 or 13 + 5(note h) or 2 x 4 walls with high density batts (R-15) or filled with blown in insulation or 2x6 walls with the entire cavity filled with insulation.

N1102.2.9 Slab-on-grade floors. All slab on grade with embedded heating systems must have a minimum of R-5 insulation installed beneath the slab. Insulation shall have sufficient compressive strength to bear the weight of the structure and be of a type approved for underground installation. Insulation shall be required under the full heated area of the slab, except where the slab bears on footings, and within twelve (12) inches of any opening in the slab to the interior of the space.

N1102.4.1.2 Add the following: Exception: A visual inspection of the envelope as approved by the building official. The contractor or the building official may require a third party test.

N1103.1.1 - Change "shall" to "should."

N1103.2.1 Insulation. Supply and return ducts in unconditioned space and outdoors shall be insulated to R-19. Return and supply ducts inside conditioned and semi-conditioned space are not required to be insulated. Ducts located inside conditioned space are not required to be insulated other than as may be necessary for preventing the formation of

condensation on the exterior of cooling ducts.

N1103.2.2 - Add the following verification option: 3. Ducts shall be visually examined to verify that all joints and seams are properly sealed.

N1103.2.3 - Building cavities used as ducts shall meet the requirements of IMC paragraph 602.3.

N1103.4 - Delete.

N1104.1 Lighting equipment: A minimum of fifty percent (50%) of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps. A minimum of seventy five percent (75%) of the lamps in permanently installed lighting fixtures should be high-efficacy lamps.

M1411.3.1 Auxiliary and secondary drain systems: #3 Add sentence to paragraph: Only one water level detection device conforming to UL 508 that will shut off the equipment served prior to overflow of the pan is required by this section.

M1501.1 Outdoor discharge: List first exception as number 1. and add exception number 2.: Air may be exhausted into a soffit vent if composed of approved materials as determined by the building official.

M1507.2 Recirculation of air: Add exception: Air may be exhausted into a soffit vent if composed of approved materials as determined by the building official.

M2103.2.2 Suspended floor installation. Add exception: For direct contact plate systems, no insulation is required as long as space below is habitable.

G2414.5.2 Copper tubing: Replace second paragraph with: Copper pipe and copper tubing shall not be allowed for fuel gas piping systems.

G2415.14 Add to last sentence: Any underground gas piping allowed by this section shall only be approved for gas that is less dense than the atmospheric pressure and shall be installed in accordance with G2415.12.1.

G2415.14.2 Delete in its entirety.

G2417.4.1 Test pressure: The test pressure to be used shall be not less than one and one-half (1.5) times the proposed maximum working pressure, but not less than thirty (30) psig, irrespective of design pressure. (Rest of section remains as stated.)

G2419.4 Sediment trap. Change "any length" to "three and one-half (3½) inch minimum length"

P2602.1.1 Individual water supply: Where a potable public water supply is not available,

individual sources of potable water supply shall be utilized.

P2602.1.2 Availability: A potable public water supply system shall be considered available to a building when any portion of the property is located within two hundred twenty-five (225) feet of the public water main.

P2603.2.1 Protection against physical damage: Delete.

P2603.4: Add the following: Alternatively, the sleeve may be sized in accordance with the sealing system manufacturer's published recommendations.

P2603.5 Freezing: A water, soil or waste pipe shall not be installed outside of a building, or concealed in outside walls, or in any place subjected to freezing temperature, unless adequate provision is made to protect such pipe from freezing by insulation, heat or both. Water pipes shall not be installed in an exterior wall cavity in one and two family dwellings. For purposes of this section exterior wall cavities shall mean all walls that rain can fall upon. Water service piping shall be installed below recorded frost penetration but not less than thirty (30) inches below grade.

P2603.5.1 Sewer depth: Is amended to read: Building sewers that connect to private sewage disposal systems shall be a minimum of thirty (30) inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of thirty (30) inches below grade.

P2604.3 Backfilling: Delete last sentence from section which reads: Loose earth shall be carefully placed in the trench in six (6) inch (152mm) layers and tamped in place.

P2705.1 #5 Water closets, lavatories and bidets: Amend first sentence to read: All water closets shall be spaced fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture except the centerline of the water closet may be spaced twelve (12) inches is located next to the bathtub. Rest of the paragraph remains as stated.

P2903.5 Water hammer: Add exception: A water-hammer arrestor is not needed in water distribution systems using PEX piping or systems using a combination of PEX and copper.

P2905.4 Water service pipe: Where this section references one hundred sixty (160) pounds per square inch replace with two hundred (200) pounds per square inch.

P2905.9.1.3 PVC plastic pipe. A primer that conforms to ASTM F 656 shall be applied to PVC solvent-cemented joints. Purple primer shall be used below grade. Solvent cement for PVC plastic pipe conforming to ASTM D 2564 shall be applied to all joint surfaces. If purple primer is used, Section P2503 Inspections and Tests shall not be required.

P3005.2.4 Change of direction: Cleanouts shall be installed at each fitting with a change of

direction more than 45 degrees (0.79 rad) horizontal to horizontal in the building sewer, (rest of paragraph remains as stated).

P3008.1 Sewage backflow. Delete last sentence.

P3111.1 Type of fixtures: Add exception: Residential food waste grinders shall be allowed to discharge into a combination waste and vent system provided an air admittance valve is installed.

P3113.1 Size of vents: Add sentence to paragraph: At least one (1) vent shall be three (3) inch unreduced in size extending from the main building drain through the roof.

P3201.2 Trap seals and trap seal protection: Delete.

Except as stated in sections E3608.1.1 Exception, E3609.6.1 and E3609.7 of this ordinance, Chapters 34 through 43 of the 2012 International Residential Code are superseded by the requirements as stated in the 2011 National Electrical Code (NFPA 70-2011).

E3608.1.1 Exception: When a concrete-encased electrode and/or ground ring are not available for use in a grounding electrode system, a rod or other electrode as specified in E3608.1.4 Rod and pipe electrodes and 3608.1.5 Plate electrodes can be used as a substitute. The second rod electrode shall not be connected in series with the first rod electrode except where there exists a metal water pipe in contact with earth for ten (10) feet or more, for one- and two-family dwellings a single grounding electrode placed at the outside of the building at the nearest point of the service disconnect shall be permitted to fill the requirements of this section.

E3609.6.1 Water Heater Bonding Jumper: The interior metal water piping bonding shall include a bonding jumper between the hot and cold waterlines at the water heater fixture if the entire system is copper excluding the service.

E3609.7 Bonding other metal piping: Delete "including gas piping" from section.

Appendix G, Swimming Pools, Spas and Hot Tubs, section AG105.2 Outdoor swimming pool: An outdoor swimming pool, including an in-ground, above-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least seventy-two (72) inches (1836 mm) above finished ground level measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between finished ground level and the barrier shall be two (2) inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above ground pool, the barrier may be at ground level,

such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four (4) inches (102mm).

Exception: The top of the barrier shall be at least forty-eight (48) inches (1219 mm) above ground level measured on the side of the barrier which faces away from the swimming pool provided the swimming pool is equipped with a rigid safety cover complying with ASTM F 1346.

2. through 10. Same as stated in International Residential Code.

SECTION 2. The repeal of Article II of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Residential Code for One- and Two-Family Dwellings shall not affect any offense or act committed or done or any penalty or forfeiture incurred before the effective date of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after October 1, 2013.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. _____

AN ORDINANCE

repealing Article VII of Chapter 6 of the City Code relating to the 2009 Edition of the International Property Maintenance Code and enacting in lieu thereof a new Article VII adopting the 2012 Edition of the International Property Maintenance Code; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Article VII of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Property Maintenance Code is hereby repealed and in lieu thereof a new Article VII, relating to the 2012 Edition of the International Property Maintenance Code, is hereby enacted reading in the word and figures as follows:

CHAPTER 6 BUILDING AND BUILDING REGULATIONS

...

ARTICLE VII. Property Maintenance Code

Sec. 6-71. Adopted.

The 2012 Edition of the International Property Maintenance Code, published by the International Code Council, Inc., including all appendices, one copy of which has been on file with the city clerk for a period of ninety (90) days prior to the adoption of this article, is hereby adopted by reference and made a part of the Code of Ordinances, City of Columbia, Missouri as fully as if set forth in its entirety. At least one (1) copy of the 2012 Edition of the International Property Maintenance Code shall remain on file in the office of the city clerk and shall be kept available for public use, inspection and examination.

Sec. 6-72. - Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there

is no corresponding section in the code, the following sections shall be enacted as additions to the code:

101.1 Title: These regulations shall be known as the Property Maintenance Code of Columbia, Missouri, hereinafter referred to as "this code."

101.5 Appendix A is hereby adopted as published.

102.3 Other codes: References to the International Zoning Code and the International Existing Building Code are deleted from this code.

102.7 Referenced standards: The standards referenced in this code, listed in Chapter 8 and Appendix A shall be considered part of the requirements of this code to the prescribed extent of each such reference. (Other codes shall not apply except individual regulations of such other codes that are specifically incorporated by reference into this code). Where differences occur between provisions of this code and referenced standards, the provisions of this code shall apply.

Section 103 Department of Community Development

103.1 Director: The administration and enforcement of this ordinance shall be the duty of the director of community development, who is designated the code official for purposes of this code. The code official is hereby authorized to take such action as may be reasonably necessary to enforce the provisions of this code. Such persons may be appointed and authorized as assistants or representatives of the director as may be necessary to carry out the provisions of this code.

103.1.1 The division of Building and Site Development and Office of Neighborhood Services: The persons employed in these offices, may be appointed, by the director, as assistants to the administration and enforcement of this ordinance and code.

103.2 Appointment: Deleted.

103.3 Deputies: Deleted.

103.4 Restriction of employees: An employee connected with the Department of Community Development - Division of Building and Site Development shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of plans or of specifications therefore, unless such employee is the owner of the building; nor shall such employee engage in any work which conflicts with such employee's official duties or with the interest of the department.

103.4.1 Liability: Any officer or employee charged with the enforcement of this code, while

acting on behalf of the city, shall not thereby render such individual liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act performed in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The officer or employee shall not be liable for costs in any action, suit or proceeding that is instituted pursuant to the provisions of this code; and any officer or employee acting within the scope of employment and in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith. Nothing contained herein shall be deemed a waiver of the immunities and protection afforded to the city or officers and employees pursuant to state and federal law.

103.5 Re-Inspection Fees: A re-inspection fee under the Rental Unit Conservation Law, Section 22-188(a)(3) will not be charged when the only violation of "this code" is the failure of battery power for the smoke detector.

104.3.1 Search warrant:

(a) If a complaint in writing is filed by the code official with the judge of the municipal court of the city, stating that there is probable cause to believe that a certain structure or premises, more particularly described therein, is or may be in violation of this code and is within the territorial jurisdiction of the city, and if such complaint is verified by the oath or affirmation stating evidential facts from which such judge determines the existence of probable cause, then such judge shall issue a search warrant directed to the code official commanding the code official to search the structure or premises therein described. Such search warrant may be executed and returned only within ten (10) days after the date of its issuance. The code official shall make a return promptly after concluding the search, and such return shall contain an itemization of all violations of this code discovered pursuant to such search. The refusal to admit the code official to a structure or premises when the code official is in lawful possession of a search warrant commanding the code official to enter therein is hereby declared to be a misdemeanor.

106.4 Penalty for noncompliance or delay.

(a) Any person who shall violate any provision of this code shall upon conviction be subject to a fine of not less than twenty-five dollars (\$25.00) nor more than five hundred dollars (\$500.00) or three (3) months in jail or both such fine and imprisonment; provided however, that each day that a violation continues shall be deemed a separate offense.

(b) Any person who shall fail to comply with a notice of violation given under 107.1 or order under 107.7 or order under 107.10 shall upon conviction be subject to a fine of not less than twenty-five dollars (\$25.00) nor more than five hundred dollars (\$500.00) or

three (3) months in jail or both such fine and imprisonment; provided, however, that in those cases involving failure to comply with a notice of violation given under 107.1 every day that a violation continues after the expiration of the reasonable period of time for the completion of the work specified by the director shall be deemed a separate offense; and provided that every day that a violation continues in violation of an order under 107.7 or 107.10 shall be deemed a separate offense.

107 DEMOLITION OR REPAIR OF STRUCTURES CONSTITUTING A PUBLIC NUISANCE

107.1 Structures Constituting a Public Nuisance: All structures which have any of the following defects are public nuisances:

- (1) Those structures whose interior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.
- (2) Those structures which, exclusive of the foundation, show thirty-three percent (33%) or more of damage or deterioration of the supporting member or members, or fifty percent (50%) of damage or deterioration of the non-supporting enclosing or outside walls or covering.
- (3) Those structures which have improperly distributed loads upon the floors or roofs or in which the same are overloaded, or which have insufficient strength to be reasonable safe for the purpose used.
- (4) Those structures which have been damaged by fire, wind or other causes so as to be dangerous to life, safety, health or welfare of the occupants or the residents of the city.
- (5) Those structures which are so dilapidated or decayed that they are a danger to the life, safety, health or welfare of the occupants or the residents of the city.
- (6) Those structures having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other means of communication.
- (7) Those structures which have parts which are so attached that they may fall and injure members of the public or property.
- (8) Those structures which exist in violation of any provision of the Building Code of Columbia, Missouri or other ordinances of this city and which are a danger to the life, safety, health or welfare of the occupants or residents of the city.

- (9) Those structures which, if occupied, would constitute a hazard to the safety, health, or welfare of the occupants because they lack maintenance, are in disrepair, are unsanitary, vermin infested or rodent infested, lack sanitary facilities or equipment or otherwise fail to comply with minimum provisions of this code.
- (10) Those structures which have unsafe equipment including any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in disrepair or conditions that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure .

107.2 Notice of Violation:

(a) Whenever the building regulations supervisor determines a structure to be a public nuisance, a notice shall be given to the owner, occupant, mortgagee, agent and all other persons having an interest in the structure or premises as shown by the land records of the county recorder of deeds who shall be parties to the action. Such notice shall be in writing and shall:

- (1) Include a description of the property sufficient for identification;
- (2) Specify the violations of this code constituting a public nuisance;
- (3) Specify if the property or any part of it is totally or partially vacated and, if so, the date;
- (4) Specify if the property is to be repaired, reconditioned, remodeled, demolished, placed in a sanitary condition, or made to conform to the occupancy requirement of this code;
- (5) State a time for the commencement of such work and a reasonable period of time for the completion of such work.

(b) The notice of violation shall be served either by personal service or by certified mail, return receipt requested. If service cannot be obtained by either of these methods of service, then service may be had by publication in a newspaper of general circulation in the city.

107.3 Standards: The following standards should be followed by the building regulations supervisor and the director in ordering repair, reconditioning, remodeling, total or partial vacation, demolition, or cleaning of structures constituting a public nuisance.

- (1) If the structure can be reasonably repaired, reconditioned or remodeled so that it will no longer exist in violation of this code, it shall be ordered repaired, reconditioned or

remodeled.

- (2) If the structure is in such a condition as to make it dangerous to the health, safety or general welfare of its occupants or any other person, it shall be ordered repaired, reconditioned, remodeled or demolished.
- (3) In any case where the structure is fifty percent (50%) damaged, decayed or deteriorated from its original value or structure, it shall be vacated, repaired, reconditioned or remodeled and in all cases where the structure is not or cannot be repaired, reconditioned or remodeled so that it will no longer exist in violation of the requirements of this code, it shall be demolished.
- (4) If the structure is a hazard to the safety, health or welfare of its occupants or of any person because it lacks sanitary facilities and equipment or is otherwise unsanitary because of an accumulation of garbage or trash or because of infestation, it shall either be placed in a clean and sanitary condition or demolished.
- (5) Any structure determined to be unfit for human occupancy shall be totally or partially vacated within a reasonable period of time to be determined by the building regulations supervisor or director. No structure or its affected part, ordered vacated shall again be used or leased for human occupancy by any occupant or owner until written approval is secured from the building regulations supervisor.

107.4 Failure to Comply With Notice of Violation: Upon failure of the parties to the action to commence the work specified within the time specified by the notice of violation issued by the building regulations supervisor under 107.2 or upon failure to proceed continuously with the work without unnecessary delay in order to complete the work within the specified period of time, the director may call and have a full adequate hearing upon the matter.

107.5 Notice of Hearing:

(a) Whenever the director calls a hearing under 107.4, the director shall give at least ten (10) days written notice of the hearing to the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in the structure or premises as shown by the land records of the county recorder of deeds. Such notice shall:

- (1) Include a description of the property sufficient for identification;
- (2) State the time, date and place of the hearing;
- (3) State who shall preside at the hearing;
- (4) State the notice is being given pursuant to this section.

(b) The notice of hearing shall be served either by personal service or by certified mail, return receipt requested. If service cannot be obtained by either of these methods of service, then service may be had by publication in a newspaper of general circulation in the city.

107.6 Hearing Procedure: The director shall preside over the hearing and shall cause the hearing to be suitably recorded and preserved. Any party may have a copy of all or any part of the record upon payment of a reasonable charge for reproduction. All parties must make oral entry of appearance for the benefit of the record. Oral evidence shall be taken only on oath or affirmation. Any party may be represented by counsel. All parties shall be given a full and adequate opportunity to be heard. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

107.7 Order of Director: After a hearing under 107.6, if the evidence supports a finding that the structure is a nuisance and detrimental to the health, safety or welfare of the residents of the city, the director shall make written and specific findings of fact based upon competent and substantial evidence, which show the structure to be a nuisance and detriment to the health, safety or welfare of the residents of the city, and he shall order the structure to be repaired, reconditioned, remodeled, totally or partially vacated, demolished or placed in a sanitary condition. If the evidence does not support a finding that the structure is a nuisance or detrimental to the health, safety or welfare of the residents of the city, no order shall be issued. Immediately upon reaching a decision, the director shall give written notice of the director's decision by delivering or mailing to each party, or the party's attorney of record, a copy of the director's findings of fact and order, if any. If notice of the director's decision cannot be obtained by either of these two (2) modes of service, then service may be had by posting a copy of the director's findings of fact and order, if any upon the affected property.

107.8 Appeals: An aggrieved party may appeal to the circuit court pursuant to the procedure established in Chapter 536, Revised Statutes of Missouri.

107.9 Special Tax Bills: If the work or act ordered by the director under 107.7 is not done within the time as stated in the order, and if no appeals of the order are pending, the director may certify such fact to the city council. The city council shall consider such certified facts and may order the city manager to have the work done either by city employees or bidding the work through the purchasing division. No person shall enter private property to perform such work unless the property owner or occupant has consented to the entry or unless the municipal judge has issued a warrant for the entry. The actual cost of the performance including administrative costs, shall be submitted to the owner of the property. If the charge is not paid within thirty (30) days of receipt, the city manager shall certify the actual cost of performance, including administrative costs to the director of finance, who shall cause a special tax bill against the property to be prepared and collected. At the request of the taxpayer the tax bill may be paid in installments over a period of not more than ten (10) years. If any installment is not paid when due, the balance

of the tax bill shall be then due and payable in full, together with all accrued interest. The tax bill from date of issuance shall be a personal debt against the property owner and shall also be a lien on the property until paid. Tax bills issued pursuant to this section shall bear interest from the date of issuance at the rate of ten (10) percent per annum for the first two (2) years and twelve (12) percent per annum thereafter.

107.10 Emergency Power: Notwithstanding any other section of this code, in any case where, in the opinion of the director, it reasonable appears there is an immediate danger to the health, safety or welfare of any person, the director may take or order emergency action to vacate and repair or demolish any structure. The actual cost of performance shall be collected as provided by 107.9.

107.11 Judicial Actions Authorized: In case any order under 107.7 or 107.10 is not immediately complied with, the director may request the city counselor to institute an appropriate judicial action to compel compliance with this code.

107.12 Placarding: Any structure determined by the code official to be a public nuisance may be posted with a placard by the code official. The placard shall include the following information in the form prescribed by the director: Name of city; name and address of the director; section of this code violated; if required to be vacated, an order that the structure, or its affected part, must remain vacated until the violation are corrected and the order to vacate is withdrawn by the building inspector; date the placard is posted; and a statement of the penalty for defacing or removing the placard.

107.13 Removal of Placard: No person shall deface or remove any placard posted by the code official pursuant to 107.12 except by written authority from the code official.

107.14 Prohibited occupancy: No person shall occupy a placarded premises in violation of an order that it be vacated and no owner or person responsible for the premises shall allow anyone to occupy such a placarded premises.

107.15 Transfer of ownership: It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of the such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

108 UNSAFE STRUCTURES AND EQUIPMENT: Deleted.

109.1 Imminent danger: Deleted.

109.2.1 Time limit: If an order is issued to board-up the openings of a structure out of compliance with this code, the structure shall be brought into compliance and the structure shall not remain boarded-up longer than ninety (90) days from the date of the notice.

110 DEMOLITION: Deleted.

111 MEANS OF APPEAL: Delete.

111.1 Application for appeal: Except for appeals from orders of the director under section 107.8, any aggrieved person shall have the right to appeal a decision of the code official to the building construction codes commission. Application for appeal must be filed in accordance with the procedures set out in Section 112 of the Building Code of Columbia, Missouri.

112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than one dollar and or more than 500 dollars.

202.0 GENERAL DEFINITIONS: Add the following definitions:

Building regulations supervisor: The building regulations supervisor or the supervisor's designee.

Director: The director of community development or the director's designee.

Family: The definition of "family" in chapter 29 shall apply to this code.

Rooming House: A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one-family dwelling or a two-family dwelling. This definition shall also include the housing provided by fraternities and sororities organized for students of any college or university; however, a hotel, motor hotel or motel licensed under state statute shall not be deemed a rooming house for the purposes of this article.

Structure: That which is built or constructed or a portion thereof. This definition shall include manufactured housing.

302.4 Weeds: Delete in its entirety.

302.7 Accessory structures. All accessory structures, including detached garages, fences, walls, and retaining walls shall be maintained structurally sound and in good repair.

302.8 Motor and non-motorized vehicles. Except as provided for in other regulations, no inoperative, licensed or unlicensed motor vehicle, no licensed or unlicensed utility trailers, boat trailers with or without a boat, motorized or pull type camping trailers or any similar type vehicles shall be parked, kept or stored on an unapproved non-dust free surface on any premises, and no vehicle stated above shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including bodywork, provided that such work is performed inside a garage, structure or similarly enclosed area designed and approved for such purposes.

Exception: Lawn and yard vehicles motorized or non-motorized, utility trailers or similar type vehicles four (4) feet wide and eight (8) feet long or smaller and not licensed for street operation.

303.2.1 Gate latches: All existing swimming pools shall have a self-latching, self-closing gate. The latches shall be a minimum of forty-eight (48) inches from the bottom of the gate.

303.3 Drain cover: All existing swimming pools shall have an anti-vortex drain cover.

Exception: Use groups R-3 and R-4

304.3 Street numbers: Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic numerals at least four (4) inches high with one-half (1/2) inch stroke and of contrasting color.

Exception: Existing two (2) inch high with one-half (1/2) inch stroke in Arabic numerals that are being maintained and are in good condition may remain until replaced.

304.5 Foundation walls: All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats. All cracks that permit the entry of water, insects, or rats or jeopardize the support of the structure shall be repaired. Small cracks that do not exhibit these problems and are three-eighths (3/8) of an inch or less shall not be required to be repaired.

304.14 Insect screens: During the period from April 1 to October 15, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of

no less than sixteen (16) mesh per inch and every swinging door shall have a self-closing device in good working condition.

Exception #1: Screen doors shall not be required for out-swinging doors or other types of openings which make screening impractical, provided other approved means, such as air curtains or insect repellent fans are employed.

Exception #2: Screening is not required for air-conditioned spaces.

Exception #3: Screen doors are not required where there is at least one screened window in the room where the exterior door is located.

304.18.1.1 Exception: Doors between dwelling units and fully enclosed attached, garages are not required to have dead bolt locks. (All other swinging egress doors from structure are required to have dead bolts.)

307.1.1 Guard Standards: Guards may be constructed of slats in a horizontal, vertical or any other pattern and shall not allow passage of a six (6) inch diameter sphere through any opening.

308.2.1 Exception: In one- and two-family residences, the tenant shall provide a leak proof, covered, outside rubbish container.

308.3.1 Exception: In one- and two-family residences, the tenant shall provide a leak proof, covered, outside garbage container if there is no food waste grinder or incinerator.

309.4 Multiple occupancies. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination.

403.2 Exception: Structures and premises that had a current certificate of compliance during the three (3) year inspection cycle prior to January 1, 1993, may have a mechanical ventilation system that exhausts air into the attic space provided the attic space has adequate ventilation.

404.3.1 Exception: Structures and premises that had a current certificate of compliance during the three (3) year inspection cycle prior to January 1, 1993, shall have a minimum ceiling height of six feet, six inches (6'-6") for laundry areas, bathrooms, toilet room and corridors serving only these areas.

502.2.1 Exception: Fraternities or sororities shall have at least one toilet, one lavatory basin, and one bathtub or shower, in good working condition and properly connected to

water and sewer systems approved by the code official for each eight (8) persons residing within a fraternity or sorority.

602.3 Heat supply: Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming units, dormitory or guest rooms on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from September 1 to June 1 to maintain the room temperatures specified in Section 602.2 during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. (16 degrees C.) during other hours.

602.4 Nonresidential structures: Insert dates as follows; September 1 to June 1.

702.4.1 Emergency escape: Every sleeping room located in a basement in occupancies of Use Group I-1 or R shall have at least one openable window or exterior door approved for emergency egress or rescue; or shall have access to not less than two approved independent exits. Existing windows in a sleeping room shall not be eliminated.

Exceptions:

1. Buildings equipped throughout with an automatic fire suppression system.
2. Structures that have previously received a certificate of compliance during the three (3) year inspection cycle prior to January 1, 1993 or a certificate of occupancy have been maintained accordingly and comply with the following:
 - a. Smoke detectors shall be installed in all shafts and corridors, on the ceiling or wall outside or within the vicinity of each separate bedroom and on each additional story of the dwelling, including the basements, but not including crawl spaces and uninhabitable attics.
 - b. Smoke detectors described in paragraph a. of this exception shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.
 - c. All smoke detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms throughout the structure. This exception 2 shall not apply to structures that are renovated, remodeled or altered in excess of fifty percent (50%) of the current value of the structure.

702.5 Number of exits: In nonresidential buildings, every occupied story more than six (6) stories above grade shall be provided with not less than two (2) independent exits. In residential buildings, every story exceeding two (2) stories above grade shall be provided

with not less than two (2) independent exits.

Exceptions: Where any structure has previously received a certificate of compliance during the three (3) year inspection cycle prior to January 1, 1993 or a certificate of occupancy, has been maintained accordingly and complies with following:

1. Buildings equipped throughout with an automatic fire suppression system.
2. Structures that have previously received a certificate of compliance or a certificate of occupancy have been maintained accordingly and comply with the following:
 - a. Smoke detectors shall be installed in all shafts and corridors, on the ceiling or wall outside or within the vicinity of each separate bedroom and on each additional story of the dwelling, including the basements, but not including crawl spaces and uninhabitable attics.
 - b. Smoke detectors shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.
 - c. All smoke detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms throughout the structure. This exception 2 shall not apply to structures that are renovated, remodeled or altered in excess of fifty percent (50%) of the current value of the structure.

702.6 Number of exits in manufactured housing: Every dwelling unit shall have not less than two (2) doors, or not less than one (1) door and one (1) unobstructed emergency exit. One (1) exit shall be located near the front of the dwelling unit and one (1) door shall be located near the rear of the dwelling unit. An emergency exit may be substituted for the rear door when the length of the dwelling unit does not permit or is not sufficient for the use of the two (2) doors. Each door or exit shall be supplied with a properly installed lock.

702.7 Corridor enclosure: All corridors serving an occupant load greater than thirty (30) and the openings therein shall provide an effective barrier to resist the movement of smoke. All transoms, louver, doors, and other openings shall be closed or shall be self-closing.

Exceptions: Where any structure has previously received a certificate of compliance during the three (3) year inspection cycle prior to January 1, 1993 or a certificate of occupancy, has been maintained accordingly and complies with following:

1. Buildings equipped throughout with an automatic fire suppression system.

2. Structures that have previously received a certificate of compliance or a certificate of occupancy has been maintained accordingly and comply with the following:
 - a. Smoke detectors shall be installed in all shafts and corridors; on the ceiling or wall outside or within the vicinity of each separate bedroom and on each additional story of the dwelling, including the basements, but not including crawl spaces and uninhabitable attics.
 - b. Smoke detectors shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.
 - c. All smoke detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms throughout the structure. This exception 2 shall not apply to structures that are renovated, remodeled or altered in excess of fifty percent (50%) of the current value of the structure.

SECTION 2. The repeal of Article VII of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Property Maintenance Code shall not affect any offense or act committed or done or any penalty or forfeiture incurred before the effective date of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after October 1, 2013.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

DRAFT

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. _____

AN ORDINANCE

repealing Article IX of Chapter 6 of the City Code relating to the 2009 Edition of the International Fuel Gas Code, and enacting in lieu thereof a new Article IX adopting the 2012 Edition of the International Fuel Gas Code; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Article IX of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Fuel Gas Code, is hereby repealed and in lieu thereof a new Article IX, relating to the 2012 Edition of the International Fuel Gas Code, is hereby enacted reading in words and figures as follows:

CHAPTER 6. BUILDINGS AND BUILDING REGULATIONS

...

ARTICLE IX. Fuel Gas Code

Sec. 6-230. Adopted.

The 2012 Edition of the International Fuel Gas Code, published by the International Code Council, Inc., including Appendices A, B and C, one copy of which has been on file with the city clerk for a period of ninety (90) days prior to the adoption of this article, is hereby adopted by reference and made a part of the Code of Ordinances, City of Columbia, Missouri as fully as if set forth in its entirety. At least one (1) copy of the 2012 Edition of the International Fuel Gas Code shall remain on file in the office of the city clerk and shall be kept available for public use, inspection and examination.

Sec. 6-231. - Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there

is no corresponding section in the code, the following sections shall be enacted as additions to the code:

101.1 Title. These regulations shall be known as the Fuel Gas Code of the City of Columbia, Missouri, hereinafter referred to as "this code."

101.3.1 Appendices A, B, and C are hereby adopted as published.

101.6 Unlawful. It shall be unlawful for any person to engage in the installation, alteration or repair of any gas piping systems, fuel gas utilization equipment, gaseous hydrogen systems and related accessories, appliances or components in or on any building, structure or premises within the corporate limits of the City of Columbia, Missouri, unless issued a certificate of competency by the board of mechanical examiners or the board of plumbing examiners.

Section 103 DEPARTMENT OF COMMUNITY DEVELOPMENT - DIVISION OF BUILDING AND SITE DEVELOPMENT

103.1 Director. The administration and enforcement of this ordinance shall be the duty of the director of community development , who is designated the code official for purposes of this code. The code official is hereby authorized to take such action as may be reasonably necessary to enforce the provisions of this code. Such persons may be appointed and authorized as assistants or representatives of the director as may be necessary to carry out the provisions of this code.

103.2 Appointment. Delete.

103.3 Deputies. Delete.

103.4 Liability: Any officer or employee charged with the enforcement of this code, while acting on behalf of the city, shall not thereby render such individual liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act performed in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The officer or employee shall not be liable for costs in any action, suit or proceeding that is instituted pursuant to the provisions of this code; and any officer or employee acting within the scope of employment and in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith. Nothing contained herein shall be deemed a waiver of the immunities and protection afforded to the city or officers and employees pursuant to state and federal law.

103.5 Restriction of employees: An employee connected with the Department of Community Development - Division of Building and Site Development shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of plans or of specifications therefore, unless such employee is the owner of the building; nor shall such employee engage in any work which conflicts with such employee's official duties or with the interest of the department.

106.1.1 Permit required. Application for a permit shall be made by a licensed master mechanical HVACR mechanic, or a licensed master plumber, except as provided in section 106.2. Fuel gas permits may be issued to the general contractor on behalf of the master plumber or master mechanic for new one and two family dwellings and building alteration or building additions for one and two family dwellings. All fuel gas work must be performed by a plumber, or mechanic licensed by the City of Columbia, or as allowed by ordinance. Any permit required by this code may be issued to any person to do any work regulated by this code in a single-family dwelling used exclusively for living purposes, including the usual accessory buildings and quarters in connection with such buildings, provided the person is a bona fide owner of such dwelling and that the dwelling will be occupied by the owner, and that the owner shall personally purchase all material and perform all labor in connection therewith. Any person obtaining a permit under this section shall not be issued another permit within two years.

106.6.2 Fee schedule. The fees for all fuel gas work covered by this code shall be as indicated in the following schedule:

\$0.00 to \$1,000.00	\$10.80
\$1,000.01 to \$5,000.00	\$10.80 plus \$2.70 per thousand over \$1,000.00
\$5,000.01 to \$10,000.00	\$21.60 plus \$2.16 per thousand over \$5,000.00
\$10,000.01 to \$20,000.00	\$32.40 plus \$1.62 per thousand over \$10,000.00
Over \$20,000	\$48.60 plus \$1.08 per thousand over \$20,000.00

106.6.3 Fee refunds. The code official shall authorize the refunding of fees as follows:

1. The full amount of any fee paid hereunder which was erroneously paid or collected.
2. Not more than seventy-five (75) percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Delete in its entirety.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty days (180) days after the date of fee payment.

108.4 Violation Penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof shall be guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding one (1) year, or by both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

108.5 Stop work orders. Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work 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 on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than one hundred dollars (\$100.00) or more than one thousand dollars (\$1,000.00).

109.1 Appeals. The owner of a building or structure or any person directly affected by a decision of the code official may appeal to the building construction codes commission from a decision of the official refusing to grant modifications of the provisions of this code covering the manner of installation, or materials to be used in the installation. The procedure for appeal shall be governed by Section 113.0 of the Building Code of Columbia, Missouri.

109.2 through 109.7 – Delete.

403.5.2 Copper and brass tubing. Copper tubing shall comply with standard Type K of ASTM B 88 or ASTM B 280.

Copper pipe and copper tubing shall not be allowed for fuel gas piping systems.

404.14 Piping underground beneath buildings. Add last sentence to paragraph which states: Any underground gas piping allowed by this section shall only be approved for gas that is less dense than the atmospheric pressure and shall be installed in accordance with section 404.12.1 and shall always terminate or vent to the outside.

404.14.2 Delete in its entirety

406.4.1 Test pressure. The test pressure to be used shall be not less than one and one half (1-1/2) times the proposed maximum working, but not less than 30 psig, irrespective of design pressure.

408.4 Sediment trap. Change "any length" to "three and one-half (3-1/2) inch minimum length"

SECTION 2. The repeal of Article IX of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Fuel Gas Code shall not affect any offense or act committed or done or any penalty or forfeiture incurred before the effective date of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after October 1, 2013.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. _____

AN ORDINANCE

repealing Article II of Chapter 9 of the City Code relating to the 2009 Edition of the International Fire Code and enacting in lieu thereof a new Article II adopting the 2012 Edition of the International Fire Code; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Article II of Chapter 9 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Fire Code, is hereby repealed and in lieu thereof a new Article II, relating to the 2012 Edition of the International Fire Code, is hereby enacted reading in words and figures as follows:

CHAPTER 9. FIRE PREVENTION AND PROTECTION

...

ARTICLE II. Fire Code

Sec. 9-21. Adopted.

The 2012 Edition of the International Fire Code, published by the International Code Council, Inc., including Appendices A, B, and C, one copy of which has been on file with the city clerk for a period of ninety (90) days prior to the adoption of this article, is hereby adopted by reference and made a part of the Code of Ordinances, City of Columbia, Missouri as fully as if set forth in its entirety. At least one (1) copy of the 2012 Edition of the International Fire Code shall remain on file in the office of the city clerk and shall be kept available for public use, inspection and examination.

Sec. 9-22. - Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there

is no corresponding section in the code, the following sections shall be enacted as additions to the code:

101.1 Title: These regulations shall be known as the Fire Code of Columbia, Missouri, and hereinafter referred to as "this code."

101.2.2 Appendix A is hereby adopted as published. Appendices B and C are hereby adopted as amended.

Section 103.0 Fire Prevention

103.1 Director: The administration and enforcement of this ordinance shall be the duty of the director of community development and the fire chief, who are hereby authorized to take such action as may be reasonably necessary to enforce the provisions of this code. Such persons may be appointed and authorized as assistants or representatives of the director of community development and the fire chief as may be necessary to carry out the provisions of this code.

103.2: Appointment: Delete

103.4 Liability: Any officer or employee charged with the enforcement of this code, while acting on behalf of the city, shall not thereby render such individual liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act performed in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The officer or employee shall not be liable for costs in any action, suit or proceeding that is instituted pursuant to the provisions of this code; and any officer or employee acting within the scope of employment and in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith. Nothing contained herein shall be deemed a waiver of the immunities and protection afforded to the city or officers and employees pursuant to state and federal law.

105.6.47 Fire Performance Art. An operational permit is required to use open flames defined as Fire Performance Art under amended code section 316.

105.7 Required construction permits. The building fire code official is authorized to issue construction permits for work as set forth in Sections 105.7.1 through 105.7.16.

108.1 Application for Appeal: Any aggrieved person shall have the right to appeal a decision of the fire code official to the Building Construction Codes Commission (BCCC). An application for appeal shall be filled in accordance with the procedures set out in section

112 of the 2009 edition of the International Building Code as amended by section 6-17 of the Code of Ordinances. The application shall be filed on a form obtained from the fire code official.

108.2 Limitation on authority: Delete.

108.3 Qualifications: Delete.

109.4 Violation penalties: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding one (1) year, or by both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

111.4 Failure to comply: Delete.

308.1.4 Open-flame cooking devices - Charcoal burner and other open flame cooking devices shall not be operated on combustible balconies or within ten (10) feet of combustible construction.

Exceptions:

1. One-and-two family dwellings.
2. Apartment buildings and condominiums.
3. Where buildings, balconies and decks are protected by an automatic sprinkler system.

313.3 Fire Sprinklers. A builder of single family dwellings or residences or multi-unit dwellings of four (4) or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of the law to the contrary, no purchaser of such a single family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Pursuant to Section 67.281 RSMo, the mandatory option for a purchaser to have the right to choose and the requirement that offers to the purchaser the option to purchase fire sprinklers in connection with the purchase of any single family dwelling, residence, or multi-family dwelling of four (4) or fewer units is hereby incorporated into the code.

Section 319 Fire Performance Art

319.1 General. Fire Performance Art shall be defined as any act (fire juggling, fire eating, etc.) in a public or private place, which utilizes fire for entertainment purposes, outside of a protective housing or in ways in which it travels through the air (by one person or multiple persons). These acts do not include pyrotechnics or other open flame devices as regulated by other code sections or permits.

319.2 Permits. A permit in accordance with 105.6.32 shall be secured from the fire code official prior to the date of the fire performance art taking place.

319.3 Space considerations. A ten (10) foot distance shall be maintained between the fire-involved item and the any member of an audience, any combustible decoration, and any combustible item within the immediate performance area. A minimum ten (10) foot ceiling height is required.

319.4 Extinguishing Agents. At minimum, one (1) 2A-10BC multipurpose fire extinguisher shall be required for every five (5) performers at each performance. Additional fire extinguishers may be required by the fire code official based upon the unique circumstances of the performance and occupancy.

319.4.1 One (1) wet towel for each active fire performer shall be provided to extinguish the fire implement. The towel shall be white in color to differentiate its use from other colors that may be used to clean up flammable or combustible liquid spills. Towels used for cleaning up flammable or combustible liquid spills shall be stored in a metal container with a tight fitting lid.

319.4.2 One (1) listed fire blanket shall be provided for every five (5) performers.

319.5 Personal Safety. A five (5) gallon open-topped bucket of water will be provided for each fire performance area.

319.5.1 Spotter. One (1) trained spotter shall be provided for each performance. The spotter shall be positioned between the active fire performer and the audience. Spotters should be trained in the proper use of fire extinguishers. The spotter may be a performer who is not engaged in the current performance. The fire code official may require additional spotters based on the unique circumstances of the performance and occupancy.

319.6 Fuels. Approved common fuels used for fire performance art include:

- Denatured alcohol;
- Lamp oil (odorless and smokeless);
- Kerosene (for outdoor performances only);
- Stove Fuel;
- "Shell Sol T" brand fuel;
- "Allume Fue" brand fuel;

"Fire Water" brand fuel;

Gasoline is prohibited under any circumstances.

319.6.1 Fuel Quantities and Storage. All fuels shall be stored in their original container(s) with the caps in place when not in use. The maximum quantity of fuel on the site shall be one (1) U.S. gallon per performer.

319.7 Wicks. Wick material shall consist of cotton wrapped in Kevlar to prevent the breakdown of the cotton as it burns. Synthetic wick material shall be avoided.

319.8 Clothing. It is recommended that the clothing worn by the performers be made of fire resistive materials such as natural fibers or Nomex™/PBI.

319.9 Smoking. Smoking is prohibited by within fifty (50) feet of the performance area and fuel storage. No smoking signs shall be posted accordingly.

507.3 Fire Flow. Fire hydrants in areas zoned as single family or duplex shall be spaced no greater than every five hundred (500) feet and shall be capable of flowing a minimum of eight hundred (800) gallons of water per minute for a minimum of four (4) hours. In all other areas, fire hydrants shall be spaced no greater than every three hundred (300) feet and shall be capable of flowing a minimum of one thousand five hundred (1,500) gallons of water per minute for a minimum of four (4) hours; as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official.

507.5.1 Delete

604.5 Emergency lighting equipment: Delete.

609.4 Existing fire suppression systems not meeting the UL 300 criteria shall be upgraded to UL 300 compliant systems within three (3) years of the adoption of this code.

704.1 Enclosure. (Add exception)

Exception: Where any structure has previously received a certificate of compliance or a certificate of occupancy has been maintained accordingly and complies with the following:

- a. Smoke detectors shall be installed in all shafts and corridors, if such exist.
- b. Shaft and corridor smoke detectors shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power

from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection.

- c. All smoke detectors in shafts and corridors, if such exist, shall be interconnected such that the actuation of one alarm will actuate all the alarms in the shafts and corridors.
- d. Any structure in compliance with the provisions of section 704.1 shall maintain such compliance.

This exception shall not apply to structures that are renovated, remodeled or altered in excess of fifty (50) percent of the current value of the structure.

903.2.1.2 Group A-2. An automatic fire sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists:

- 1. The fire area exceeds five thousand (5,000) square feet (465m²);
- 2. The fire area has an occupancy load of two hundred (200) or more; or
- 3. The fire area is located on a floor other than the level of exit discharge.

903.2.8.3 Fraternity and Sorority Houses. Each fraternity and sorority house and fraternity and sorority annex with sixteen (16) or more occupants existing on March 16, 2009 shall install at a minimum an automatic fire sprinkler system, designed and installed under the current edition of the National Fire Protection Association Standard 13R, in accordance with Section 903.3 of the 2006 International Fire Code, no later than March 16, 2016.

New fraternity and sorority houses and fraternity and sorority annexes and such houses and annexes that undergo renovation of their space, shall install at a minimum an NFPA 13R fire sprinkler system.

The city council may vary the requirements of this section for any fraternity or sorority house the owners of which have been unable to comply with this section despite making good faith efforts to do so.

For purposes of this section, "fraternity and sorority house" means any building used as a dwelling and occupied by and maintained exclusively or primarily for college, university or professional school students who are affiliated with a social, honorary or professional organization recognized currently or in the past by a college, university or professional school

904.1.1. Certification of service personnel shall include those who install and service water based fire protection systems, automatic detection and manual fire alarm systems. At least

one person employed by the company providing the service shall possess either UL or NICET Level 1 certification for the system they are working on.

912.3.1 (Add the words) Locking fire department connection caps. Fire department connections (FDC) shall be a four (4) inch Storz™ connection and shall utilize a Knox™ locking FDC cap.

1011.2 Floor level exit signs in groups A1, A2, R-1 and R-2. Illuminated exit signs in A1, A2, R-1 and R-2 use groups shall be placed 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.

1011.6.2 Exit Sign Illumination (Add the words)

Internally illuminated exit signs shall not use incandescent light bulbs relying upon a filament for the source of illumination. This amendment shall be applicable under the following conditions:

In all new and remodeled construction where illuminated exit signs are required or provided; and when exit signs are replaced or deemed inoperable by the jurisdiction having authority; and where an exit sign is installed in new locations in existing buildings, upon order of the City Fire Marshall.

This amendment shall not be retroactive in nature, and shall not apply to structures constructed prior to January 1, 2003.

1018.1 Corridors (add exception)

Exception: Where any structure has previously received a certificate of compliance or a certificate of occupancy, has been maintained accordingly and complies with the following:

- a. Smoke detectors shall be installed in all shafts and corridors, if such exist.
- b. Shaft and corridor smoke detectors shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.
- c. All smoke detectors in shafts and corridors, if such exist, shall be interconnected such that the actuation of one alarm will actuate all the alarms in the shafts and corridors.

This exception shall not apply to structures that are renovated, remodeled or altered in excess of fifty (50) percent of the current value of the structure.

1020. 1 General. (add exception)

Exception. Where any structure has previously received a certificate of compliance or a certificate of occupancy, has been maintained accordingly and complies with the following:

- a. Smoke detectors shall be installed in all shafts and corridors, if such exist.
- b. Shaft and corridor smoke detectors shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.
- c. All smoke detectors in shafts and corridors, if such exist, shall be interconnected such that the actuation of one alarm will actuate all alarms in the shafts and corridors.
- d. Existing windows in a sleeping room shall not be eliminated.

3103.2 Approval required. Tents and membrane structures having an area in excess of four hundred (400) square feet (37 m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit from the community development department and inspection from the fire code official.

Exceptions to permit and inspection:

1. Tents used exclusively for recreational camping purposes.

Exceptions to inspections (permit required):

1. Tents which comply with all of the following:
 - 1.1. Individual tents having a maximum size of one thousand (1,000) square feet (92.9 m²) and erected for less than three (3) days.
 - 1.2. The aggregate area of multiple tents placed side by side without a fire break clearance of twelve (12) feet (3,658 mm), not exceeding one thousand (1,000) square feet (92.9 m²) total and erected for less than three (3) days.

3103.8.2 Location. Tents or membrane structures shall not be located within twenty (20) feet (6096 mm) of buildings, other tents or membrane structures, or internal combustion

engines for generators. For the purpose of determining required distances, support ropes and guy wires shall be considered as part of the temporary membrane structure or tent.

Exceptions:

1. Membrane structures or tents need not be separated from buildings when all of the following conditions are met:
 - 1.1. The aggregate floor area of the membrane structure or tent shall not exceed ten thousand (10,000) square feet (929 m²).
 - 1.2. The aggregate floor area of the building and membrane structure or tent shall not exceed the allowable floor area including increases as indicated in the International Building Code.
 - 1.3. Required means of egress are provided for both the building and the membrane structure or tent including travel distances.
 - 1.4. Fire apparatus access roads are provided in accordance with Section 503.

3103.8.6 Fire break. An unobstructed fire break passageway or fire road not less than twelve (12) feet (3658 mm) wide and free from guy ropes or other obstructions shall be maintained on all sides of all tents and membrane structures where separation is required per Section 2403.8.2 unless otherwise approved by the fire code official.

3103.12.7 Means of egress illumination (add exception):

Exception: Tents used during daylight hours and open on all sides are not required to provide means of egress illumination unless required by the fire code official.

5601.3 Add the following prohibited explosive: Fireworks. The possession, manufacture, storage, sale and use of fireworks are prohibited, except where allowed under section 16-234 of the Code of Ordinances.

B105.1 One- and Two-Family Dwellings. The minimum fire flow requirements for one- and two-family dwellings having a fire area which does not exceed three thousand six hundred (3,600) square feet (344m²) shall be eight hundred (800) gallons per minute (3785L/min) for a minimum of four (4) hours.

B105.2 Buildings other than one- and two-family dwellings. The minimum fire flow and flow duration for buildings other than one- and two-family dwelling units shall be one thousand five hundred (1,500) gallons per minute for a minimum of four (4) hours. The fire code official may use table B105.1 to determine fire flows under special circumstances.

C105.1 Fire Hydrant spacing. Fire hydrants shall have a maximum spacing of 500 feet in all R-1 (Single family) and R-2 (Duplex) developments and 300 feet in all other zoning districts.

Fire hydrant spacing for buildings that are required by the 2012 edition of the International Building Code to have a fire flow greater than or equal to 6,000 gallons per minute shall be regulated by Table C105.1.

C105.1.2 Fire hydrant spacing. A fire hydrant capable of flowing a minimum of one thousand five hundred (1,500) gallons per minute for a minimum of four (4) hours shall be placed within one hundred (100) feet of any fire department connection (FDC). This hydrant shall be placed so that it does not impede access to the building or area by responding fire department equipment.

SECTION 2. The repeal of Article II of Chapter 9 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Fire Code shall not affect any offense or act committed or done or any penalty or forfeiture incurred before the effective date of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after October 1, 2013.

PASSED this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor