

BILL NO. 2018-11

ORDINANCE NO. 2018-__

AN ORDINANCE OF THE CITY OF FLINT HILL, MISSOURI, ADOPTING, WITH AMENDMENTS, THE 2015 INTERNATIONAL BUILDING CODE, THE 2015 INTERNATIONAL RESIDENTIAL CODE, THE 2015 INTERNATIONAL EXISTING BUILDING CODE, THE 2015 INTERNATIONAL MECHANICAL CODE, THE 2015 INTERNATIONAL FUEL GAS CODE, THE 2014 NATIONAL ELECTRICAL CODE, THE 2015 INTERNATIONAL PLUMBING CODE, THE 2015 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE, THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE, THE 2015 INTERNATIONAL FIRE CODE, THE 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE, THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE, A VEHICLE REMOVAL CODE, A MOBILE AND MANUFACTURED HOMES CODE, AND REPEALING ORDINANCES 2010-14, 2013-05, 2013-07, 2013-15, AND 2015-06.

WHEREAS, pursuant to Section 67.280.2, RSMo., the City of Flint Hill, Missouri (the “City”) “may adopt or repeal an ordinance which incorporates by reference the provisions of any code or portions of any code, or any amendment thereof, properly identified as to date and source, without setting forth the provisions of such code in full;” and

WHEREAS, a copy of each of the 2015 International Building Code, the 2015 International Residential Code, the 2015 International Existing Building Code, the 2015 International Mechanical Code, the 2015 International Fuel Gas Code, the 2014 National Electrical Code, the 2015 International Plumbing Code, the 2015 International Private Sewage Disposal Code, the 2015 International Energy Conservation Code, the 2015 International Fire Code, the 2015 International Swimming Pool and Spa Code, and the 2015 International Property Maintenance Code (collectively, the “Building Codes”), was filed in the office of the City Clerk and was available for public use, inspection, and examination for a period of ninety days prior to the adoption of this Ordinance, as required by Section 67.280.2, RSMo.; and

WHEREAS, the Board of Aldermen of the City (“Board”) desires to support and encourage uniformity in building regulations within the City; and

WHEREAS, the Board deems it to be in the best interest of the City and its residents, and to the benefit of the health, safety and general welfare of its residents, that it adopt the above referenced Building Codes.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF FLINT HILL, MISSOURI, AS FOLLOWS:

SECTION 1. Building Codes Repealed: Ordinances 2010-14, 2013-05, 2013-07, 2013-15, and 2015-06 are hereby repealed in their entirety.

SECTION 2. The following codes are hereby adopted by reference with one (1) copy having been placed on file, beginning January 31, 2018, in the Office of the City Clerk for a period of ninety (90) days prior to the adoption of this ordinance, pursuant to Section 67.280, RSMo., said copies being marked and designated as the:

2015 International Building Code, with Appendices C, E, F, G, I, J and K.
2015 International Residential Code, with Appendices A, B, C, E, F, G, H, J, M, N and P.
2015 International Existing Building Code
2015 International Mechanical Code
2015 International Fuel Gas Code
2014 National Electrical Code
2015 International Plumbing Code
2015 International Private Sewage Disposal Code
2015 International Energy Conservation Code
2015 International Fire Code
2015 International Swimming Pool and Spa Code
2015 International Property Maintenance Code

Said codes are hereby referred to, adopted, and made part hereof, as if fully set out in this Ordinance, with the additions, insertions, deletions, and changes prescribed in this Ordinance.

SECTION 3. DEFINITIONS THROUGH THE ADOPTED CODES: Whenever the term “*Name of Jurisdiction*” appears, it shall mean the “City of Flint Hill, Missouri.” Whenever the term “*Building Official*” or “*Code Official*” appears, it shall mean the “City Engineer” of the City of Flint Hill, Missouri, or his/her duly authorized representative.

SECTION 4. 2015 INTERNATIONAL BUILDING CODE

The City of Flint Hill, Missouri, hereby adopts the ***International Building Code***, 2015 Edition, with Appendices C, E, F, G, I, J, and K, 1st Printing, as published by the International Code Council, Inc., with the following amendments.

1. **Section 101.2.1 Appendices.** Delete in its entirety and insert:

“Appendix Sections C, E, F, G, I, J, and K are hereby adopted as referenced in this Section.”

2. **Section 105.1.1 Annual Permit.** Delete in its entirety.

3. **Section 105.1.2 Annual Permit Records.** Delete in its entirety.

4. **Section 105.2 Work Exempt from Permit.** Delete in its entirety and insert:

“Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of the City of Flint Hill. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area is not greater than 120 square feet (11 m^2).
2. Fences not over 24 inches high.
3. Oil derricks.
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from the adjacent grade to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,927 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, not over any basement or story below, and not part of an accessible route.
7. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.
8. Temporary motion picture, television, and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, not greater than 5,000 gallons (18,925 L), and installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall, that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches (1753 mm) in height.

14. Temporary structures that are located in agriculturally zoned districts, which use is primarily agricultural in nature, and that are not accessible to the general public.

15. Flag poles 40 feet or less in height.

16. Replacement of doors and windows where the opening size is not increased or decreased.

Electrical:

Repairs and maintenance: Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Radio and television transmitting stations: The provisions of this Code shall not apply to electrical equipment used for radio and television transmissions, but do apply to equipment and wiring for a power supply and the installations of towers and antennas.

Temporary testing systems: A permit shall not be required for the installation of any temporary system required for the testing or servicing of electrical equipment or apparatus.

Gas:

1. Portable heating appliance.

2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.

2. Portable ventilation equipment.

3. Portable cooling unit.

4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this Code.

5. Replacement of any part that does not make the equipment or system unsafe.

6. Portable evaporative cooler.

7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

1. The stopping of leaks in concealed traps, drain pipes, water pipes, soil, waste pipes, or vent pipes, provided, however, that if any concealed trap, drain pipe,

water pipe, soil, waste pipe, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.

2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.

3. Fixture replacement with similar fixtures where plumbing connections are not relocated.

5. Section 105.5 Expiration. Delete in its entirety and insert:

“Every permit issued shall become invalid and expired unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 90 days each. The applicant shall request the extension in writing. The extension shall be granted only upon a showing of justifiable cause and substantial progress in the work authorized by the permit. If a permit expires pursuant to this provision, the Building Official may issue a new permit upon advance payment of an administrative penalty in the amount of the original permit fee or one hundred dollars (\$100.00), whichever is less. The reissued permit must be picked-up by the applicant within seven (7) days of its issue date.”

6. Section 107.1 General. Delete in its entirety and insert:

“Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data required by the Building Official shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.”

7. Section 107.3.1 Approval of construction documents. Delete in its entirety and insert:

“Where the Building Official issues a permit, the construction documents shall be approved in writing or by a stamp that states ‘REVIEWED FOR CODE COMPLIANCE.’ One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, and may be kept at the site of work or made available at time of inspection, and shall be open to inspection by the Building Official.”

8. **Section 107.6 Electronic submission.** This Section shall be added and shall read as follows:

“Where design documents including, but not limited to, plot plans, site plans, design drawings, and specifications, are originally created electronically, the Code Official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review.”

9. **Section 110.7 Workmanship.** This Section shall be added and shall read as follows:

“All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square, and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this Code, per industry standards, and in accordance with the manufacturer’s installation instructions.”

10. **Section 111.1. Use and Occupancy.** Delete in its entirety and insert:

“No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy therefore as provided herein. In addition, where a building or structure is unused and/or unoccupied for a period of two (2) years, a certificate of occupancy is required prior to use and/or occupancy. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the City.”

11. **Section 111.2.1. Certificate Issued.** This Section shall be added and shall read as follows:

“Failure of the owner of a building to have a Certificate of Use and Occupancy and/or to pay fees set forth shall be subject to penalties as specified in Section 114.4.”

12. **Section 111.2.2. Change in Use or Ownership.** This Section shall be added and shall read as follows:

“Prior to a proposed change in Use or Ownership, and in the case of a building or structure unused and/or unoccupied for a period of two (2) years, an occupancy permit is required; the owner or prospective owner shall make a written request for an occupancy permit to be issued. The Building Official shall issue a certificate of use and occupancy provided (a) there are no violations of law, this Code, orders of the Building Official pending, which are found to exist upon inspection of the building and structure, and (b) it has been established by inspection that the use is in conformance with all applicable ordinances and regulations.”

13. **Section 113 Board of Appeals.** Delete in its entirety and insert:

“**Section 113.1 Board of Appeals.** There shall be and is hereby created a Board of Appeals to hear and decide appeals of final orders, decisions, or determinations made by the

Building Official in the application and interpretation of all Codes adopted pursuant to this Ordinance. Any person directly impacted by a final order, decision, or determination of the Building Official, such that the person would have standing in a court of law to challenge the order, decision, or determination, may petition the Board of Appeals for a review of a final order, decision, or determination of the Building Official. To the fullest extent permitted by law, the review procedures herein shall be exhausted before any action may be had in any court against the City or the Building Official. Any such petition for appeal shall only be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. The Board shall have no authority to waive or alter the requirements of this Code. A petition for appeal must be submitted on a form obtained from the Building Official within twenty (20) days after the date of the decision appealed from.

Section 113.2 Membership of Board. The Board of Adjustment of the City of Flint Hill, Missouri, shall be the Board of Appeals.

Section 113.2.1 Rules and Procedures. The Board of Appeals is authorized to establish policies and procedures as are necessary to carry out its duties.

Section 113.2.2 Disqualification of Member. A member of the Board of Appeals shall not hear an appeal of a matter in which that member has a personal, professional, or financial interest.

Section 113.2.3 Compensation of Members. Members of the Board of Appeals shall serve without compensation.

Section 113.3 Petition for Appeal. Each petition for appeal before the Board of Appeals shall include the following:

- A. The names and addresses of all the owners of the property subject to the appeal.
- B. Signatures of all the owners of the property and the petitioner(s) for the building permit.
- C. A legal description of the property to be affected.
- D. A scaled map of such property, correlated with the legal description, and clearly showing the property's location.
- E. Date of filing with the Board of Appeals.
- F. All submittal documents required under Section 107.1 of this Code.
- G. The reasoning for the appeal.
- H. The filing fee, which shall be the same as the Filing Fee for a Variance as set forth in Article 31 of the Zoning Ordinance. The petitioner shall pay the reporter's charges for making a record of the testimony, objections, and rulings at the hearing upon such application and, in the event of an appeal of the decision of the Board of Appeals, for preparing a transcript of such hearing.

Section 113.3.1 Review of Petition for Appeal. A completed petition for appeal shall be submitted to the Building Official who shall review the application for compliance with this Ordinance and other Ordinances of the City. The application shall be deemed submitted to the Board of Appeals on the earlier of (a) when the Building Official, in his or her sole discretion, finds the application in sufficient form for review by the Board of Appeals, or (b) sixty (60) days from submission to the Building Official. A hearing before the Board of Appeals shall take place at a date no earlier than fourteen (14) days after and no later than forty-five (45) days after the date of submission.

Section 113.3.2 Hearing on Petition for Appeal. All hearings before the Board of Appeals shall be open to the public. The petitioner, the petitioner's representative, the Building Official, and any person whose interests are directly affected shall be given an opportunity to be heard.

Section 113.3.3 Procedures. The Board of Appeals shall adopt and make available to the public procedures under which a hearing will be conducted. Reasonable opportunity shall be given for the preparation and presentation of evidence bearing on any issue raised or decided or relief sought or granted. Any formality of procedure may be waived by mutual consent. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

Section 113.4 Board Decision. The Board of Appeals may only modify or reverse the decision of the Building Official by a concurring vote of four (4) of its members hearing the appeal.

Section 113.4.1 Copy of Decision. The decision of the Board of Appeals shall be in writing. Copies signed by the Chairman and Secretary shall be furnished to the petitioner and to the Building Official.

Section 113.4.2 Administration. The Building Official shall take immediate action in accordance with any decision of the Board of Appeals.

Section 113.4.3 Court Review. A decision of the Board of Appeals may be appealed to the Circuit Court pursuant to the procedures for contested cases in Chapter 536, RSMo., only if the appeal is made within thirty (30) days from the date of the Board's decision.

14. Section 114.4 Violation Penalties. Delete in its entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;

2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;
3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or
4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

15. Section 115.2 Issuance. Delete in its entirety and insert:

“The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner’s authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

16. Section 116.1 Conditions. Delete “as provided for in this section” and insert “as provided for in Section 108.1.1.1 of the Property Maintenance Code.”

17. Section 116.2 Record. After “unsafe condition” insert “as provided for in Section 108.1.1.1 of the Property Maintenance Code.”

18. Section 116.3 Notice. Delete in entirety and insert:

“Notice of an unsafe condition shall comply with Section 108.1.1.1 of the Property Maintenance Code.”

19. Section 116.4 Method of Service. Delete in its entirety and insert:

“Notice shall be served as provided for in Section 108.1.1.1 of the Property Maintenance Code.”

20. Section 310.5 Residential Group R-3. Delete in its entirety and insert:

“Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R- 2, R-4 or I, including:

1. Buildings that do not contain more than two dwelling units;
2. Boarding houses (nontransient) with 16 or fewer occupants;
3. Boarding houses (transient) with 10 or fewer occupants;

4. Care facilities, other than child care, that provide accommodations for five or fewer persons receiving care;
5. Child care facilities that comply with the Zoning Ordinance of Flint Hill, Missouri;
6. Congregate living facilities (nontransient) with 16 or fewer occupants;
7. Congregate living facilities (transient) with 10 or fewer occupants;
8. Lodging houses with five or fewer guest rooms.”

21. Section 310.5.1 Care facilities within a dwelling. Delete in its entirety and insert:

“Care facilities for five or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.

Exception:

1. Child day care facilities in existing buildings complying with the International Residential Code shall not be required to have sprinklers.
2. Child day care facilities shall comply with the requirements set forth in the Ordinances of Flint Hill, Missouri.”

22. Section 1203.90 Roof Vents. This Section shall be added and shall read as follows:

“The roof system of one (1) story buildings of unlimited area when of types 2, 3 or 4 construction shall be provided with smoke and heat vents.

Exception: Vents are not required for buildings subdivided into spaces not greater than ten thousand (10,000) square feet with fire separation assemblies of not less than one (1) hour fire-resistance rating.”

23. Section 1203.91 Vent Size and Spacing. This Section shall be added and shall read as follows:

“Smoke and heat vents shall be spaced at a maximum spacing of one hundred fifty (150) feet between centers. One (1) square foot of open vent area is required per three hundred (300) square feet of floor area.”

24. Section 1612.3 Establishment of Flood Hazard Areas. Delete in its entirety and insert:

“For flood hazard areas, see Article IV of the Subdivision Regulations of the City of Flint Hill, Missouri, and Article XI, Sections 405.245 et seq. of the Unified Development Ordinance of St. Charles, County, Missouri.”

25. Section 3107.1 General. Delete in its entirety and insert:

“Signs shall be designed, constructed and maintained in accordance with this Code and the Zoning Ordinance of the City of Flint Hill, Missouri.”

26. **Section 3109.1 General.** Delete in its entirety and insert:

“Aquatic recreation facilities shall comply with the 2015 International Swimming Pool and Spa Code, as adopted and amended by the City of Flint Hill, Missouri.”

27. **Section 3109.2 Definition.** Delete in its entirety.

28. **Section 3109.3 Public swimming pools.** Delete in its entirety.

29. **Section 3109.4 Residential swimming pools.** Delete in its entirety.

30. **Section 3109.4.1 Barrier height and clearances.** Delete in its entirety.

31. **Section 3109.4.1.1 Openings.** Delete in its entirety.

32. **Section 3109.4.1.2 Solid barrier surfaces.** Delete in its entirety.

33. **Section 3109.4.1.3 Closely spaced horizontal members.** Delete in its entirety.

34. **Section 3109.4.1.4 Widely spaced horizontal members.** Delete in its entirety.

35. **Section 3109.4.1.5 Chain link dimensions.** Delete in its entirety.

36. **Section 3109.4.1.6 Diagonal members.** Delete in its entirety.

37. **Section 3109.4.1.7 Gates.** Delete in its entirety.

38. **Section 3109.4.1.8 Dwelling wall as a barrier.** Delete in its entirety.

39. **Section 3109.4.1.9 Pool structure as barrier.** Delete in its entirety.

40. **Section 3109.4.2 Indoor swimming pools.** Delete in its entirety.

41. **Section 3109.4.3 Prohibited locations.** Delete in its entirety.

42. **Section 3109.5 Entrapment avoidance.** Delete in its entirety.

SECTION 5. 2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS

The City of Flint Hill, Missouri, hereby adopts the *International Residential Code for One- and Two-Family Dwellings*, 2015 Edition, with Appendices A, B, C, E, F, G, H, J. M, N, and P, 1st Printing, as published by the International Code Council, Inc., with the following amendments.

1. **Section R105.2 Work exempt from permit.** Delete in its entirety and insert:

“Exemption from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 square feet.
2. Fences 24 inches or less in height, and fences taller than 24 inches in height located in agriculturally zoned districts, except for platted subdivisions in agriculturally zoned districts.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the adjacent grade to the top of the wall, unless supporting a surcharge.
4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m^2) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling, and do not serve an exit door.
11. Flag poles 40 feet or less in height.
12. Replacement of doors and windows where the opening size is not increased or decreased.

Electrical:

1. Listed cord-and-plug connected temporary decorative lighting.
2. Reinstallation of attachment plug receptacles but not the outlets therefor.
3. Replacement of branch circuit overcurrent devices of the required capacity in the same location.
4. Electrical wiring, devices, appliances, apparatus or equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.
5. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.

Gas:

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Mechanical:

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this Code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

Plumbing:

1. The stopping of leaks in concealed traps, drain pipes, water pipes, soil, waste pipes, or vent pipes, provided, however, that if any concealed trap, drain pipe, water pipe, soil, waste pipe, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this Code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.
3. Fixture replacement with similar fixtures, not including water heaters, where plumbing connections are not relocated.”

2. **Section R105.5 Expiration.** Delete in its entirety and insert:

“Every permit issued shall become invalid and expired unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 90 days each. The applicant shall request the extension in writing. The extension shall be granted only upon a showing of justifiable cause and substantial progress in the work authorized by the permit. If a permit expires pursuant to this provision, the Building Official may issue a new permit upon advance payment of an administrative penalty of one hundred dollars (\$100.00) for each 90 days or fraction thereof expected to lapse between the issuance of the new permit and the issuance of certificate of occupancy upon final inspection as pursuant to Section R110 of this Code. The reissued permit must be picked-up by the applicant within seven (7) days of its issue date.”

3. Section R106.1 Submittal documents. Delete in its entirety and insert:

“Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data required by the Building Official shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.”

4. Section R106.3.1 Approval of construction documents. Delete in its entirety and insert:

“Where the Building Official issues a permit, the construction documents shall be approved in writing or by a stamp that states ‘REVIEWED FOR CODE COMPLIANCE.’ One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, and may be kept at the site of work or made available at time of inspection, and shall be open to inspection by the Building Official.”

5. Section R106.6 Electronic submission. This Section shall be added and shall read as follows:

“Where design documents including, but not limited to, plot plans, site plans, design drawings, and specifications, are originally created electronically, the Code Official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review.”

6. Section R108.6 Work commencing before permit issuance. Delete in its entirety and insert:

“Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by this Ordinance.

Exceptions:

1. Rough grading less than 5,000 square feet, not to include excavating for basements
2. Stakeouts and other similar preparatory actions.”

7. Section R109.5 Workmanship. This Section shall be added and shall read as follows:

“All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square, and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this Code, per industry standards, and in accordance with the manufacturer’s installation instructions.”

8. Section R112 Board of Appeals. Delete in its entirety and insert:

“For this purposes of this Code, appeals shall be governed by the provisions pertaining to appeals in Chapter 113 of the *International Building Code*, as amended by this Ordinance.”

9. Section R113.4 Violation penalties. Delete in its entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;
2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;
3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or
4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

10. Section R114.1 Notice to owner or the owner's authorized agent. Delete in its entirety and insert:

“Upon notice from the Building Official that work on any building or structure is being executed contrary to the provisions of this Code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner's authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

11. Section R114.2 Unlawful continuance. Delete in its entirety.

12. TABLE R301.2(1). Delete in its entirety and insert:

“CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	20 PSF
WIND DESIGN	
- Speed	115 MPH
- Topographic effects	No
- Special wind region	No
- Wind-borne debris zone	No
SEISMIC DESIGN CATEGORY	SDC C
SUBJECT TO DAMAGE FROM	
- Weathering	Severe
- Frost line depth	30 inches
- Termite	Moderate to Heavy
WINTER DESIGN TEMP	6° F
ICE BARRIER UNDERLAYMENT REQUIRED	No
FLOOD HAZARDS	(See Floodplain Administrator)
AIR FREEZING INDEX	963
MEAN ANNUAL TEMP	55° F

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

13. Section R302.1 Exterior walls. Delete in its entirety and insert:

“Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with

an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of dwellings and accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
4. Detached garages accessory to a dwelling located within 5 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this Code are permitted.
6. Cantilevered manufactured fireplaces protected with 5/8 Type X gypsum.
7. Uncovered decks.”

14. Section R302.2 Townhouses. Delete in its entirety and insert:

“Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2. The common wall shared by two townhouses shall be constructed without plumbing equipment, 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 in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

1. Where a fire sprinkler system in accordance with Section P2904 is provided, the common wall shall be not less than a 1-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263.
2. Where a fire sprinkler system in accordance with Section P2904 is not provided, the common wall shall be not less than a 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263, or the common wall shall be two independent 1-hour fire-resistance-rated wall assemblies.

15. Section R302.5.1 Opening protection. Delete in its entirety and insert:

“Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors.”

16. Section R302.13 Fire protection of floors. Delete in its entirety and insert:

“Floor assemblies that are not required elsewhere in this Code to be fire resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted. Fire blocking, draft stopping, fire taping, and/or additional framing is not required.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.
3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
 - 3.1. The aggregate area of the unprotected portions does not exceed 100 square feet (9.3 m²) per story.
 - 3.2. Areas of the floor assembly covered by metal plenum, trunk lines and steel structural beams shall be considered protected. The gypsum wallboard membrane shall be within 2 inches of all previously listed items.
4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2- inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.”

17. Section R303.1.1 Basements and cellars. This Section shall be added and shall read as follows:

“The glazing area in basements and cellars shall not be less than one percent (1%) of the floor area served and shall be openable for natural ventilation.”

18. Section R303.4 Mechanical ventilation. Delete in its entirety and insert:

“Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour where tested with a blower door at a pressure of 0.2 inch w.c (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3.”

19. Section R303.5.2 Exhaust openings. Delete in its entirety and insert:

“Exhaust air shall not be directed below 6 feet and 8 inches onto public walkways.”

20. Section R303.8 Exterior stairway illumination. Delete in its entirety and insert:

“Exterior stairways shall be provided with an artificial light source. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.”

21. Section R306.50 Hose bibb. This Section shall be added and shall read as follows:

“Every dwelling shall be equipped with two (2) remote outside frost-proof hose bibbs which shall be protected from backflow in accordance with Section P2902.4.3 of this Code.”

22. Section R306.6 Floor drain. This Section shall be added and shall read as follows:

“All basements shall be equipped with a floor drain within twenty (20) feet of heating/cooling system(s) and water heaters and which shall comply with Chapter 27, Section P2719 of this Code.”

23. Section R309.5 Fire sprinklers. Delete in its entirety and insert:

“Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence in accordance with Section 67.281, RSMo. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft². Garage doors shall not be considered obstructions with respect to sprinkler placement.”

24. Section R310.1 Emergency escape and rescue opening required. Delete in its entirety and insert:

“Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

1. Storm shelters and basements used only to house mechanical equipment not exceeding a total floor area of 200 square feet (18.58 m²).
2. Emergency escape and rescue openings are not required in basements (other than sleeping rooms) provided the basement was built prior to January 1, 2018.”

25. Section R311.3 Floors and landings at exterior doors. Delete in its entirety and insert:

“There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a dimension of not less

than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

Exceptions:

1. Exterior balconies less than 60 square feet (5.6 m^2) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.
2. Doors that are not required egress doors and are served by a stairway with no more than 3 risers.
3. Doors protected by a guard in accordance with this Code.
4. Doors protected in a manner approved by the Building Official.”

26. Section R311.3.2 Floor elevations for other exterior doors. Delete in its entirety and insert:

“Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches (196 mm) below the top of the threshold.

Exception: A top landing is not required where a stairway of not more than three risers is located on the exterior side of the door, provided that the door does not swing over the stairway.”

27. Section R311.7.6 Landings for stairways. Delete in its entirety and insert:

“There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception:

1. A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.
2. Where not required by Section R311.3 and Section R311.3.2.”

28. Section R313.1 Townhouse automatic fire sprinkler systems. Delete in its entirety and insert:

“An automatic residential fire sprinkler system shall be installed in townhouses, in accordance with R313.90.

Exception:

An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.”

29. Section R313.2 One- and two-family dwellings automatic fire systems. Delete in its entirety and insert:

“An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings, in accordance with R313.90.

Exception:

An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.”

30. Section R313.3 Sprinklers in Residential Structures. This Section shall be added and shall read as follows:

“Notwithstanding the provisions of the Building Code and Residential Code, as adopted and amended by the City of Flint Hill, Missouri, and in accordance with Section 67.281, RSMo., a builder of one- or two-family dwellings or townhouses 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 or townhouse. Notwithstanding any other provision of law to the contrary, no purchaser of such a one- or two-family dwelling or townhouse shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or townhouse being purchased by any code, ordinance, rule, regulation, order, or resolution by the City of Flint Hill, Missouri.”

31. Section R403.1.1 Minimum size. Delete in its entirety and insert:

“The minimum width, W, and thickness, T, for concrete footings shall be in accordance with Tables R403.1(1), through R403.1(4) and Figure R403.1(1) or R403.1.3, as applicable. The footing width shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Footing projections, P, shall be not less than 2 inches (51 mm) and shall not exceed the thickness of the footing. Footing thickness and projection for fireplaces shall be in accordance with Section R1001.2. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).”

32. Table R403.1(4). This Section shall be added and shall read as follows:

“MINIMUM WIDTH OF CONCRETE, PRECAST AND MASONRY FOOTINGS (inches). 6 Inch minimum thickness

LOAD BEARING VALUE OF SOIL (PSF)	1,500	2,000	3,000	>=4,000

Conventional Light-frame construction				
- 1-story	17	16	16	16
- 2-story	20	16	16	16
- 3-story	23	17	16	16
Masonry veneer over light frame				
- 1-story	21	16	16	16
- 2-story	26	20	16	16
- 3-story	32	24	16	16

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479 kPa.”

33. Section R403.1.4.1 Frost protection. Delete in its entirety and insert:

“Except where otherwise protected from frost, foundation walls, piers, and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

1. Extended below the frost line specified in Table R301.2.(1).
2. Constructed in accordance with Section R403.3.
3. Constructed in accordance with ASCE 32.
4. Erected on solid rock.

Exceptions:

1. Protection of freestanding accessory structures with an area of 200 square feet (18.5 m^2) or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Protection of freestanding accessory structures with an area of 200 square feet (18.5 m^2) or less, of other than light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
3. Decks not supported by a dwelling and not more than 4 feet (1.22 m) above the surrounding grade need not be provided with footings that extend below the frost line.”

34. Section R403.1.7 Footings on or adjacent to slopes. Delete in its entirety and insert:

“The placement of buildings and structures on or adjacent to slopes steeper than one-unit vertical in three units horizontal (33.3 percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.4, or designed and sealed by a registered engineer licensed in the State of Missouri with approval from the Building Official.”

35. Section R404.1.3.2 Reinforcement for foundation walls. Delete in its entirety and insert:

“Concrete foundation walls shall be laterally supported at the top and bottom. Horizontal reinforcement shall be provided in accordance with Table R404.1.2(1). Vertical reinforcement shall be provided in accordance with Table R404.1.2(2), R404.1.2(3), R404.1.2(4), R404.1.2(5), R404.1.2(6), R404.1.2(7) or R404.1.2(8). Vertical reinforcement for flat basement walls retaining 4 feet (1219 mm) or more of unbalanced backfill is permitted to be determined in accordance with Table R404.1.2(9). For basement walls supporting above-grade concrete walls, vertical reinforcement shall be the greater of that required by Tables R404.1.2(2) through R404.1.2(8) or by Section R608.6 for the above-grade wall. In buildings assigned to Seismic Design Category D0, D1 or D2, concrete foundation walls shall also comply with Section R404.1.4.2.

Exception: Where unstable soil or ground water conditions do not exist, concrete foundation walls may be constructed in accordance with Table R404.1.2(10).”

36. Table R404.1.2(10) Concrete Foundation Walls. Delete in its entirety and insert:

Maximum Wall Height	Maximum Depth of Unbalanced Backfill	Minimum Nominal Wall Thickness
8'-0"	7'-6" or less	8" (Note a)
9'-0"	8'-6" or less	10" (Note b)
10'0"	9'-6" or less	12" (Note c)

- Concrete foundation walls may be constructed a minimum of nominal 8 inches thick where the wall height from the top of the footing to the top of the wall does not exceed 8 feet. A minimum of two #4 reinforcing bars shall be placed horizontally in the top and bottom of the foundation wall. A minimum of two #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24 inches beyond the corners of the openings.
- Concrete foundation walls may be constructed a minimum of nominal 10 inches thick. A minimum of two #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of two #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24 inches beyond the corners of the openings.
- Concrete foundation walls may be constructed a minimum of nominal 12 inches thick. A minimum of three #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of two #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24 inches beyond the corners of the openings.

- d. The concrete minimum wall thickness shall be 8 inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when maximum wall height is 8 feet.
- e. The concrete minimum wall thickness shall be 10 inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when the maximum wall height is 9 feet.
- f. The concrete minimum wall thickness shall be 12 inches for foundation walls in soil classes SC, MH, ML-CL and inorganic CL when the maximum wall height is 10 feet.”

37. Section R405.1 Concrete or masonry foundations. Delete in its entirety and insert:

“Drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe, or other approved systems or materials 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 not less than 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock not less than one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

Exception:

- 1. A drainage system is not required where the foundation is installed on well-drained ground or sand-gravel mixture soils according to the Unified Soil Classification System, Group I soils, as detailed in Table R405.1.
- 2. Drains provided as detailed in Section R405.1.90 are approved as an alternative method to meet the requirements of this Section.”

38. Section R405.1.2 Soil evaluations. This Section shall be added and shall read as follows:

“An evaluation of the soil for the presence or absence of ground water is required. The evaluation report shall be based on either a subsurface soil investigation or satisfactory data from adjacent areas together with an inspection of the excavation prior to pouring concrete.”

39. Section R405.1.2.1 Ground water present. This Section shall be added and shall read as follows:

“Provide drain tile, perforated pipe or other approved foundation drainage systems around perimeter of the outside of the foundation and inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.”

40. **Section R405.1.2.2 No ground water present.** This Section shall be added and shall read as follows:

“Provide drain tile, perforated pipe or other approved foundation drainage systems around perimeter of the outside of the foundation or inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.”

41. **Section R405.1.2.3 Filter membranes.** This Section shall be added and shall read as follows:

“An approved filter membrane shall be placed over the top of the joints/pipe perforations. The tile/pipe shall be placed on 2 inches minimum gravel or crushed stone and have 6 inch minimum cover.”

42. **Section R405.1.2.4 Drainage system.** This Section shall be added and shall read as follows:

“Drainage system shall discharge by gravity to daylight or be connected to an approved sump (18 inches in diameter x 24 inches deep with fitted cover) with pump. A sump pit shall be provided in each basement with pump discharge by an approved method, exception may be granted by the Building Official.”

43. **Section R507.2.4 Deck lateral load connection.** Delete in its entirety and insert:

“The lateral load connection required by Section R507.1 shall be one of the following methods:

1. In accordance with Figure R507.2.3(1) with hold-down tension devices installed in not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds (6672 N).
2. In accordance with Figure R507.2.3(2) with hold-down tension devices installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds (3336 N).
3. Using knee braces extending from the floor system to the posts.
4. Using a diagonal brace across the floor system installed below the floor system and attached using two (2) 10d nails through the brace into each joist, or by a metal diagonal brace “cut-in” and attached to the top chords of the joist.”

44. **Table R602.7.5.** Delete in its entirety and insert:

“MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS (a)

ULTIMATE DESIGN WIND SPEED AND EXPOSURE CATEGORY			
MAXIMUM SPAN (feet)	HEADER	<140 mph, Exposure B or < 130 mph, Exposure C	<115 mph, Exposure B (b)
4	1	1	
6	2	1	
8	2	1	
10	3	2	
12	3	2	
14	3	2	
16	4	2	
18	4	2	

- a. For header spans between those given above, use the minimum number of full-height studs associated with the larger header span.
- b. The tabulated minimum number of full-height studs is applicable where jack studs are provided to support the header at each end in accordance with Table R602.7(1). Where framing anchors are used to support the header in lieu of a jack stud in accordance with footnote “d” of Table R602.7(1), the minimum number of full-height studs at each end of a header shall be in accordance with requirements for wind speed <140 mph, Exposure B. R602.10.5.90 Tall wall areas. Provided the required number and size of brace wall panels is provided for each story in accordance with this Code, and the requirements for walls in R602 are followed, additional engineered design for tall wall areas such as atriums, foyers, stairs, great rooms, etc. shall not be required.”

45. Section R905.2.8.2 Valleys. Delete in its entirety and insert:

“Valley linings shall be installed in accordance with the manufacturer’s instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion resistant metals in Table R905.2.8.2.
2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D 3909 or ASTM D 6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.
3. For closed valleys (valley covered with shingles), valley lining of two-ply of 15 pound felt complying with ASTM D 226 Type I, ASTM D 4869 Type I, or

ASTM D 6757 or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D 1970 shall be permitted in lieu of the lining material.”

46. Section R905.2.8.5 Drip edge. Delete in its entirety and insert:

“A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) on-center with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment along rake edges.

Exception: Unless drip edge specifically is required by the Manufacturer’s Installation Instructions of the roofing, metal wrapped fascia extending 1 inch under the roof covering with the underlayment installed over it shall be deemed to meet the requirements of this section.”

47. Section R1004.5 Required fire separation enclosure. This Section shall be added and shall read as follows:

“All prefabricated metal chimneys shall be enclosed in a fire-resistant shaft with one (1) layer of five-eighths (5/8) inch type ‘X’ gypsum board from the fireplace connector to the underside of the roof sheathing, securely attached with framing material. When the chimney chase is located on an exterior wall of the structure, it need only be separated by lining the wall between the chimney chase and the exterior wall with five-eighths (5/8) type ‘X’ inch gypsum board. All joints are to be tight within one-eighth (1/8) of an inch or tape with joint compound. Required clearances shall be maintained between the chimney and the gypsum board per chimney manufacturer’s specifications.”

48. Section R1005.7 Factory-built chimney offsets. This Section shall be added and shall read as follows:

“Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees (0.52 rad) from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Exception: When allowed by the manufacturer’s installation instructions.”

49. Section N1101.6 (R202) Defined terms. Add the following:

“PROJECTION FACTOR: The ratio of the horizontal depth of an overhang, eave, or permanently attached shading device, divided by the distance measured vertically from the bottom of the fenestration glazing to the underside of the overhang, eave, or permanently attached shading device.”

50. Section N1101.13 (R401.2) Compliance. Delete in its entirety and insert:

“Projects shall comply with one of the following:

1. Sections N1101.14 through N1104 as amended.
2. Section N1105 and the provisions of Sections N1101.14 through N1104 labeled 'Mandatory.'
3. An energy rating index (ERI) approach in Section N1106."

51. **Section N1101.14 (R401.3) Certificate (Mandatory).** Delete in its entirety and insert:

"Unless otherwise presented to the homeowner and Code Official in writing, a permanent certificate shall be completed by the builder or registered design professional and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawl space wall, and/or floor) and ducts outside conditioned spaces, U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling, and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters."

52. **Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirements by Component (a).** Delete in its entirety and insert:

"INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (a)

CLIMATE ZONE	4	
FENESTRATION U-FACTOR	0.35	
SKYLIGHT U-FACTOR	0.60	See Note b
GLAZED FENESTRATION SHGC	NR	
CEILING R-VALUE 38	38	
WOOD FRAME WALL R-VALUE	13	
MASS WALL R-VALUE	8 / 13	See Note i
FLOOR R-VALUE	19	
BASEMENT WALL R-VALUE	0	See Note j
SLAB R-VALUE AND DEPTH	10, 2 ft	See Note d

CRAWL SPACE WALL R- VALUE	10 / 13	See Note c
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- a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. “15/19” means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. “15/19” shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. “10/13” means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
- e. Intentionally omitted.
- f. Intentionally omitted.
- g. Intentionally omitted.
- h. Intentionally omitted.
- i. The second R-value applies when more than half the insulation is on the interior of the mass wall.
- j. Band boards and cripple walls shall be insulated to R-13.”

53. Section N1102.1.5 (R402.1.5) Total UA alternative. Delete in its entirety and insert:

“If the total building thermal envelope UA (sum of U-factor times assembly area) is less than or equal to the total UA resulting from using the U-factors in Table N1102.1.4 (multiplied by the same assembly area as in the proposed building), the building shall be considered in compliance with Table N1102.1.2. The UA calculation shall be done using a method consistent with the most recent edition of the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. The SHGC requirements shall be met in addition to UA compliance.

Exception: In Climate Zone 4, permanently shaded vertical fenestration shall be permitted to satisfy SHGC requirements. The projection factor of an overhang, eave, or permanently attached shading device shall be greater than or equal to the value listed in Table

N1102.2.2.1 for the appropriate orientation. The minimum projection shall extend beyond each side of the glazing a minimum of 12 inches. Each orientation shall be rounded to the nearest cardinal orientation (+/- 45 degrees or 0.79 rad) for purposes of calculations and demonstrating compliance.”

54. **TABLE N1102.1.5 Minimum projection factor required by orientation for SHGC.** This Section shall be added and shall read as follows:

“MINIMUM PROJECTION FACTOR REQUIRED BY ORIENTATION FOR SHGC

ORIENTATION	PROJECTION FACTOR
North	≥ 0.40 (a)
South	≥ 0.20
East	≥ 0.50
West	≥ 0.50

a. For the north orientation, a vertical projection located on the west-edge of the fenestration with the equivalent of $PF > 0.15$ shall also satisfy the minimum projection factor requirements.”

55. **Section N1102.2.4.1 Doors (except overhead garage doors).** This Section shall be added and shall read as follows:

“All metal doors shall be insulated.”

56. **Table N1102.4.1.1 (402.4.1.1). Barrier and Insulation Installation.** Delete in its entirety and insert:

“Air Barrier and Insulation Installation

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.

Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within comers and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawl-space walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the

		available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall by means such as, but not limited to, a gasketed fixture.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

57. **Section N1102.4.1.2 (R402.4.1.2) Testing Option.** Delete in its entirety and insert:

“If testing is elected, the building or dwelling unit shall be tested and verified as having an air leakage rate of less than five air changes per hour. Testing shall be conducted in

accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inches w.g. (50 pascals).

Where required by the Code Official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the Code Official. Testing shall be performed at any time after creation of all penetrations of the building thermal envelope.

During testing:

1. Exterior windows and doors, fireplaces, and stove doors shall be closed, but not sealed, beyond the intended weather stripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft, and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, if installed at the time of the test, shall be open.
4. Exterior doors for continuous ventilation systems and heat recovery ventilators shall be closed and sealed.
5. Heating and cooling systems, if installed at the time of the test, shall be turned off.
6. Supply and return registers, if installed at the time of the test, shall be fully open.”

58. Section N1102.4.1.90 Inspection option. This Section shall be added and shall read as follows:

“The items listed in Table N1102.4.1.1 (402.4.1.1), applicable to the method of construction, may be field verified.”

59. Section N1102.4.4 (R402.4.4) Rooms containing fuel-burning appliances. Delete in its entirety and insert:

“In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table N1102.1.2, where the walls, floors and ceilings shall meet a minimum of the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section N1103. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

Exceptions:

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.

2. Fireplaces and stoves complying with Sections N1102.4.2 and R1006.
3. Mechanical equipment in an unfinished space.”

60. **Section N1103.1.1 (R403.1.1) Programmable thermostat.** Delete in its entirety.

61. **Section N1103.3.2 (R403.3.2) Sealing (Mandatory).** Delete in its entirety and insert:
“Ducts, air handlers, and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code or Section M1601.4.1 of this Code, as applicable.

Exceptions:

1. Air-impermeable spray foam products shall be permitted to be applied without additional joint seals.
2. For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams, and locking-type joints and seams of other than the snap-lock and button-lock types.
3. Sealing is not required where the air handler and ducts are located within conditioned space as determined by the Code Official.

62. **Section N1103.3.3 (R403.3.3) Duct testing (Optional).** Delete in its entirety and insert:
“Ducts may be pressure tested to determine air leakage by one of the following methods:

1. Rough-in test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the system, including the manufacturer’s air handler enclosure if installed at the time of the test. All registers shall be taped or otherwise sealed during the test.
2. Post-construction test: Total leakage shall be measured with a pressure differential of 0.1 inch w.g. (25 Pa) across the entire system, including the manufacturer’s air handler enclosure. Registers shall be taped or otherwise sealed during the test.

Exception: A duct air leakage test shall not be required where the ducts and air handlers are located entirely within the building thermal envelope. A written report of the results of the test shall be signed by the party conducting the test and provided to the Code Official.”

63. **Section N1103.3.5 (R403.3.5) Building cavities (Mandatory).** Delete in its entirety.

64. **Section N1103.4.1 (R403.4.1) Protection of piping insulation.** Delete in its entirety and insert:
“Piping insulation exposed to weather shall be protected from damage, including that caused by sunlight, moisture, equipment maintenance and wind, and shall provide shielding from solar radiation that can cause degradation of the material. Adhesive tape shall not be permitted.

Exception: Line sets between the structure and the condensing unit.”

65. Section N1103.5.3 (R403.5.3) Hot water pipe insulation (Prescriptive). Delete in its entirety and insert:

“Insulation for hot water pipe with a minimum thermal resistance (R-value) of R-3 shall be applied to the following:

1. Piping larger than 3/4 inch (19 mm) in nominal diameter.
2. Piping serving more than one dwelling unit.
3. Piping located outside the conditioned space.
4. Piping from the water heater to a distribution manifold.
5. Piping located under a floor slab.
6. Buried in piping.
7. Supply and return piping in recirculation systems other than demand recirculation systems.”

66. Section N1103.6 (R403.6) Mechanical ventilation. Delete in its entirety and insert:

“Mandatory where required by N1102.4.1.2. If, in accordance with N1102.4.1.2, the resulting air changes per hour (ACH) at 50 Pascals is less than 5 air changes per hour, the building shall be provided with ventilation that meets the requirements of Section M1507 of this Code or the International Mechanical Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.”

67. Section N1104.1 (R404.1) Lighting equipment (Optional). Delete in its entirety and insert:

“Not less than 75 percent of the lamps in permanently installed lighting fixtures shall be high efficacy lamps or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

Exception: Low-voltage lighting.”

68. TABLE N1105.5.2(1) Specifications for the standard reference and proposed designs. Delete in its entirety and insert:

“SPECIFICATIONS FOR THE STANDARD REFERENCE AND PROPOSED DESIGNS

BUILDING COMPONENT	STANDARD REFERENCED DESIGN	PROPOSED DESIGN
Above-grade Walls	Type: mass wall if proposed wall is mass; otherwise wood frame	As proposed
	Gross area: same as proposed	As proposed

	U-factor: as specified in Table N1102.1.4	As proposed
	Solar absorptance = 0.75	As proposed
	Remittance = 0.90	As proposed
Basement and crawl space walls	Type: same as proposed	As proposed
	Gross area: same as proposed	As proposed
	U-factor: from Table N1102.1.4, with insulation layer on interior side of walls	As proposed
Above-grade floors	Type: wood frame	As proposed
	Gross area: same as proposed	As proposed
	U-factor: as specified in Table N1102.1.4	As proposed
Ceilings	Type: wood frame	As proposed
	Gross area: same as proposed	As proposed
	U-factor: as specified in Table N1102.1.4	As proposed
Roofs	Type: composition shingle on wood sheathing	As proposed
	Gross area: same as proposed	As proposed
	Solar absorptance= 0.75 As proposed Emittance = 0.90	As proposed
Attics	Type: vented with aperture = 1 ft ² per 300 ft ² ceiling area	As proposed
Foundations	Type: same as proposed	As proposed
	Foundation wall area above and below grade and soil characteristics: same as proposed	As proposed
Opaque doors	Area: 40 ft ²	As proposed
	Orientation: North	As proposed
	U-factor: same as fenestration from Table N1102.1.4	As proposed
Vertical fenestration other than opaque doors	Total area b = 15 percent of the conditioned floor area	As proposed
	Orientation: equally distributed to 4 cardinal compass orientations (N, E, S and W)	As proposed
	U-factor: as specified in Table N1102.1.4 SHGC: as specified in Table N1102.1.2, except that for climates with no requirement	As proposed

	(NR) SHGC = 0.40 shall be used	
	Interior shade fraction: 0.92 - (0.21 x SHGC for the standard reference design)	0.92 - (0.21 x SHGC as proposed)
	External shading: none	As proposed
Skylights	None	As proposed
Thermally isolated sunrooms	None	As proposed
Air exchange rate	<p>Air leakage rate of 5 air changes per hour at a pressure of 0.2 inches w.g. (50 Pa). The mechanical ventilation rate shall be in addition to the air leakage rate and the same as in the proposed design, but no greater than $0.01 \times \text{CFA} + 7.5 \times (\text{Nbr} + 1)$</p> <p>where: CFA = conditioned floor area Nbr = number of bedrooms</p> <p>Energy recovery shall not be assumed for the mechanical.</p>	For residences that are not tested, the same air leakage rate as the standard reference design. For tested residences, the measured air exchange rate mechanical ventilation rate b shall be in addition to the air leakage rate and shall be proposed.
Mechanical ventilation	<p>None, except where mechanical ventilation is specified by the proposed design, in which case:</p> <p>Annual vent fan energy use: $\text{kWh/yr} = 0.03942 \times \text{CFA} + 29.565 \times (\text{Nbr} + 1)$</p> <p>Where:</p> <p>CFA = conditioned floor area Nbr = number of bedrooms</p>	As proposed
Internal gains	$\text{IGain} = 17,900 + 23.8 \times \text{CFA} + 4104 \times \text{Nbr}$ (Btu/day per dwelling unit)	Same as standard reference design
Internal mass	An internal mass for furniture and contents of 8 pounds per square foot of floor area.	Same as standard reference design, plus any additional mass specifically designed as a thermal storage element but not integral to the building envelope or structure.

Structural mass	For masonry floor slabs, 80% of floor area covered by R-2 carpet and pad, and 20% of floor directly exposed to room air.	As proposed
	For masonry basement walls, as proposed, but with insulation required by Table R402.1.4 located on the interior side of the walls.	As proposed
	For other walls, for ceilings, floors, and interior walls, wood frame construction.	As proposed
Heating systems d, e	Fuel type: same as the proposed design. Efficiencies: Electric: air-source heat pump with prevailing federal minimum standards. Non-electric furnaces: natural gas furnace with prevailing federal minimum standards. Non-electric boilers: natural gas boiler with prevailing federal minimum standards.	As proposed
	Capacity: sized in accordance with Section N1103.7	
Cooling systems d, f	Fuel type: electric Efficiency: in accordance with prevailing federal minimum standards Capacity: sized in accordance with Section N1103.7.	As proposed
Service water heating d, e, f	Fuel type: same as proposed design Efficiency: in accordance with prevailing federal minimum standards Use: gal/day = 30 + 10 x Nbr Tank temperature: 120° F. Where: Nbr = number of bedrooms	As proposed Same as standard reference
Thermal distribution systems	Duct insulation: from Section N1103.2.1 A thermal distribution system efficiency (DSE) of 0.88 shall	As tested or specified in Table R405.5.2(2) if not tested. Duct insulation shall be as proposed.

	be applied to both the heating and cooling system efficiencies for all systems other than tested duct systems. For tested duct systems, the leakage rate shall be 4 cfm (113.3 L/min) per 100 ft ² (9.29 m ²) of conditioned floor area at a pressure of differential of 0.1 inches w.g. (25 Pa.)	
Thermostat	Type: Manual, cooling temperature setpoint = 75° F. Heating temperature setpoint = 72° F	Same as standard reference

For SI: 1 square foot = 0.93 m²; 1 British thermal unit = 1055J; 1 pound per square foot = 4.88 kg/ m²; 1 gallon (US) = 3.785 L; °C = (°F-32)/1.8; 1 degree = 0.79 rad

- a. Where required by the Code Official, testing shall be conducted by an approved party. Hourly calculations as specified in the ASHRAE Handbook of Fundamentals, or the equivalent, shall be used to determine the energy loads resulting from infiltration.
- b. The combined air exchange rate for infiltration and mechanical ventilation shall be determined in accordance with Equation 43 of 2001 ASHRAE and book of Fundamentals, page 26.24, and the "Whole-house Ventilation" provisions of 2001 ASHRAE Handbook of Fundamentals, page 26.19, for intermittent mechanical ventilation.
- c. Thermal storage element shall mean a component not part of the floors, walls, or ceilings that is part of a passive solar system, and that provides thermal storage such as enclosed water columns, rock beds, or phase change containers. A thermal storage element must be in the same room as fenestration that faces within 15 degrees (0.26 rad) of true south, or must be connected to such a room with pipes or ducts that allow the element to be actively charged.
- d. For a proposed design with multiple heating, cooling or water heating systems using different fuel types, the applicable standard reference design system capacities and fuel types shall be weighted in accordance with their respective loads as calculated by accepted engineering practice for each equipment and fuel type present.

- e. For a proposed design without a proposed heating system, a heating system with the prevailing federal minimum efficiency shall be assumed for both the standard reference design and proposed design.
- f. For a proposed design home without a proposed cooling system, an electric air conditioner with the prevailing federal minimum efficiency shall be assumed for both the standard reference design and the proposed design.
- g. For a proposed design with a non-storage-type water heater, a forty-gallon storage-type water heater with the prevailing federal minimum energy factor for the same fuel as the predominant heating fuel type shall be assumed. For the case of a proposed design without a proposed water heater, a forty-gallon storage-type water heater with the prevailing federal minimum efficiency for the same fuel as the predominant heating fuel type shall be assumed for both the proposed design and standard reference design.”

69. Section M1301.2 Identification. Delete in its entirety and insert:

“Each length of pipe and tubing as produced by the manufacturer and prior to use in the field, and each pipe fitting utilized in a mechanical system shall bear the identification of the manufacturer.

Exception: Line sets and similar materials, provided the installer can provide documentation related to the material used such as, but not limited to, a receipt, invoice, or container.”

70. Section M1305.1.4.1 Ground clearance. Delete in its entirety and insert:

“Equipment and appliances supported from the ground shall be level and firmly supported on a concrete slab or other approved material extending not less than 2 inches (50.8 mm) above the adjoining ground. Such support shall be in accordance with the manufacturer’s installation instructions. Appliances suspended from the floor shall have a clearance of not less than 6 inches (152 mm) from the ground.”

71. Section M1305.1.4.3 Electrical requirements. Delete in its entirety and insert:

“A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be installed at or near the appliance location in accordance with Chapter 39. Exposed lamps shall be protected from damage by location or lamp guards.

Exception: Basements”

72. Section M1307.2 Anchorage of appliances. Delete in its entirety and insert:

“Appliances designed to be fixed in position shall be fastened or anchored in an approved manner. In Seismic Design Categories D0, D1 and D2, water heaters and thermal storage units shall be anchored or strapped to resist horizontal displacement caused by earthquake motion in accordance with one of the following:

1. Anchorage and strapping shall be designed to resist a horizontal force equal to one-third of the operating weight of the water heater storage tank, acting in any horizontal direction. Strapping shall be at points within the upper one-third and lower one-third of the appliance's vertical dimensions. At the lower point, the strapping shall maintain a minimum distance of 4 inches (102 mm) above the controls.
2. The anchorage strapping shall be in accordance with the appliance manufacturer's recommendations.”

73. **Section M1411.3.1 Auxiliary and secondary drain systems.** Delete in its entirety and insert:

“In addition to the requirements of Section M1411.3, a secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8 unit vertical in 12 units horizontal (1-percent slope). Drain piping shall be not less than 3/4-inch (19 mm) nominal pipe size. One of the following methods shall be used:

1. An auxiliary drain pan with a separate drain shall be installed under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1.5 inches (38 mm), shall be not less than 3 inches (76 mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a minimum thickness of not less than No. 26 Gage. Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).
2. A separate overflow drain line shall be connected to the drain pan installed with the equipment. This overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection.
3. An auxiliary drain pan without a separate drain line shall be installed under the coils on which condensation will occur. This pan shall be equipped with a water level detection device conforming to UL 508 that will shut off the equipment served prior to overflow of the pan. The pan shall be equipped with a fitting to allow for drainage. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section.
4. A water level detection device conforming to UL 508 shall be installed that will shut off the equipment served in the event that the primary drain is

blocked. The device shall be installed in the primary drain line, the overflow drain line or the equipment supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan.”

74. **Section M1411.8 Locking access port caps.** Delete in its entirety.

75. **Section M1502.4.1 Material and size.** Delete in its entirety and insert:

“Exhaust ducts shall have a smooth interior finish and be constructed of metal having a minimum thickness of 0.0157 inches (0.3950 mm). The duct shall be 4 inches (102 mm) nominal in diameter.”

76. **Section M1502.4.2 Duct installation.** Delete in its entirety and insert:

“Exhaust ducts shall be supported at intervals not to exceed 12 feet (3658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1. Ducts shall not be joined with fasteners that protrude more than 1/8 inch (3.2 mm) into the inside of the duct.”

77. **Section M1503.4 Makeup air required.** Delete in its entirety and insert:

“Exhaust hood systems capable of exhausting in excess of 600 cubic feet per minute (0.285m³/s) shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not less than one damper. Each damper shall be a gravity damper or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be accessible for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced.”

78. **Section M1601.1.1 Above-ground duct systems.** Delete in its entirety and insert:

“Above-ground duct systems shall conform to the following:

1. Equipment connected to duct systems shall be designed to limit discharge air temperature to not greater than 250°F (121°C).
2. Factory-made ducts shall be listed and labeled, as produced by the manufacturer and prior to use in the field, in accordance with UL 181 and installed in accordance with the manufacturer’s instructions.
3. Fibrous glass duct construction shall conform to the SMACNA Fibrous Glass Duct Construction Standards or NAIMA Fibrous Glass Duct Construction Standards.
4. Field-fabricated and shop-fabricated metal and flexible duct constructions shall conform to the SMACNA HVAC Duct Construction Standards—Metal and Flexible or by Table M1601.1.1. Galvanized steel shall conform to ASTM A 653.

5. The use of gypsum products to construct return air ducts or plenums is permitted, provided that the air temperature does not exceed 125°F (52°C) and exposed surfaces are not subject to condensation.
6. Duct systems shall be constructed of materials having a flame spread index of not greater than 200.
7. Stud wall cavities and the spaces between solid floor joists to be used as air plenums shall comply with the following conditions:
 - 7.1. These cavities or spaces shall not be used as a plenum for supply air.
 - 7.2. These cavities or spaces shall not be part of a required fire-resistance-rated assembly.
 - 7.3. Stud wall cavities shall not convey air from more than one floor level. Stud wall cavities shall be sealed at the floor to not draft air from the living space between the flooring and drywall.
 - 7.4. Stud wall cavities and joist-space plenums shall be isolated from adjacent concealed spaces by tight-fitting fireblocking in accordance with Section R602.8.
 - 7.5. Stud wall cavities in the outside walls of building envelope assemblies shall not be utilized as air plenums.”

79. Section M1601.4.1 Joints, seams and connections. Delete in its entirety and insert:

“Longitudinal and transverse joints, seams and connections in metallic and nonmetallic ducts shall be constructed as specified in SMACNA HVAC Duct Construction Standards - Metal and Flexible and NAIMA Fibrous Glass Duct Construction Standards.

Joints of duct systems shall be made substantially airtight in an unconditioned area by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Closure systems used with rigid fibrous glass ducts shall comply with UL 181A and shall be marked 181A-P for pressure-sensitive tape, 181A-M for mastic or 181A-H for heat-sensitive tape. Closure systems used with flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked 181B-FX for pressure sensitive tape or 181B-M for mastic. Duct connections to flanges of air distribution system equipment or sheet metal fittings shall be mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked 181B-C. Crimp joints for round metal ducts shall have a contact lap of at least 1 inch and shall be mechanically fastened with at least three sheet metal screws or rivets equally spaced around the joint. Closure systems used to seal metal ductwork shall be installed in accordance with the manufacturer’s installation instructions.

Exceptions:

1. Spray polyurethane foam shall be permitted to be applied without additional joint seals.

2. Where a duct connection is made that is partially inaccessible, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.
3. Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressure less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.”

80. Section M1602.2 Return air openings. Delete in its entirety and insert:

“Return air openings for heating, ventilation and air conditioning systems shall comply with all of the following:

1. Openings shall not be located less than 10 feet (3048 mm) measured in any direction from an open combustion chamber or draft hood of another appliance located in the same room or space.
2. The amount of return air taken from any room or space shall be not greater than the flow rate of supply air delivered to such room or space.
3. Return and transfer openings shall be sized in accordance with the appliance or equipment manufacturers’ installation instructions, Manual D or the design of the registered design professional.
4. Return air shall not be taken from a closet, bathroom, toilet room, kitchen, garage, mechanical room, boiler room, furnace room or unconditioned attic.

Exceptions:

1. Taking return air from a kitchen is not prohibited where such return air openings serve the kitchen only, and are located not less than 10 feet (3048 mm) from the cooking appliances.
2. Dedicated forced-air systems serving only the garage shall not be prohibited from obtaining return air from the garage.
3. Taking return air from an unconditioned crawl space shall not be accomplished through a direct connection to the return side of a forced-air furnace. Transfer openings in the crawl space enclosure shall not be prohibited.
4. Return air from one dwelling unit shall not be discharged into another dwelling unit.
5. Return air may be taken from a bedroom closet over 64 square feet in area.”

81. Section M2105.19 Pipe penetrations. Delete in its entirety and insert:

“Openings for pipe penetrations in walls, floors and ceilings shall be larger than the penetrating pipe. Openings through concrete or masonry building elements shall be sleeved,

except where a drilled hole provides a natural and sufficient relieving arch as determined by the Code Official. The annular space surrounding pipe penetrations shall be protected in accordance with Section VP2606.1.”

82. Section G2408.4 (305.7) Clearances from grade. Delete in its entirety and insert:

“Equipment and appliances installed at grade level shall be supported on a level concrete slab or other approved material extending not less than 2 inches (50.8 mm) above adjoining grade or shall be suspended not less than 6 inches (152 mm) above adjoining grade. Such supports shall be installed in accordance with the manufacturer’s instructions.”

83. Section G2409.1 (308.1) Scope. Delete in its entirety and insert:

“This section shall govern the reduction in required clearances to combustible materials, including gypsum board, and combustible assemblies for chimneys, vents, appliances, devices and equipment. Clearance requirements for air-conditioning equipment and central heating boilers and furnaces shall comply with Sections G2409.3 and G2409.4.

Exception:

Where allowed by the Manufacturer’s Installation Instructions and approved by the Code Official.”

84. Section G2412.9 (401.9) Identification. Delete in its entirety and insert:

“Each length of pipe and tubing, as produced by the manufacturer and prior to use in the field, and each pipe fitting, utilized in a fuel gas system, shall bear the identification of the manufacturer.”

85. Section G2439.7.4.1 (614.8.4.1) Specified length. Delete in its entirety and insert:

“The maximum length of the exhaust duct shall be 35 feet (10 668 mm) from the connection to the transition duct from the dryer to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table M1502.4.5.1. The maximum length of the exhaust duct does not include the transition duct.”

86. Section G2442.4 (618.4) Prohibited sources. Delete in its entirety and insert:

“Outdoor or return air for forced-air heating and cooling systems shall not be taken from the following locations:

1. Closer than 10 feet (3048 mm) from an appliance vent outlet, a vent opening from a plumbing drainage system or the discharge outlet of an exhaust fan, unless the outlet is 3 feet (914 mm) above the outside air inlet.
2. Where there is the presence of objectionable odors, fumes or flammable vapors; or where located less than 10 feet (3048 mm) above the surface of any abutting public way or driveway; or where located at grade level by a sidewalk, street, alley or driveway.

3. A hazardous or insanitary location or a refrigeration machinery room as defined in the International Mechanical Code.
4. A room or space, the volume of which is less than 25 percent of the entire volume served by such system. Where connected by a permanent opening having an area sized in accordance with Section 2442.2, adjoining rooms or spaces shall be considered as a single room or space for the purpose of determining the volume of such rooms or spaces.

Exception: The minimum volume requirement shall not apply where the amount of return air taken from a room or space is less than or equal to the amount of supply air delivered to such room or space.

5. A room or space containing an appliance where such a room or space serves as the sole source of return air.

Exception: This shall not apply where:

1. The appliance is a direct-vent appliance or an appliance not requiring a vent in accordance with Section G2425.8.
2. The room or space complies with the following requirements:
 - a. The return air shall be taken from a room or space having a volume exceeding 1 cubic foot for each 10 Btu/h (9.6L/W) of combined input rating of all fuel burning appliances therein.
 - b. The volume of supply air discharged back into the same space shall be approximately equal to the volume of return air taken from the space.
 - c. Return-air inlets shall not be located within 10 feet (3048 mm) of a draft hood in the same room or space or the combustion chamber of any atmospheric burner appliance in the same room or space.
3. Rooms or spaces containing solid fuel-burning appliances, provided that return-air inlets are located not less than 10 feet (3048 mm) from the firebox of such appliances.
6. A closet, bathroom, toilet room, kitchen, garage, boiler room, furnace room or unconditioned attic.

Exceptions:

1. Where return air intakes are located not less than 10 feet (3048 mm) from cooking appliances and serve only the kitchen area, taking return air from a kitchen area shall not be prohibited.

2. Dedicated forced air systems serving only a garage shall not be prohibited from obtaining return air from the garage.
3. Return air may be taken from a bedroom closet over 64 square feet in area.
4. A crawl space by means of direct connection to the return side of a forced-air system. Transfer openings in the crawl space enclosure shall not be prohibited.”

87. Section P2503.5.1 Rough plumbing. Delete in its entirety and insert:

“DWV systems shall be tested on completion of the rough piping installation by water or by air, without evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed, as follows:

1. Water test. Each section shall be filled with water to a point not less than 5 feet (1524 mm) above the highest fitting connection in that section, or to the highest point in the completed system. Water shall be held in the section under test for a period of 15 minutes. The system shall prove leak free by visual inspection.
2. Air test. The portion under test shall be maintained at a gauge pressure of 5 pounds per square inch (psi) (34 kPa) or 10 inches of mercury column (34 kPa). This pressure shall be held without introduction of additional air for a period of 15 minutes.”

88. Section P2503.6 Shower liner test. Delete in its entirety.

89. Section P2602.1 General. Delete in its entirety and insert:

“The water-distribution system of any building or premises where plumbing fixtures are installed shall be connected to a public water supply system when the public water supply system is within 200 feet of the nearest property line of the property to be served. Where the public water-supply system is not located within 200 feet of the nearest property line of the property to be served, or connection to the public water-supply system is not feasible in the opinion of the Building Official, because connection would cause an undue hardship, including expense and/or impediments to laying and construction of connecting lines, keeping in mind that the purpose of this Ordinance is to provide for the protection of the public health, safety, and general welfare of the City, a private well may be used.

Private wells are permitted for the supply of water, subject to the requirements of connection to the public water supply under this Ordinance, as it may be hereinafter amended from time to time. A subdivision of property which results in the public water supply lying more than 200 feet from the nearest property line of the property on which the building is located, or which otherwise purports to result in exemption from City ordinance requirements for connection to the public water supply, will not exempt the property from the requirement for connection to the public water supply.

For any building within the City of Flint Hill which is connected to a private well, the owner or occupant of the building may install a water meter to measure the amount of water drawn from the water supply for purposes of measuring the volume of sanitary sewage treated. After the installation of the water meter, the owner or occupant of the building may request that the City charge the Volumetric Rate for sewer services, instead of the Water Consumption Figure, in accordance with Ordinance No. 2015-25 (Sewerage System Rate Ordinance), as amended from time to time. In order to be billed at the Volumetric Rate, the owner or occupant of the building must report the water meter readings to the City every month for one (1) year. After one (1) year of such reporting, the sewer system rate for the building may be set at the Volumetric Rate incurred during the initial year. The City may, from time to time, enter onto the property to inspect such water meters and/or the City may request, and in such case the building owner or occupant shall provide, water meter readings in order to determine if the Volumetric Rate must be adjusted due to higher monthly water use at the building.”

90. Section P2603.5 Freezing. Delete in its entirety and insert:

“Water, soil and waste pipes shall not be installed in exterior walls, crawl spaces or attics, unless approved by the Code Official upon a showing that such pipes installed in such locations are not at risk of freezing. Water service pipes shall be installed not less than 36 inches (915 mm) below grade.”

91. Section P2603.5.1 Sewer depth. Delete in its entirety and insert:

“Building sewers that connect to private sewage disposal systems shall be not less than 18 inches (453 mm) below finished grade at the point of septic tank connection. Building sewers shall be not less than 30 inches (762 mm) below grade.”

92. Section P2609.1 Identification. Delete in its entirety and insert:

“Each length of pipe and tubing, as produced by the manufacturer and prior to use in the field, and each pipe fitting, trap, fixture, material, and device utilized in a plumbing system shall bear the identification of the manufacturer and any markings required by the applicable referenced standards. Nipples created from the cutting and threading of approved pipe shall not be required to be identified.

Exception: Where the manufacturer identification cannot be marked on pipe fittings and pipe nipples because of the small size of such fittings, the identification shall be printed on the item packaging or on documentation provided with the item.”

93. Section P2801.8 Water heater seismic bracing. Delete in its entirety and insert:

“In Seismic Design Categories D0, D1 and D2, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer’s recommendations.”

94. Section P2903.5 Water hammer. Delete in its entirety and insert:

“The flow velocity of the water distribution system shall be controlled to reduce the possibility of water-hammer. Water-hammer arrestors shall be installed in accordance with the manufacturer’s instructions. Water-hammer arrestors shall conform to ASSE 1010. A water-hammer arrestor shall be installed where quick-closing valves are utilized.”

95. Section P2904.1 General. Delete in its entirety and insert:

“These regulations are subject to Section R313 of this Code as amended by the City. The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D or Section P2904, which shall be considered equivalent to NFPA 13D. Partial residential sprinkler systems shall be permitted to be installed only in buildings not required to be equipped with a residential sprinkler system. Section P2904 shall apply to stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose fire sprinkler system shall provide domestic water to both fire sprinklers and plumbing fixtures. A stand-alone sprinkler system shall be separate and independent from the water distribution system. A backflow preventer shall not be required to separate a stand-alone sprinkler system from the water distribution system.”

96. Section P2904.1.1 Required sprinkler locations. Delete in its entirety and insert:

“If installed as allowed by Section R313 of this Code as amended by the City, sprinklers shall be installed to protect all areas of a dwelling unit.”

97. Section P3103.1 Roof extension. Delete in its entirety and insert:

“Open vent pipes that extend through a roof shall be terminated not less than 12 inches (304 mm) above the roof or 4 inches (102 mm) above the anticipated snow accumulation, whichever is greater. Where a roof is to be used for assembly, as a promenade, observation deck or sunbathing deck or for similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.”

98. Section P3201.2.1 Trap seal protection. Delete in its entirety and insert:

“Traps seals of emergency floor drain traps and traps subject to evaporation shall be protected by one of the methods in Sections P3201.2.1.1 through P3201.2.1.4.

Exception: Basement floor drains with a deep trap seal used as a condensate drain.”

99. Section E3902.2 Garage and accessory building receptacles. Delete in its entirety and insert:

“125-volt, single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel.

Exception: Fastened in place garage door openers.”

100. Section E3902.5 Unfinished basement receptacles. Delete in its entirety and insert:

“125-volt, single-phase, 15- and 20-ampere receptacles installed in unfinished basements shall have ground-fault circuit interrupter protection for personnel. For purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and similar areas.

Exceptions:

1. A receptacle supplying only a permanently installed fire alarm or burglar alarm system. Receptacles installed in accordance with this exception shall not be considered as meeting the requirement of Section E3901.9.
2. Where a simplex receptacle is installed to serve an installed sump pump.”

101. Section E3902.16 Arc-Fault Circuit-Interrupter Protection. Delete in its entirety and insert:

“Branch circuits that supply 120-volt, single phase, 15- and 20-ampere outlets installed in bedrooms and sleeping areas shall be protected by any of following:

1. A listed combination-type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit.
2. A listed branch/feeder-type AFCI installed at the origin of the branch-circuit in combination with a listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet box on the branch circuit. The first outlet box in the branch circuit shall be marked to indicate that it is the first outlet of the circuit.
3. A listed supplemental arc protection circuit breaker installed at the origin of the branch circuit in combination with a listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet box on the branch circuit where all of the following conditions are met:
 - 3.1. The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.
 - 3.2. The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.
 - 3.3. The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit.
4. A listed outlet branch-circuit type arc-fault circuit interrupter installed at the first outlet on the branch circuit in combination with a listed branch-circuit overcurrent protective device where all of the following conditions are met:
 - 4.1. The branch-circuit wiring shall be continuous from the branch-circuit overcurrent device to the outlet branch-circuit arc-fault circuit interrupter.

4.2. The maximum length of the branch-circuit wiring from the branch-circuit overcurrent device to the first outlet shall not exceed 50 feet (15.2 m) for 14 AWG conductors and 70 feet (21.3 m) for 12 AWG conductors.

4.3. The first outlet box on the branch circuit shall be marked to indicate that it is the first outlet on the circuit.

4.4. The combination of the branch-circuit overcurrent device and outlet branch-circuit AFCI shall be identified as meeting the requirements for a system combination-type AFCI and shall be listed as such.

5. Where metal outlet boxes and junction boxes and RMC, IMC, EMT, Type MC or steel-armored Type AC cables meeting the requirements of Section E3908.8, metal wireways or metal auxiliary gutters are installed for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit.

6. Where a listed metal or nonmetallic conduit or tubing or Type MC cable is encased in not less than 2 inches (50.8 mm) of concrete for the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet, a listed outlet branch-circuit type AFCI installed at the first outlet shall be considered as providing protection for the remaining portion of the branch circuit.

Exception: AFCI protection is not required for an individual branch circuit supplying only a fire alarm system where the branch circuit is wired with metal outlet and junction boxes and RMC, IMC, EMT or steel-sheathed armored cable Type AC or Type MC meeting the requirements of Section E3908.8.”

102. Section E3902.17 Arc-fault circuit interrupter protection for branch circuit extensions or modifications. Delete in its entirety and insert:

“Where branch-circuit wiring is modified, replaced, or extended in any of the areas specified in Section E3902.16, the branch circuit shall be protected by one of the following:

1. A combination-type AFCI located at the origin of the branch circuit
2. An outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit.

Exception: AFCI protection shall not be required where the extension of the existing conductors is not more than 30 feet (9 m) in length and does not include any additional outlets or devices.”

103. Section E4002.14 Tamper-resistant receptacles. Delete in its entirety.

104. Section AE101.1 General. Delete in its entirety and insert:

“These provisions shall be applicable only to a manufactured home used as a single dwelling unit installed on any lot and shall apply to the following:

1. Construction, alteration and repair of any foundation system that is necessary to provide for the installation of a manufactured home unit.
2. Construction, installation, addition, alteration, repair or maintenance of the building service equipment that is necessary for connecting manufactured homes to water, fuel, or power supplies, and sewage systems.
3. Alterations, additions, or repairs to existing manufactured homes. The construction, alteration, moving, demolition, repair, and use of accessory buildings and structures, and their building service equipment, shall comply with the requirements of the Codes adopted by the City.

These provisions shall not be applicable to the design and construction of manufactured homes and shall not be deemed to authorize either modifications or additions to manufactured homes where otherwise prohibited.

Exception: In addition to these provisions, new and replacement manufactured homes to be located in flood hazard areas as established in Table R301.2(1) of the International Residential Code shall meet the applicable requirements of Section R322 of the International Residential Code.”

105. Section AE304.1 Permit fees. Delete in its entirety and insert:

“Fees shall be in accordance with Section R108 of the International Residential Code as adopted by the City.”

106. Section AE304.2 Plan review fees. Delete in its entirety.

107. Section AE304.3 Other provisions. Delete in its entirety.

108. Section AE304.3.1 Expiration of plan review. Delete in its entirety.

109. Section AE304.3.2 Investigation fees-work without a permit. Delete in its entirety.

110. Section AE304.3.2.1 Investigation. Delete in its entirety.

111. Section AE304.3.2.2 Fee. Delete in its entirety.

112. Section AE304.3.3 Fee refunds. Delete in its entirety.

113. Section AE304.3.3.1 Permit fee erroneously paid or collected. Delete in its entirety.

114. Section AE304.3.3.2 Permit fee paid when no work done. Delete in its entirety.

115. **Section AE304.3.3.3 Plan review fee.** Delete in its entirety.

116. **Section AJ102.3 Smoke detectors.** Delete in its entirety and insert:

“Regardless of the category of work, smoke detectors shall be provided where required by Section R314.2.2.”

117. **Section AJ501.1 Newly constructed elements.** Delete in its entirety and insert:

“Newly constructed elements, components, and systems shall comply with the requirements of this Code.

Exceptions:

1. Openable windows may be added without requiring compliance with the light and ventilation requirements of Section R303.
2. Newly installed electrical equipment shall comply with the requirements of Section AJ501.5.
3. An existing stairway being rebuilt shall not be required to comply with the requirements of Section R311.7.5 if the existing space and construction does not allow for a reduction in pitch or slope.”

118. **Section AJ501.8.1 Stair width.** Delete in its entirety and insert:

“Existing stairs and handrails not otherwise being altered or modified shall be permitted to maintain their current clear width at, above, and below existing handrails.”

119. **Section AJ501.8.2 Stair headroom.** Delete in its entirety and insert:

“Headroom height on existing stairs being altered or modified shall not be reduced below the existing stairway finished headroom. Existing stairs not otherwise being altered shall be permitted to maintain the current finished headroom.”

120. **Section AJ501.8.3 Stair landing.** Delete in its entirety and insert:

“Landings serving existing stairs being altered or modified shall not be reduced below the existing stairway landing depth and width. Existing stairs not otherwise being altered shall be permitted to maintain the current landing depth and width.”

121. **Section AM101.90 Sprinklers in Existing Buildings.** This Section shall be added and shall read as follows:

“Existing buildings used as a day care in accordance with this Appendix shall not be required to provide sprinkler systems.”

SECTION 6. 2015 INTERNATIONAL EXISTING BUILDING CODE

The City of Flint Hill, Missouri, hereby adopts the ***International Existing Building Code***, 2015 Edition, 1st Printing, as published by the International Code Council, Inc., with the following amendments.

1. Section 101.2 Scope. Delete in its entirety and insert:

“The provisions of the International Existing Building Code shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.

Exception:

Residential buildings and their accessory structures within the scope of the International Residential Code shall utilize the existing building provisions provided in appendix J of that Code.”

2. Section 103.1 Creation of enforcement agency. Delete in its entirety and insert:

“The Code Official shall be the enforcement officer for this Code.”

3. Section 103.2 Appointment. Delete in its entirety and insert:

“The Code Official shall be appointed as provided by ordinance of the City.”

4. Section 105.1 Required. Delete in its entirety and insert:

“Required permits shall comply with Section 105.1 of the Building Code of Flint Hill, Missouri.”

5. Section 105.1.1 Annual permit. Delete in its entirety.

6. Section 105.1.2 Annual permit records. Delete in its entirety.

7. Section 105.2 Work exempt from permit. Delete in its entirety and insert:

“The work items set forth in Section 105.2 of the Building Code of Flint Hill, Missouri, shall be exempt from permits.”

8. Section 105.5 Expiration. Delete in its entirety and insert:

“Every permit issued shall become invalid and expired unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 90 days each. The applicant shall request the extension in writing. The extension shall be granted only upon a showing of justifiable cause and substantial progress in the work authorized by the permit. If a permit expires pursuant to this provision, the Code Official may issue a new permit upon advance payment of an administrative penalty in the amount of the original permit fee or one hundred dollars (\$100.00), whichever is

less. The reissued permit must be picked-up by the applicant within seven (7) days of its issue date.”

9. Section 106.1 General. Delete in its entirety and insert:

“Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, and other data required by the Code Official shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the Code Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Code Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.”

10. Section 106.3.1 Approval of construction documents. Delete in its entirety and insert:

“Where the Code Official issues a permit, the construction documents shall be approved in writing or by a stamp that states ‘REVIEWED FOR CODE COMPLIANCE.’ One set of construction documents so reviewed shall be retained by the Code Official. The other set shall be returned to the applicant, and may be kept at the site of work or made available at time of inspection, and shall be open to inspection by the Code Official.”

11. Section 106.7 Electronic submission. This Section shall be added and shall read as follows:

“Where design documents including, but not limited to, plot plans, site plans, design drawings, and specifications, are originally created electronically, the Code Official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review.”

12. Section 109.7 Workmanship. This Section shall be added and shall read as follows:

“All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square, and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this Code, per industry standards, and in accordance with the manufacturer’s installation instructions.”

13. Section 112.1 General. Delete in its entirety and insert:

“For this purposes of this Code, appeals shall be governed by the provisions pertaining to appeals in Chapter 113 of the *International Building Code*, as amended by this Ordinance.”

14. Section 112.2 Limitations on authority. Delete in its entirety.

15. Section 112.3 Qualifications. Delete in its entirety.

16. Section 113.4 Violation penalties. Delete in its entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;

2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;

3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or

4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

17. Section 114.2 Issuance. Delete in its entirety and insert:

“The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner’s authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

18. Section 1401.2 Applicability. Delete in its entirety and insert:

“Structures existing prior to April 8, 1968, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.”

SECTION 7. 2015 INTERNATIONAL MECHANICAL CODE

The City of Flint Hill, Missouri, hereby adopts the ***International Mechanical Code***, 2015 Edition, 1st Printing, as published by the International Code Council, Inc., with the following amendments.

1. **Section 106.1.1 Annual permit.** Delete in its entirety.
2. **Section 106.1.2 Annual permit records.** Delete in its entirety.
3. **Section 106.4.1 Approved construction documents.** Delete in its entirety and insert:

“Where the Building Official issues a permit, the construction documents shall be approved in writing or by a stamp that states ‘REVIEWED FOR CODE COMPLIANCE.’ One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, and may be kept at the site of work or made available at time of inspection, and shall be open to inspection by the Building Official.”

4. **Section 106.4.3 Expiration.** Delete in its entirety and insert:

“Every permit issued shall become invalid and expired unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 90 days each. The applicant shall request the extension in writing. The extension shall be granted only upon a showing of justifiable cause and substantial progress in the work authorized by the permit. If a permit expires pursuant to this provision, the Building Official may issue a new permit upon advance payment of an administrative penalty in the amount of the original permit fee or one hundred dollars (\$100.00), whichever is less. The reissued permit must be picked-up by the applicant within seven (7) days of its issue date”

5. **Section 106.6 Electronic submission.** This Section shall be added and shall read as follows:

“Where design documents including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the Building Official is authorized to require electronic submittal of such documents in a portable document format (PDF) or similar format for review.”

6. **Section 107.7 Workmanship.** This Section shall be added and shall read as follows:

“All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square, and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this Code, per industry standards, and in accordance with the manufacturer’s installation instructions.”

7. Section 108.4 Violation penalties. Delete in its entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;
2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;
3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or
4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

8. Section 108.5 Stop Work Orders. Delete in its entirety and insert:

“The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner’s authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

9. Section 109 Means of Appeal. Delete in its entirety and insert:

“For this purposes of this Code, appeals shall be governed by the provisions pertaining to appeals in Chapter 113 of the *International Building Code*, as amended by this Ordinance.”

SECTION 8. 2015 INTERNATIONAL FUEL GAS CODE

The City of Flint Hill, Missouri, hereby adopts the *International Fuel Gas Code*, 2015 Edition, 3rd Printing, as published by the International Code Council, Inc., with the following amendments.

1. Section 106.1.1 Annual permit. Delete in its entirety.

2. **Section 106.1.2 Annual permit records.** Delete in its entirety.

3. **Section 106.3.1 Construction documents.** Delete in its entirety and insert:

“Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data required by the Building Official shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.”

4. **Section 106.5.1 Approved construction documents.** Delete in its entirety and insert:

“Where the Building Official issues a permit, the construction documents shall be approved in writing or by a stamp that states ‘REVIEWED FOR CODE COMPLIANCE.’ One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, and may be kept at the site of work or made available at time of inspection, and shall be open to inspection by the Building Official.”

5. **Section 106.5.3 Expiration.** Delete in its entirety and insert:

“Every permit issued shall become invalid and expired unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 90 days each. The applicant shall request the extension in writing. The extension shall be granted only upon a showing of justifiable cause and substantial progress in the work authorized by the permit. If a permit expires pursuant to this provision, the Building Official may issue a new permit upon advance payment of an administrative penalty in the amount of the original permit fee or one hundred dollars (\$100.00), whichever is less. The reissued permit must be picked-up by the applicant within seven (7) days of its issue date.”

6. **Section 106.6.2 Fee Schedule.** Delete in its entirety and insert:

“New construction, alteration and miscellaneous work shall be charged a fee in accordance with the adopted fee ordinance.”

7. **Section 106.6.3 Fee Refunds.** Delete in its entirety and insert:

“Fees shall be refunded in accordance with the adopted fee ordinance.”

8. Section 106.7 Electronic submission. This Section shall be added and shall read as follows:

“Where design documents including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the Building Official is authorized to require electronic submittal of such documents in a portable document format (PDF) or similar format for review.”

9. Section 107.7 Workmanship. This Section shall be added and shall read as follows:

“All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square, and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this Code, per industry standards, and in accordance with the manufacturer’s installation instructions.”

10. Section 108.4. Violation Penalties. Delete in entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;
2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;
3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or
4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

11. Section 108.5 Stop Work Orders. Delete in its entirety and insert:

“The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner’s authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work

order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

12. Section 903.9 Required fire separation enclosure. This Section shall be added and shall read as follows:

“All prefabricated metal chimneys shall be enclosed in a fire-resistant shaft with one (1) layer of five-eighths (5/8) inch gypsum board from the fireplace connection to the underside of the roof sheathing, securely attached with framing material. When the chimney chase is located on an exterior wall of the structure, it need only be separated by lining the wall between the chimney chase and the exterior wall with five-eighths (5/8) inch gypsum board.”

SECTION 9. 2014 NATIONAL ELECTRICAL CODE

The City of Flint Hill, Missouri, hereby adopts the *National Electrical Code*, 2014 Edition, as published by the National Fire Protection Association, with the following amendments.

1. Section 210.8 Ground-Fault Circuit Interrupter Protection for Personnel: In Subsection (A), insert after both numbers (2) and (5):

“Exception No. 1: Receptacles that are not readily accessible.

Exception No. 2: A single receptacle or 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), (A)(7) or (A)(8).”

In Subsection (A), Exception to (5): Delete "to (5)" and insert "No. 3"

2. Section 250.94 Bonding for Other Systems: Delete in its entirety.

3. NEC800.156 Dwelling Unit Communications Outlet: Delete in its entirety.

4. Section 90.1(D) Administration of this Code. This Section shall be added and shall read as follows:

“The administration of this Code shall be in accordance with Appendix K “Administrative Provisions” of the Building Code.”

5. Section 90.1(E) Workmanship. This Section shall be added and shall read as follows:

“Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a workmanlike manner in compliance with this Code, in accordance with industry standards, and in accordance with the manufacturer’s installation instructions.”

6. The City of Flint Hill, Missouri, hereby adopts the following provisions as part of and in addition to the *National Electric Code*, 2014 Edition, which shall read as follows:

1.0 ADMINISTRATION.

E-1.1 Titles: Throughout this Code adopted, wherever the term “Jurisdiction,” “Local Jurisdiction” or “Name of Jurisdiction” appears, it shall be deemed to mean the City of Flint Hill, Missouri. Wherever the term “Chief Electrical Inspector,” “Electrical Inspector” or “Authority having Jurisdiction” is used, it is deemed to mean the Code Official.

E-1.2 Persons Authorized to Do Work. If required by the Code Official, any contractor providing electrical contracting service within the corporate limits of the City of Flint Hill, Missouri, shall first be duly examined and licensed by St. Charles County or St. Louis County. No person having obtained a license under the provisions of this Code shall allow their license to be used by another person either for the purpose of obtaining permits or for doing business or work under the license.

E-1.3 Appeals. For this purposes of this Code, appeals shall be governed by the provisions pertaining to appeals in Chapter 113 of the *International Building Code*, as amended by this Ordinance.

E-1.4 Penalties. Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is to be sentenced;
2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;
3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or
4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

SECTION 10. 2015 INTERNATIONAL PLUMBING CODE

The City of Flint Hill, Missouri, hereby adopts the *International Plumbing Code*, 2015 Edition, 2nd Printing, as published by the International Code Council, Inc., with the following amendments.

1. **105.5 Authorized to do work.** If required by the Code Official, any contractor providing plumbing contracting service within the corporate limits of the City of Flint Hill, Missouri, shall first be duly examined and licensed by St. Charles County or St. Louis County. No person having obtained a license under the provisions of this Code shall allow their license to be used by another person either for the purpose of obtaining permits or for doing business or work under the license.

2. **Section 106.1.1 Annual permit.** Delete in its entirety.

3. **Section 106.1.2 Annual permit records.** Delete in its entirety.

4. **Section 106.3.1 Construction documents.** Delete in its entirety and insert:

“Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data required by the Building Official shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.”

5. **106.5.1 Approved construction documents.** Delete in its entirety and insert:

“Where the Building Official issues a permit, the construction documents shall be approved in writing or by a stamp that states ‘REVIEWED FOR CODE COMPLIANCE.’ One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, and may be kept at the site of work or made available at time of inspection, and shall be open to inspection by the Building Official.”

6. **Section 106.5.3 Expiration.** Delete in its entirety and insert:

“Every permit issued shall become invalid and expired unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 90 days each. The applicant shall request the extension in writing. The extension shall be granted only upon a showing of justifiable cause and substantial progress in the work authorized by the permit. If a permit expires pursuant to this provision, the Building Official may issue a new permit upon advance payment of an administrative penalty in the amount of the original permit fee or one hundred dollars (\$100.00), whichever is less. The reissued permit must be picked-up by the applicant within seven (7) days of its issue date.”

7. **Section 106.6.2 Fee Schedule.** Delete in its entirety and insert:

“The fees for all plumbing work shall be in accordance with the adopted Fee Ordinance established by the City of Flint Hill.”

8. Section 106.6.3 Fee Refunds. Delete in its entirety and insert:

“Fee refunds shall be in accordance with the adopted Fee Ordinance established by the City of Flint Hill.”

9. Section 106.7 Electronic submission. This Section shall be added and shall read as follows:

“Where design documents including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the Building Official is authorized to require electronic submittal of such documents in a portable document format (PDF) or similar format for review.”

10. Section 107.8 Workmanship. This Section shall be added and shall read as follows:

“All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square, and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this Code, per industry standards, and in accordance with the manufacturer’s installation instructions.”

11. Section 108.4 Violation Penalties. Delete in its entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;

2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;

3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or

4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

12. Section 108.5 Stop Work Orders. Delete in its entirety and insert:

“The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner’s authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

13. Section 109 Means of Appeal. Delete in its entirety and insert:

“For the purposes of this Code, appeals shall be governed by the provisions of Section 113 of the Building Code, as amended in this Ordinance.”

14. Section 305.4.1 Sewer Depth: Delete first instance of “[NUMBER] inches (mm)” and insert “18 inches (457 mm).” Delete second instance of “[NUMBER] inches (mm)” and insert “36 inches (915 mm).”

15. Section 312.9 Shower Liner Test. Delete in its entirety.

16. Section 403.3 Required public toilet facilities. Delete in its entirety and insert:

“Customers, patrons and visitors shall be provided with public toilet facilities in structures and tenant spaces intended for public utilization. The number of plumbing fixtures located within the required toilet facilities shall be provided in accordance with Section 403 for all users. Employees shall be provided with toilet facilities in all occupancies. Employee toilet facilities shall be either separate or combined employee and public toilet facilities.

Exception:

Public toilet facilities shall not be required in:

1. Open or enclosed parking garages where there are no parking attendants.
2. Structures and tenant spaces intended for quick transactions, including takeout, pickup and drop-off, having a public access area less than or equal to 300 square feet (28 m^2).
3. Customer facilities, other than gas or filling stations, with a customer occupancy load of fifteen (15) or less and which do not serve food or beverages.”

17. Section 602.2 Potable water required. Delete in its entirety and insert:

“Only potable water shall be supplied to plumbing fixtures that provide water for drinking, bathing, or culinary purposes, or for the processing of food, medical, or pharmaceutical products. Unless otherwise provided in this Code, potable water shall be supplied to all plumbing fixtures. The water distribution system of any building in which plumbing fixtures are installed shall connect to a potable public water supply, if available. When a potable public water supply is not available, an individual water supply shall be provided.”

18. Section 604.9 Water hammer. Delete in its entirety and insert:

“The flow velocity of the water distribution system shall be controlled to reduce the possibility of water-hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arresters shall be required for dishwashers, clothes washers, and for each bathroom group, unless otherwise approved. Water-hammer arrestors shall be installed in accordance with the manufacturer’s instructions. Water-hammer arrestors shall conform to ASSE 1010.”

19. Section 608.16.6 Connections subject to backpressure. Delete in its entirety and insert:

“Where a potable water connection is made to a nonpotable line, fixture, tank, vat, pump, or other equipment subject to high hazard backpressure, the potable water connection shall be protected by a reduced pressure principle backflow prevention assembly. All reduced pressure backflow devices and check assemblies shall be registered and tested annually by a certified individual as authorized by the State of Missouri.”

20. Section 701.2 Sewer required. Delete in its entirety and insert:

“The requirements for connecting to a public sewer are governed by Ordinance 2014-03. Notwithstanding the provisions of Ordinance 2014-03, a subdivision of property which results in the public sewer system lying more than 200 feet from the nearest property line of the property on which the building is located, or which otherwise purports to result in exemption from City ordinance requirements for connection to the public sewer system, will not exempt the property from the requirement for connection to the public sewer system.”

21. Section 706.3 Installation of fittings. Delete in its entirety and insert:

“Fittings shall be installed to guide sewage and waste in the direction of flow. Change in direction shall be made by fittings installed in accordance with Table 706.3. Change in direction by combination fittings, side inlets, or increasers shall be installed in accordance with Table 706.3 based on the pattern of flow created by the fitting. Double sanitary tee patterns shall not receive the discharge of back-to-back water closets and fixtures or appliances with pumping action discharge.

Exception: Back-to-back water closet connections to double sanitary tees shall be permitted where discharge is received by gravity flow.”

22. Section 708.1.3 Building drain and building sewer junction. Delete in its entirety.

23. Section 903.1 Roof extension. Delete in its entirety and insert:

“Open vent pipes that extend through a roof shall be terminated not less than 12 inches (305 mm) from a promenade, observation deck, sunbathing deck, or similar improvement. Open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.”

24. Section 905.1 Connection. Delete in its entirety and insert:

“Individual, branch, and circuit vents shall connect to a vent stack, stack vent, air admittance valve, or extend to the open air. All vents one and one-half (1½) inches in diameter shall be increased to two (2) inches in diameter, a distance of two (2) feet prior to the roof penetration.”

SECTION 11. 2015 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE

The City of Flint Hill, Missouri, hereby adopts the *International Private Sewage Disposal Code*, 2015 Edition, as published by the International Code Council, Inc., with the following amendments.

1. Section 101.3 Public sewer connection. Delete in its entirety and insert:

“The requirements for connecting to a public sewer are governed by Ordinance 2014-03. Where public sewer connection is required under Ordinance 2014-03, the use of the private sewage disposal system shall be discontinued. The building sewer, upon such discontinuance, shall be disconnected from the private sewage disposal system and connected to the public sewer. Notwithstanding the provisions of Ordinance 2014-03, a subdivision of property which results in the public sewer system lying more than 200 feet from the nearest property line of the property on which the building is located, or which otherwise purports to result in exemption from City ordinance requirements for connection to the public sewer system, will not exempt the property from the requirement for connection to the public sewer system.”

2. Section 106.1.1 Annual permit. Delete in its entirety.

3. Section 106.1.2 Annual permit records. Delete in its entirety.

4. Section 106.3.1 Approved construction documents. Delete in its entirety and insert:

“Where the Code Official issues a permit, the construction documents shall be approved in writing or by a stamp that states ‘REVIEWED FOR CODE COMPLIANCE.’ One set of construction documents so reviewed shall be retained by the Code Official. The other set shall be returned to the applicant, and may be kept at the site of work or made available at time of inspection, and shall be open to inspection by the Code Official.”

5. Section 106.3.3 Expiration. Delete in its entirety and insert:

“Every permit issued shall become invalid and expired unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work

authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 90 days each. The applicant shall request the extension in writing. The extension shall be granted only upon a showing of justifiable cause and substantial progress in the work authorized by the permit. If a permit expires pursuant to this provision, the Code Official may issue a new permit upon advance payment of an administrative penalty in the amount of the original permit fee or one hundred dollars (\$100.00), whichever is less. The reissued permit must be picked-up by the applicant within seven (7) days of its issue date.”

6. Section 106.5 Electronic submission. This Section shall be added and shall read as follows:

“Where design documents including, but not limited to, plot plans, site plans, design drawings, specifications, etc., are originally created electronically, the Code Official is authorized to require electronic submittal of such documents in a portable document format (PDF) or similar format for review.”

7. Section 107.10 Workmanship. This Section shall be added and shall read as follows:

“All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square, and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this Code, per industry standards, and in accordance with the manufacturer’s installation instructions.”

8. Section 108.4 Violation Penalties. Delete in its entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;
2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;
3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or

4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

9. Section 108.5 Stop Work Orders. Delete in its entirety and insert:

“The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner’s authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

10. Section 109 Means of Appeal. Delete in its entirety and insert:

“For the purposes of this Code, appeals shall be governed by the provisions of Section 113 of the Building Code, as amended in this Ordinance.”

11. Section 302.6 Water softener and iron filter backwash. Delete in its entirety and insert:

“Water softener or iron filter discharge shall be diverted away from septic system, provided a nuisance is not created.”

12. Section 403.1 Soil borings and profile descriptions. Delete in its entirety and insert:

“Soil borings shall be conducted on all sites, regardless of the type of private sewage system planned to serve the parcel. Borings shall extend at least 3 feet (914 mm) below the bottom of the proposed system. Borings shall be of sufficient size and extent to determine the soil characteristics important to an on-site liquid waste disposal system. Borehole data shall be used to determine the suitability of soils at the site with respect to zones of seasonal or permanent soil saturation and the depth to bedrock. The use of power augers for soil borings is prohibited. Soil borings shall be conducted and reported in accordance with Sections 403.1.1 through 403.1.5. Where it is not practical to have borings made with a backhoe, such borings shall be augered or dug by hand.”

13. Section 403.1.1 Number. Delete in its entirety and insert:

“There shall be not less than two borings per soil absorption site. Where necessary, more soil borings shall be made for an accurate evaluation of a site. Borings shall be constructed to a depth of not less than 3 feet (914 mm) below the proposed depth of the system.

Exception: Three borings are required for repairs of existing private sewage disposal systems, along with one backhoe excavation at a 5-foot depth.”

14. **Section 404.1 General.** Delete in its entirety and insert:

“The permeability of the soil in the proposed absorption system shall be determined by permeability evaluation.”

15. **Section 404.2 Percolation tests and procedures.** Delete in its entirety.

16. **Section 404.2.1 Percolation test hole.** Delete in its entirety.

17. **Section 404.2.3 Test procedure, other soils.** Delete in its entirety.

18. **Section 404.2.4 Mechanical test equipment.** Delete in its entirety.

19. **TABLE 406.1 Minimum Horizontal Separation Distances for Soil Absorption Systems.** Delete in its entirety and insert:

“MINIMUM HORIZONTAL SEPARATION DISTANCES FOR SOIL ABSORPTION SYSTEMS ELEMENT

ELEMENT	DISTANCE (feet)
Cistern	50
Habitable building, below-grade foundation	25
Habitable building, slab-on-grade	15
Lake, high-water mark	50
Lot line (for new construction)	30
Lot line (for repairs)	10
Reservoir	50
Roadway ditches	10
Spring	100
Streams or watercourse (a)	50
Swimming pool	15
Uninhabited building	10
Water main	50
Water service	10
Well Water	100

For SI: 1 foot = 304.8 mm.

a. All natural watercourses depicted on the most current United States Geological Survey (U.S.G.S) 7.5 Minute Series (Topographic) Maps for City of Flint Hill, Missouri, shall be left in their natural state.”

20. **Section 406.3 Percolation rate, trench or bed.** Delete in its entirety.

21. **Section 406.4 Percolation rate, seepage pit.** Delete in its entirety.

22. Section 501.2 Minimum standards. Delete in its entirety and insert:

“Materials shall conform to the standards referenced in this Code for the construction, installation, alteration, or repair of private sewage disposal systems or parts thereof. All new construction requires N.S.F. Class 1 tanks, unless otherwise determined by the Code Official.

Exception: The extension, addition to or relocation of existing pipes with materials of like grade or quality in accordance with Sections 102.6 and 105.”

23. Section 504.3 Steel tanks. Delete in its entirety.

24. Section 504.5 Manholes. Delete in its entirety and insert:

“Manhole collars and extensions shall be of the same material as the tank. Manhole covers shall be of concrete or other approved material.”

25. Section 602.1 General. Delete in its entirety and insert:

“Effluent from septic tanks and other approved treatment tanks shall be disposed of by soil absorption or an approved manner. Sizing shall be in accordance with this chapter for systems with a daily effluent application of 3,000 gallons (11,356 L) or less. Two systems of equal size shall be required for systems receiving effluents exceeding 3,000 gallons (11,356 L) per day. Each system shall have a minimum capacity of 75 percent of the area required for a single system. An approved means of alternating waste application shall be provided. A dual system shall be considered as one system.”

26. Section 603.1 General. Delete in its entirety and insert:

“All absorption fields shall be designed based on soil morphology revaluation reports prepared by a certified professional soil scientist or by a professional engineer licensed by the State of Missouri.”

27. TABLE 603.1 Minimum Absorption Area for One and Two Family Dwellings. Delete in its entirety.

28. Section 604.1 General. Delete in its entirety and insert:

“Calculations to determine the size of absorption field shall be based upon sewage flow rates in Table 2A and soil groups in Tables 13 and 14 in 19 CSR 20-3.060 as currently promulgated or as amended hereafter and as provided in that rule.”

29. TABLE 604.1(1) Minimum Absorption Area for Other than One and Two Family Dwellings. Delete in its entirety.

30. TABLE 604.1(2) Conversion Factor. Delete in its entirety.

31. Section 604.2 Drain Field Calculations, rounding. This Section shall be added and shall read as follows:

“Calculation for the length of the drain field shall be rounded up to the next 100 lineal feet.”

32. Section 706.1 General. Delete in its entirety and insert:

“The dosing frequency shall be not greater than four times daily. A volume per dose shall be established by dividing the daily waste-water flow by the dosing frequency. The dosing volume shall be not less than 10 times the capacity of the distribution pipe volume. Table 706.1 provides the estimated volume for various pipe diameters.”

33. TABLE 706.1 Estimated Volume for Various Diameter Pipes. Delete in its entirety and insert:

“ESTIMATED VOLUME FOR VARIOUS DIAMETER PIPES

DIAMETER (inches)	VOLUME (gallons per foot length)
1	0.041
1 1/4	0.064
1 1/2	0.092
2	0.164
3	0.368
4	0.655
5	1.47

For any septic system that requires dosing, the pump tank shall be a 1,000 gallon concrete single compartment tank equipped with effluent pump with float and high water alarm. A timer shall dose over a 24-hour period, instead of on demand.”

34. Section 802.1 General. Delete in its entirety and insert:

“Septic tanks shall be fabricated or constructed of monolithic concrete, fiberglass, or an approved material. Tanks shall be water tight and fabricated to constitute an individual structure, and shall be designed and constructed to withstand anticipated loads. The design of prefabricated septic tanks shall be approved. Plans for site constructed concrete tanks shall be approved prior to construction.”

35. Section 802.2 Design of septic tanks. Delete in its entirety and insert:

“Septic tanks shall conform to the design standards set out in 19 CSR 20-3.060(4), as currently promulgated or as amended hereafter.”

36. Section 802.7.1 Sizing of tank. Delete in its entirety and insert:

“The minimum liquid capacity for one- and two-family dwellings shall be in accordance with Table 802.7.1.”

37. TABLE 802.7.1 Septic Tank Capacity for One- and Two- Family Dwellings. Delete in its entirety and insert:

“SEPTIC TANK CAPACITY FOR ONE- AND TWO-FAMILY DWELLINGS

NUMBER OF BEDROOMS	SEPTIC TANK (gallons)
1	1,000
2	1,000
3	1,000
4	1,250
5	1,500

For SI: 1 gallon = 3.785 L.

Exception:

Six (6) bedrooms or more requires 1,000 gallon trash tank in front of Class 1.”

38. Section 802.7.2 Other buildings. Delete in its entirety and insert:

“For buildings, the liquid capacity shall be increased above the 750-gallon (2839 L) minimum as established in Table 802.7.1. In buildings with kitchen or laundry waste, the tank capacity shall be increased to receive the anticipated volume for a 24-hour period from the kitchen, laundry, or both. The liquid capacities established in Table 2A “Quantities of Domestic Sewage Flows” in Section B 19 CSR 20-3.060 do not include employees.

Exception: One- or two-family dwellings.”

39. Table 802.7.2 Additional Capacity for Other Buildings. Delete in its entirety.

40. Section 802.8 Installation. Delete in its entirety and insert:

“Septic and other treatment tanks shall be located with a horizontal distance not less than as specified in Table 1 “Minimum Set-Back Distances” in 19 CSR 20-3.060(4), as currently promulgated or as amended hereafter, except that for new construction (a) sewage tanks shall be 100 feet from any private water supply and (b) both sewage tanks and absorption fields (disposal areas) shall be 30 feet from any property line. Tanks installed in ground water shall be securely anchored. A 3-inch-thick (76 mm) compacted bedding shall be provided for all septic and other treatment tank installations. The bedding material shall be sand, gravel, granite, lime-rock or other noncorrosive materials of such size that the material passes through a 0.5-inch (12.7 mm) screen.”

41. Table 802.8 Minimum Horizontal Separation Distances for Treatment Tanks. Delete in its entirety.

42. Section 802.11.1 Capacity sizing. Delete in its entirety and insert:

“The working capacity of the dosing or pumping chamber shall be sized to permit automatic discharge of the total daily sewage flow with discharge occurring not more than four times per 24 hours. Minimum capacity of a dosing chamber shall be 1,000 gallons (3790 L) and a space shall be provided between the bottom of the pump and floor of the dosing or pumping chamber. A dosing chamber shall have a 1-day holding capacity located above the high-water alarm for one- and two-family dwellings based on 120 gallons (455 L) per day per bedroom, or

in the case of other buildings, in accordance with Section 802.7. For one- and two-family dwellings, pump chambers shall at a minimum be 1,000-gallon, single compartment, time-dosed tanks. Where the total developed length of distribution piping exceeds 1,000 feet (305 m), the dosing or pumping chamber shall have two siphons or pumps dosing alternately and serving one-half of the soil absorption system.”

43. **Table 802.11.1 Pump Chamber Sizes.** Delete in its entirety.

44. **Table 903.1(3) Design criteria for a three-bedroom home for a mound on a 0- to 6- percent slope with loading rates of 450 gallons per day for slowly permeable soil.** Delete in its entirety.

45. **Table 903.1(4) Design criteria for a four-bedroom home for a mound on a 0- to 6- percent slope with loading rates of 600 gallons per day for slowly permeable soil.** Delete in its entirety.

46. **Table 903.1(5) Design criteria for a one-bedroom home for a mound on a 0- to 12- percent slope with loading rates of 150 gallons per day for shallow permeable soil over creviced bedrock.** Delete in its entirety.

47. **Table 903.1(6) Design criteria for a two-bedroom home for a mound on a 0- to 12- percent slope with loading rates of 300 gallons per day for shallow permeable soil over creviced bedrock.** Delete in its entirety.

48. **Table 903.1(7) Design criteria for a three-bedroom home for a mound on a 0- to 12- percent slope with loading rates of 450 gallons per day for shallow permeable soil over creviced bedrock.** Delete in its entirety.

49. **Section Table 903.1(8) Design criteria for a four-bedroom home for a mound on a 0- to 12- percent slope with loading rates of 600 gallons per day for shallow permeable soil over creviced bedrock.** Delete in its entirety.

50. **Table 903.1(9) Design criteria for a one-bedroom home for a mound on a 0- to 12- percent slope with loading rates of 150 gallons per day for permeable soil with a high water table.** Delete in its entirety.

51. **Table 903.1(10) Design criteria for a two-bedroom home for a mound on a 0- to 12- percent slope with loading rates of 300 gallons per day for permeable soil with a high water table.** Delete in its entirety.

52. **Table 903.1(11) Design criteria for a three-bedroom home for a mound on a 0- to 12- percent slope with loading rates of 450 gallons per day for permeable soil with a high water table.** Delete in its entirety.

53. **Table 903.1(12) Design criteria for a four-bedroom home for a mound on a 0- to 12- percent slope with loading rates of 600 gallons per day for permeable soil with a high water table.** Delete in its entirety.

54. Table 903.5.5 Downslope and upslope width corrections for mounds on sloping sites. Delete in its entirety.

55. Table 903.6 Infiltrative capacity of natural soil. Delete in its entirety.

56. The City of Flint Hill, Missouri, hereby adopts the following provisions as part of and in addition to the ***International Private Sewage Disposal Code***, 2015 Edition, which shall read as follows:

1.0 ADMINISTRATION.

PS-1 Transfer of Ownership. Prior to the transfer of ownership of any property served by a private sewage disposal system and/or private well, the seller shall have the private sewage disposal system and/or private well inspected for compliance with this Code. The inspections shall be conducted by a third party inspector licensed by St. Charles County. Inspection fees shall be the responsibility of the seller. All violations found at the time of inspection shall be corrected by either the seller or the buyer. If the buyer accepts responsibility to correct the violations, the buyer must meet the following requirements:

1. The buyer must sign an affidavit accepting responsibility for correcting violations and deliver that affidavit to the St. Charles County Division of Building Code Enforcement; and
2. Either the buyer or seller must establish an escrow account as provided by law in which is deposited a fund sufficient to cover the costs of correcting violations, as determined by the Code Official based on bids or other documentation provided by the buyer or seller. That escrow account shall be established pursuant to an escrow or lender's agreement prepared on a form to be developed and supplied by the Code Official. The Code Official shall release escrow funds only when the private sewage disposal system and/or private well are brought into compliance with applicable Codes.

PS-2 Permit. An owner of any property served by a private sewage disposal system shall obtain an operating permit and maintain in force a service and maintenance agreement if and as provided herein.

1. Operating permit required. Except as provided below, no private sewage disposal system may be used nor may the premises served by such a system be used or occupied unless the owner of those premises has obtained an operating permit and maintains in force a service and maintenance agreement as provided in this Subsection. This requirement, however, shall apply only to private sewage disposal systems permitted after September 1, 2009, and to premises served by older systems if those premises were acquired after September 1, 2009.

2. Application. Applications for such permits shall meet the following requirements.

1. Forms. Applications shall be on forms developed by the Code Official that include:
 - a. A statement that the Code Official may inspect the private sewage disposal system serving the property for compliance with this Code;

b. A statement that the owner or owners shall maintain in force a service and maintenance agreement with an onsite sewage disposal system contractor duly licensed by St. Charles County for the purpose of maintaining that system in compliance with this Code;

c. An identification of the property served by that system (for example, by reference to Assessor's Parcel Identification Number); and

d. Signatures of all record owners of the property.

2. Related submittals. Applications shall be accompanied by:

a. An application fee authorized by ordinance;

b. A copy of a current service and maintenance agreement meeting the requirements of this Subsection; and

c. A certificate, prepared on a form developed by the Code Official, signed by an on-site sewage disposal system contractor duly licensed by St. Charles County, and stating that the above-mentioned copy of the service and maintenance agreement is a true and accurate copy of it, stating that the agreement is in force, and identifying the agreement's term.

3. Term. Such permits shall be valid as long as service and maintenance agreements required by this Subsection are maintained without any interruption not allowed by this Subsection.

4. Expiration. Permits shall expire automatically if service and maintenance agreements required by this Subsection are terminated and not replaced with new service and maintenance agreements as required by this Subsection.

5. Permits not transferable. Any purchaser of property served by a private sewage disposal system must apply for a new operating permit as required by this Subsection.

3. Service and maintenance agreements—contractors' duties. Service and maintenance agreements for private sewage disposal systems shall require on-site sewage disposal system contractors to:

1. Alternative systems should be inspected yearly

2. Maintain those systems in compliance with this Code,

3. Inspect those systems not less than every two (2) years for compliance with this Code, and report the results of those inspections to the Code Official and

4. Report termination of those agreements to the Code Official.

5. Service and maintenance agreements—property owners' duties upon termination or expiration. Upon expiration or termination of any service and maintenance

agreement property owners shall renew that agreement or enter a new agreement with another contractor within thirty (30) days.

SECTION 12. 2015 INTERNATIONAL ENERGY CONSERVATION CODE

The City of Flint Hill, Missouri, hereby adopts the ***International Energy Conservation Code***, 2015 Edition, 1st Printing, as published by the International Code Council, Inc., with the following amendments.

1. Section C103.1 General. Delete in its entirety and insert:

“Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, and other data required by the Building Official shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.”

2. Section C103.3.1 Approval of construction documents. Delete in its entirety and insert:

“Where the Building Official issues a permit, the construction documents shall be approved in writing or by a stamp that states “REVIEWED FOR CODE COMPLIANCE.” One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, may be kept at the site of work or made available at time of inspection, and shall be open to inspection by the Building Official.”

3. Section C103.6 Electronic submission. This Section shall be added and shall read as follows:

“Where design documents including, but not limited to, plot plans, site plans, design drawings, and specifications, are originally created electronically, the Code Official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review.”

4. Section C104.8 Workmanship. This Section shall be added and shall read as follows:

“All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square, and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this Code, per industry standards, and in accordance with the manufacturer’s installation instructions.”

5. Section C104.9 Violation penalties. Delete in its entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;
2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;
3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or
4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

6. Section C108.2 Issuance. Delete in its entirety and insert:

“Upon notice from the Building Official that work on any building or structure is being executed contrary to the provisions of this Code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner’s authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

7. Section C108.5 Work commencing before permit issuance. This Section shall be added and shall read as follows:

“Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees.

Exceptions:

1. Rough grading less than 5,000 square feet, not to include excavating for basements
2. Stakeouts and other similar preparatory actions.”

8. Section C109 Board of Appeals. Delete in its entirety and insert:

“For this purposes of this Code, appeals shall be governed by the provisions pertaining to appeals in Chapter 113 of the *International Building Code*, as amended by this Ordinance.”

9. Section RE103.1 General. Delete in its entirety and insert:

“Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, and other data required by the Building Official shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.”

10. Section RE103.3.1 Approval of construction documents. Delete in its entirety and insert:

“Where the Building Official issues a permit, the construction documents shall be approved in writing or by a stamp that states “REVIEWED FOR CODE COMPLIANCE.” One set of construction documents so reviewed shall be retained by the Building Official. The other set shall be returned to the applicant, may be kept at the site of work or made available at time of inspection, and shall be open to inspection by the Building Official.”

11. Section RE103.6 Electronic submission. This Section shall be added and shall read as follows:

“Where design documents including, but not limited to, plot plans, site plans, design drawings, and specifications, are originally created electronically, the Code Official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review.”

12. Section RE104.8 Workmanship. This Section shall be added and shall read as follows:

“All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square, and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this Code, per industry standards, and in accordance with the manufacturer’s installation instructions.”

13. Section RE104.9 Violation penalties. Delete in its entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;
2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;
3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or
4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

14. Section RE108.2 Issuance. Delete in its entirety and insert:

“Upon notice from the Building Official that work on any building or structure is being executed contrary to the provisions of this Code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner’s authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

15. Section RE108.5 Work commencing before permit issuance. This Section shall be added and shall read as follows:

“Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical, or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees.

Exceptions:

1. Rough grading less than 5,000 square feet, not to include excavating for basements
2. Stakeouts and other similar preparatory actions.”

16. Section RE109 Board of Appeals. Delete in its entirety and insert:

“For this purposes of this Code, appeals shall be governed by the provisions pertaining to appeals in Chapter 113 of the *International Building Code*, as amended by this Ordinance.”

SECTION 13. 2015 INTERNATIONAL FIRE CODE

The City of Flint Hill, Missouri, hereby adopts the *International Fire Code*, 2015 Edition, 2nd Printing, as published by the International Code Council, Inc., with the following amendments.

1. Section 105.1.6 Annual permit. Delete in its entirety.

2. Section 105.1.6.1 Annual permit records. Delete in its entirety.

3. Section 105.3.1 Expiration. Delete in its entirety and insert:

“Every permit issued shall become invalid and expired unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 90 days each. The applicant shall request the extension in writing. The extension shall be granted only upon a showing of justifiable cause and substantial progress in the work authorized by the permit. If a permit expires pursuant to this provision, the Building Official may issue a new permit upon advance payment of an administrative penalty in the amount of the original permit fee or one hundred dollars (\$100.00), whichever is less. The reissued permit must be picked-up by the applicant within seven (7) days of its issue date.”

4. Section 105.4.1 Submittals. Delete in its entirety and insert:

“Submittal documents consisting of construction documents, statement of special inspections, geotechnical report, and other data required by the Building Official shall be submitted with each permit application. The construction documents shall be prepared by a registered design professional. Where special conditions exist, the Building Official is authorized to require additional construction documents to be prepared by a registered design professional.

Exception: The Building Official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this Code.”

5. Section 105.4.7 Electronic submission. This Section shall be added and shall read as follows:

“Where design documents including, but not limited to, plot plans, site plans, design drawings, and specifications, are originally created electronically, the Code Official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review.”

6. Section 106.5 Workmanship. This Section shall be added and shall read as follows:

“All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square, and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this Code, per industry standards, and in accordance with the manufacturer’s installation instructions.”

7. Section 108 Board of Appeals. Delete in its entirety and insert:

“For this purposes of this Code, appeals shall be governed by the provisions pertaining to appeals in Chapter 113 of the *International Building Code*, as amended by this Ordinance.”

8. Section 109.4 Violation penalties. Delete in its entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;
2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;
3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or
4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

9. Section 111.2 Issuance. Delete in its entirety and insert:

“Upon notice from the Building Official that work on any building or structure is being executed contrary to the provisions of this Code or in an unsafe and dangerous manner, such work shall be immediately stopped. The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner’s authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

SECTION 14. 2015 INTERNATIONAL SWIMMING POOL AND SPA CODE

The City of Flint Hill, Missouri, hereby adopts the *International Swimming Pool and Spa Code*, 2015 Edition, as published by the International Code Council, Inc., with the following amendments.

1. Section 105.3.1 Electronic submission. This Section shall be added and shall read as follows:

“Where design documents including, but not limited to, plot plans, site plans, design drawings, and specifications, are originally created electronically, the Code Official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review.”

2. Section 105.5.3 Expiration. Delete in its entirety and insert:

“Every permit issued shall become invalid and expired unless the work on the site authorized by such permit is commenced within 90 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 90 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods of not more than 90 days each. The applicant shall request the extension in writing. The extension shall be granted only upon a showing of justifiable cause and substantial progress in the work authorized by the permit. If a permit expires pursuant to this provision, the Building Official may issue a new permit upon advance payment of an administrative penalty in the amount of the original permit fee or one hundred dollars (\$100.00), whichever is less. The reissued permit must be picked-up by the applicant within seven (7) days of its issue date.”

3. Section 106.20 Workmanship. This Section shall be added and shall read as follows:

“All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square, and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this Code, per industry standards, and in accordance with the manufacturer’s installation instructions.”

4. Section 107.4 Violation penalties. Delete in its entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;
2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;
3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or
4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

5. Section 107.5 Stop Work Orders. Delete in its entirety and insert:

“The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner’s authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

6. Section 108 Means of Appeal. Delete in its entirety and insert:

“For this purposes of this Code, appeals shall be governed by the provisions pertaining to appeals in Chapter 113 of the ***International Building Code***, as amended by this Ordinance.”

7. Section 305.2.4 Mesh fence as a barrier. Delete in its entirety.

SECTION 15. 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE

The City of Flint Hill, Missouri, hereby adopts the ***International Property Maintenance Code***, 2015 Edition, 1st Printing, as published by the International Code Council, Inc., with the following amendments.

1. Section 101.2 Scope. Delete in its entirety and insert:

“The provisions of this Code shall apply to all existing residential structures (including, but not limited to, all manufactured or mobile homes) and nonresidential structures and all existing premises (except as provided below) and constitute minimum requirements and standards for premises, structures, equipment and facilities for light, ventilation, space, heating, sanitation, protection from the elements, life safety, safety from fire and other hazards and for safe and sanitary maintenance; the responsibility of owners, operators and occupants; the occupancy of existing structures and premises and for administration, enforcement and penalties.

Exception: Unless the Code Official determines, in writing, that a structure poses a danger to the health or safety of persons, the provisions of this Code shall not apply to any structure accessory to an active agricultural use of land where:

1. Such active agricultural use of land is as determined by the St. Charles County Assessor under applicable provisions of Chapter 137, Revised Statutes of Missouri, as amended, and regulations of the State Tax Commission promulgated pursuant to them, or
2. Such active agricultural use of land is for active conservation and hunting purposes, and
3. Such structure is not within 500 feet of land subject to residential zoning.”

2. Section 102.3 Application of other codes. Delete in its entirety and insert:

“Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Residential Code, International Fuel Gas Code, International Mechanical Code and National Electrical Code. Nothing in this Code shall be construed to cancel, modify or set aside any provision of the Zoning Ordinance of the City of Flint Hill, Missouri.”

3. Section 103.2 Occupancy permits. Delete in its entirety and insert:

“Occupancy permits shall be required for all existing structures upon any change in ownership, tenancy or occupancy of such structures. A new owner, tenant or occupant shall submit to the Code Official, on forms supplied by the Code Official, an application for an occupancy permit along with required inspection fees. The Code Official shall promptly schedule and conduct inspections for occupancy permits; shall order the applicant to correct any violations of this Code noted at the time of inspection; and shall issue an occupancy permit only after reinspecting to determine that the applicant has complied with that order. It shall be a violation of this Code to occupy any structure subject to this provision without an occupancy permit.

Exception: An occupancy permit shall not be required for existing residential structures unless the structure was condemned by the Code Official in accordance with this Code. Such condemned structures shall meet all the minimum requirements of all applicable codes and regulations adopted by the City of Flint Hill as a prerequisite to issuance of an occupancy permit.

Exception: The Code Official may issue a temporary occupancy permit for a period not to exceed ninety (90) days, if the Code Official determines that, by type and amount, the violations

of this Code that must be corrected do not constitute a health or safety risk to occupants or to surrounding properties.”

4. Section 103.5 Fees. Delete in its entirety and insert:

“Any fees for activities or services performed pursuant to this Code shall be set by ordinance.”

5. Section 104.6 Records. Delete in its entirety and insert:

“The Code Official shall keep official records of all business and activities specified in the provisions of this Code. Such records shall be retained in the official records for the period required for retention of public records.”

6. Section 105.1 Modifications. Delete in its entirety and insert:

“Whenever there are practical difficulties involved in carrying out the provisions of this Code, the Code Official shall have the authority to grant modifications for individual cases upon written application of the owner or owner's representative on forms provided by the Code Official, provided the Code Official shall first find that special individual reason makes the strict letter of this Code impractical and the modification is in compliance with the intent and purpose of this Code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the City's records.”

7. Section 106.4 Violation penalties. Delete in its entirety and insert:

“Any person violating any of the provisions of this Code shall be deemed guilty of an offense and upon conviction thereof the court shall not assess a fine, if combined with the amount of court costs, totaling in excess of:

1. Two hundred dollars (\$200.00), if the defendant has committed no violations within twelve (12) months prior to the violation for which the defendant is sentenced;

2. Two hundred seventy-five dollars (\$275.00), if the defendant has committed one (1) violation within twelve (12) months prior to the violation for which the defendant is to be sentenced;

3. Three hundred fifty dollars (\$350.00), if the defendant has committed two (2) violations within twelve (12) months prior to the violation for which the defendant is to be sentenced; or

4. Four hundred fifty dollars (\$450.00), if the defendant has committed three (3) or more violations within twelve (12) months prior to the violation for which the defendant is to be sentenced.

The court shall not sentence a person to confinement for violating any of the provisions of this Code. Each day such violation continues or is permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.”

8. Section 106.6 Abatement Procedures. This Section shall be added and shall read as follows:

“Where the Code Official is authorized by the Property Maintenance Code to abate a violation of that Code, the Code Official may do so as provided herein.

A. Non-emergency abatement responsibilities of Code Official. In the absence of an emergency, the Code Official shall employ the following procedure:

1. Notice of order to abate and of hearing. The Code Official shall serve a notice of the violation to be abated on the owners of the property and on any other person responsible for it. That notice may be served personally, or by mail, or by posting on the property. That notice shall order a hearing by the Code Official in at least four (4) calendar days and shall order the abatement of the violation by the time of the hearing.

2. Failure to abate, hearing, declaration of nuisance and further order to abate. If the violation is not abated by the time of the hearing, the Code Official may find and declare the violation a nuisance at that hearing and order the violation abated within two (2) working days.

3. Failure to abate and abatement by Code Official. If the violation is not abated within two (2) working days, the Code Official shall have that violation abated at public expense and certify the costs thereof and of all necessary inspections and administrative proceedings and record keeping to the City Clerk.

B. Emergency abatement responsibilities of Code Official. In an emergency, where the Code Official abates a violation as authorized in such cases by the Property Maintenance Code, the Code Official shall employ the following procedure:

1. Notice of emergency abatement and of hearing. The Code Official shall serve a notice of the violation abated by the Code Official pursuant to the Property Maintenance Code, including a declaration that the violation is an emergency, the grounds for that declaration, and a statement of the costs of abating that violation, upon the owners of the property and on any other person responsible for it. That notice may be served personally, or by first class mail, postage prepaid, or by posting on the property. That notice shall order a hearing by the Code Official in at least four (4) calendar days.

2. Hearing and final order. At hearing the Code Official may confirm, modify or withdraw any element of the foregoing notice, shall enter a final order reflecting those determinations, and shall certify any confirmed costs of abatement and, if there are any such costs, the costs of any and of all necessary inspections and administrative proceedings and record keeping to the City Clerk.

C. Any and all items removed from the property during an abatement shall be photographically recorded by the Code Official or his or her designee.

D. Imposition of lien after abatement by Code Official responsibilities of City Clerk. The City Clerk shall prepare and issue to the owners of the property in violation a special tax bill against

the property for those costs, payable within thirty (30) days of issuance. Each such special tax bill shall include a notice of lien stating that if the bill is not paid when due, it shall become, from the date of its issuance, a first (1st) lien on the property until paid, to be collected by the St. Charles County Collector of Revenue in the same way as property taxes are collected. Each such special tax bill shall be *prima facie* evidence of the recitals therein and of its validity, and no mere clerical error or informality in the tax bill or the proceedings leading up to its issuance shall be a defense thereto. The City Clerk shall deliver each such special tax bill that remains unpaid after payment is due to the St. Charles County Collector of Revenue on or before the first (1st) day of June of each year, to be collected with property taxes as provided above.

E. Appeal. An aggrieved party may appeal from an order of the Code Official as provided by Chapter 536, Revised Statutes of Missouri.”

9. Section 108.1 General. Delete in its entirety and insert:

“When a structure or equipment or premises is found by the Code Official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure, equipment or premises shall be deemed uninhabitable/unusable pursuant to the provisions of this Code.”

10. Section 108.1.1 Unsafe structures or premises. Delete in its entirety and insert:

“An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. Unsafe premises are premises determined by the Code Official as provided below to present hazards to owners, occupants, visitors or the public because of such conditions as contamination, outdoor storage or use of explosives, hazardous materials or chemical, unstable ground, subsidence or sinkholes, or falling, fallen or failing trees.

The Code Official's determination required by this Section shall be in writing and based upon its findings.”

11. Section 108.1.1.1 Notices of Unsafe Structure, Declarations of Nuisance, Orders To Repair or Demolish, Abatement, Notice, Hearing and Appeal. This Section shall be added and shall read as follows:

“A. Notice Of Unsafe Structure. If an unsafe condition as defined by the Property Maintenance Code is found in a building or structure, the Code Official shall prepare and issue a Notice of Unsafe Structure. For purposes of this Section, an unsafe condition may also include:

1. Failure to repair and restore to use any structure that is damaged by fire or by flood or by any other natural disaster within one (1) year of such damage, or

2. Failure to repair and restore to use any structure under a notice of violation and condemnation issued pursuant to the Property Maintenance Code within one (1) year of the date of such notice.

B. Identification Of Defects. The notice shall list defects in the structure or building that constitute unsafe conditions and declare that structure or building a public nuisance.

1. The notice shall also order the structure or building vacated by the fifteenth (15th) day following service of the notice. However, if the Code Official determines that an imminent dangerous condition exists, the notice shall also order that the structure or building be vacated forthwith pursuant to Section 109.1 of the Property Maintenance Code and that the building or structure be boarded up within twelve (12) hours of service of the notice.

2. In addition, the notice shall order that substantial work on repairs must begin or (if repairs would be unreasonable) that demolition must be completed by no later than the thirtieth (30th) day following service of the notice.

C. Form Of Notice. The notice shall be in substantially the following form:

CITY OF FLINT HILL, MISSOURI: NOTICE OF UNSAFE STRUCTURE,
DECLARATION OF PUBLIC NUISANCE AND ORDER

Unsafe Structure: (insert address or other adequate description of building or structure)

Serve: (insert names of owner, occupant, lessee, mortgagee, agent and all other persons having an interest in the structure or building according to the land records of the St. Charles County Recorder of Deeds)

Notice Of Unsafe Structure, Declaration Of Public Nuisance, And Order:

(complete paragraphs 1, 2, and either 3A or 3B)

1. THE STRUCTURE OR BUILDING IDENTIFIED ABOVE IS UNSAFE AND IS HEREBY DECLARED A PUBLIC NUISANCE BECAUSE OF THE FOLLOWING DEFECTS:

2. NO PERSON MAY OCCUPY THIS STRUCTURE OR BUILDING, OR ANY PART THEREOF, AFTER THE FIFTEENTH (15TH) DAY FOLLOWING SERVICE OF THIS NOTICE. After such date, no person shall occupy, enter, refuse to leave, or remain in this structure or building or any part thereof, except persons directly employed in securing, repairing or removing such building.

3A. THIS STRUCTURE OR BUILDING MUST BE REPAIRED TO CURE THE DEFECTS LISTED IN PARAGRAPH 1 ABOVE. WORK MUST BEGIN BY THE THIRTIETH (30TH) DAY FOLLOWING SERVICE OF THIS NOTICE AND PROCEED CONTINUOUSLY WITHOUT UNNECESSARY DELAY TO COMPLETION. This order may be obeyed by demolition and removal of this structure. Upon failure to repair as herein required, the Code Official may, after hearing, order

repairs to be made, and the cost thereof charged to the owner of this property as a special tax lien.

3B. THIS STRUCTURE MUST BE DEMOLISHED AND REMOVED FROM THE PREMISES BY THE THIRTIETH (30TH) DAY FOLLOWING SERVICE OF THIS NOTICE. If this structure is not demolished and removed by that date, the Code Official may, after hearing, order the same done and the cost assessed against the property as a special tax lien. This demolition order is mandatory. However, it may be converted into a repair order, provided that plans and bids satisfying the requirements of Subsection G below be presented to the Code Official within thirty (30) days of the service of this notice.

D. Posting Of Notice. A copy of the Notice of Unsafe Structure and Declaration of Public Nuisance shall be posted in a prominent place on the premises.

E. Method Of Service Of Notice. The Notice of Unsafe Structure shall be recorded at the office of the St. Charles County Recorder and shall be served on all affected parties, namely owners, occupants, lessees, mortgagees, agents and all other persons having an interest in the unsafe building or structure as shown by the land records of the St. Charles County Recorder of Deeds. The notice may be served personally or by first class mail, postage prepaid, or if service cannot be had by either of these modes of service, then by at least one (1) publication in a newspaper of general circulation in the City of Flint Hill.

F. Restoration. An unsafe structure may be restored to safe condition solely as authorized by the International Building Code or the International Residential Code for One- and Two-Family Dwellings, as applicable.

G. Unreasonable Repairs General Provision. As provided in the International Building Code or the International Residential Code for One- and Two-Family Dwellings, as applicable, the Code Official shall presume that a structure or building may not be repaired if the Code Official determines that the cost of repairs would exceed seventy-five percent (75%) of the current assessed value of the unsafe structure or building as determined by the St. Charles County Assessor's most recent assessment. To rebut this determination, a property owner, within thirty (30) days of the service of a Notice of Unsafe Structure, must present to the Code Official three (3) signed bids from outside contractors.

H. Failure To Comply With Repair Or Demolition Order In Notice Of Unsafe Structure Notice Of Hearing Service. If the affected parties fail to commence work on repairs or complete demolition within the time stated in the notice of unsafe structure, or if the affected parties fail to proceed continuously with the work without unnecessary delay, the Code Official shall call a hearing upon the matter, giving the affected parties twenty-one (21) days' written notice of the hearing. Said notice of hearing may be served personally or first class mail, postage prepaid, or if service cannot be had by either of these modes of service, then by at least one (1) publication in a newspaper of general circulation.

I. Conduct Of Hearing. The Code Official shall conduct a full and adequate hearing. Any affected party may be represented by counsel and all affected parties shall have an opportunity to be heard. Upon hearing the parties, the Code Official may find and conclude that the structure to be demolished is not unsafe and need not be demolished or repaired, or that the structure is unsafe and must be demolished or repaired, in which case the Code Official may order demolition or repair by the City as provided in Subsection J below or may institute legal action in a court of competent jurisdiction to compel demolition or repair.

J. Cost Of Repair Or Demolition To Be Recovered By Tax Lien. If the Code Official issues an order whereby the building or structure is demolished, secured or repaired at the City's expense, the cost of performance shall be certified to the City Clerk, who shall cause a special tax bill or assessment therefore against the property to be prepared and collected by the St. Charles County Collector. At the request of the taxpayer, the tax bill may be paid in installments over a period of not more than ten (10) years. The tax bill from date of its issuance shall be deemed a personal debt against the property owner and shall also be a lien on the property until paid.

K. Salvage Materials. If the Code Official orders a building or structure demolished at the City's expense, the City is authorized to sell salvage and valuable materials and apply sales proceeds as provided by the International Property Maintenance Code.

L. Appeal. Affected parties may appeal from the determination of the Code Official as provided by Chapter 536, Revised Statutes of Missouri."

12. Section 108.2 Closing of vacant structures that are uninhabitable/unusable.
Delete in its entirety and insert:

"If the uninhabitable/unusable structure is vacant and unfit for human habitation and occupancy or is unsafe, but is not in danger of structural collapse, the Code Official is authorized to post an "inhabitable/unusable" placard on the premises and order the structure closed up so as not to be an attractive nuisance. A structure may be closed by securing all unsecured doors, windows or holes large enough to allow entrance to the structure with locks and/or by screwing them shut and/or by boarding. If boarding is used, it shall be a minimum of one-half-inch plywood or oriented strand board (OSB) securely fastened to the structure with corrosion-resistant screws and painted white or beige or the same color as the structures siding or trim. OSB shall be installed with its smooth side facing out. Upon failure of the owner or agent having charge of a property to comply with a correction order in a notice of violation of this Section, that owner or agent shall be subject to prosecution hereunder."

13. Section 108.3 Notice. Delete in its entirety and insert:

"Whenever the Code Official has restricted for use a structure or equipment or premises under the provisions of this Section, an "uninhabitable/unusable" notice shall be posted in a conspicuous place in or about the structure affected by such notice and served on the owner or person or persons responsible for the structure or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the equipment subject to the notice. If

the notice pertains to premises it shall be placed on the principal structure, if any, on the same tract. The notice shall be in the form prescribed in Section 107.2.”

14. Section 108.4 Placarding. Delete in its entirety and insert:

“Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the Code Official may post on the structure or premises or on defective equipment a placard bearing the words "uninhabitable/unusable" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard. Whether to post a placard shall depend on whether the premises or equipment constitutes an attractive nuisance or is threatened with vandalism.”

15. Section 108.4.1 Placard removal. Delete in its entirety and insert:

“The Code Official shall remove the condemnation placard whenever the defect or defects upon which the [condemnation and] placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the Code Official shall be subject to the penalties provided by this Code.”

16. Section 108.5 Prohibited occupancy. Delete in its entirety and insert:

“Any occupied structure placarded by the Code Official shall be vacated as ordered by the Code Official. Any person who shall occupy a placarded premises or shall operate placarded equipment, and any owner or any person responsible for the premises who shall let anyone occupy placarded premises or operate placarded equipment shall be liable for the penalties provided by this Code.”

17. Section 108.6 Abatement methods. Delete in its entirety and insert:

“The owner, operator or occupant of a building, premises or equipment deemed unsafe by the Code Official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action.”

18. Section 108.6.1 Mobile homes. This Section shall be added and shall read as follows:

“Any mobile, manufactured, or modular home that has been condemned by any governmental agency (Federal, State, County or Municipal) shall be removed from the jurisdiction of the City of Flint Hill at owner's expense within thirty (30) days after condemnation has been posted, unless the structure has been repaired in accordance with Section 17 of this Ordinance.”

19. Section 108.7 Record. Delete in its entirety and insert:

“The Code Official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.”

20. Section 109.1 Imminent Danger. Delete in its entirety and insert:

“When, in the opinion of the Code Official, there is imminent danger of failure or collapse of a building or structure which endangers life, or when any structure or part of a

structure has fallen and life is endangered by the occupation of the structure, or when there is actual or potential danger to the building occupants or those in the proximity of any structure because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the Code Official is hereby authorized and empowered to order and require the occupants to vacate the premises forthwith. The Code Official shall cause to be posted at each entrance to such structure a notice reading as follows: "This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code Official. It shall be unlawful for any person to enter such structure except for the purpose of securing the structure, making the required repairs, removing the hazardous condition or of demolishing the same. The Code Official's findings required by this Section shall be in writing."

21. Section 109.2 Temporary Safeguards. Delete in its entirety and insert:

"Notwithstanding other provisions of this Code, whenever, in the opinion of the Code Official, there is imminent danger due to an unsafe condition, the Code Official shall cause the necessary work to be done, in the absence of by a property owner or its insurer, including the boarding up of openings, to render such structure temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the Code Official deems necessary to meet such emergency."

22. Section 109.3 Closing Streets. Delete in its entirety and insert:

"When necessary for public safety, the Code Official shall temporarily close structures and close, or order the authority having jurisdiction to close, sidewalks, streets, public ways and places adjacent to unsafe structures, and prohibit the same from being utilized."

23. Section 109.4 Emergency repairs. Delete in its entirety and insert:

"For the purposes of this section, the Code Official shall employ the necessary labor and materials to perform the required work as expeditiously as possible."

24. Section 109.5 Costs of emergency repairs. Delete in its entirety and insert:

"Costs incurred in the performance of emergency work shall be paid by the City, subject to proceedings for their recovery."

25. Section 110.1 General. Delete in its entirety and insert:

"The Code Official shall order the owner of any premises upon which is located any structure, which in the Code Official judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the Code Official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official."

26. Section 110.2 Notices and orders. Delete in its entirety and insert:

“The provisions of Section 108.1.1.1 of the Property Maintenance Code shall apply to notices and orders authorized by the preceding Section.”

27. Section 110.3 Failure to comply. Delete in its entirety and insert:

“The provisions of Section 108.1.1.1 of the Property Maintenance Code shall apply to failure to comply with notices and orders authorized by Section 110.1.”

28. Section 111 Means of Appeal. Delete in its entirety and insert:

“For the purposes of this Code, appeals shall be governed by the provisions of Section 113 of the Building Code, as amended in this Ordinance.”

29. Section 112.2 Issuance. Delete in its entirety and insert:

“The stop work order shall be in writing and shall be given to the owner of the property for which the application was submitted, the owner’s authorized agent, or the person performing the work. Upon issuance of a stop work order, the work shall immediately cease. The stop work order shall state the reason(s) for the order and the condition(s) under which the work will be permitted to resume. Any person served with a stop work order shall pay an administrative penalty of up to two hundred fifty dollars (\$250.00).”

30. Section 112.4 Failure to comply. Delete in its entirety.

31. Section 201.3 Terms defined in other codes. Delete in its entirety and insert:

“Where terms are not defined in this Code and are defined in other codes adopted by this Ordinance, such terms shall have the meanings ascribed to them as stated in those Codes.”

32. Section 201.5 Parts. Delete in its entirety and insert:

“Whenever the words “dwelling unit”, “dwelling”, “premises”, “building”, “manufactured home”, “mobile home”, “modular home”, “recreational vehicle”, “rooming house”, “rooming unit”, “story” or “structure” are stated in this Code, they shall be construed as though they were followed by the words “or any part thereof.”

33. Section 202 Definitions. The definition of “condemn” is deleted in its entirety. Further, definitions of the following terms are deleted in their entirety and are replaced as follows:

“DETERIORATION: To weaken, disintegrate, corrode, rust or decay.

DWELLING UNIT: A single unit providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. This term is intended to include, but not be limited to, mobile, manufactured and modular homes.

GARBAGE: Animal or vegetable waste.

RUBBISH: Combustible and non-combustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, vehicle and boat parts and dust and other similar materials. This term shall also include indoor furnishings and fixtures such as indoor furniture, appliances, lighting fixtures, mattresses, refrigerators, washers, dryers and water softeners, when left on exterior premises.

UNINHABITABLE/UNUSABLE: Adjudged by the Code Official to be unsafe or unfit for occupancy or use under Section 108 herein."

34. Section 302.2 Grading and drainage. Delete in its entirety and insert:

"All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Stagnant water is any water standing for three (3) days in the absence of any precipitation."

35. Section 302.3 Sidewalks and driveways. Delete in its entirety and insert:

"All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. All pavement shall be maintained to prevent the accumulation of stagnant water thereon. Stagnant water is any water standing for three (3) days in the absence of any precipitation."

36. Section 302.4 Weeds. Delete in its entirety and insert:

"All developed premises or exterior property shall be maintained free from weeds or plant growth in excess of ten (10) inches. For purposes of this provision, premises or exterior property are "developed" if improved with any structure or if used for outdoor storage of materials or if within a platted subdivision. For purposes of this provision, premises or exterior property includes any public or private right-of-way, so that it shall be the duty of all property owners to maintain premises or exterior property up to the curb or edge of pavement. However, the Code Official may waive the height requirements set out above for any premises or exterior property or part thereof unless doing so would adversely affect health or safety. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, but not trees or shrubs, or agricultural crops, or gardens in the rear yard, or cultivated flowers. Upon failure of the owner or agent having charge of a property to comply with a correction order in a notice of violation of this Section, that owner or agent shall be subject to prosecution under this Code."

37. Section 302.7 Accessory structures. Delete in its entirety and insert:

"All accessory structures, including detached garages, detached carports, fences, boat docks, antennas, satellite dishes, tents and walls, shall be maintained structurally sound and in good repair."

38. Section 302.8 Motor vehicles. Delete in its entirety and insert:

“Except as otherwise provided in this Subsection, no vehicle or trailer may be parked, kept, or stored on any premises if such vehicle is: unlicensed, unregistered, in a state of disassembly or disrepair, or in the process of being stripped or dismantled. After issuance of a notice of violation of any provision of this Subsection, such violation may be deemed a continuing violation upon recurrence of that same violation. Further, any motor vehicle or trailer parked in violation of this Subsection, if it is subject to the licensing and registration requirements of Chapter 301, Revised Statutes of Missouri, may be subject to towing under Chapter 304, Revised Statutes of Missouri, as amended, or under the Vehicle Removal Code.

Exception: An unlicensed or unregistered vehicle or trailer may be parked in residential zoning districts or in residential subdivisions provided that the vehicle or trailer is either parked in an enclosed garage or is kept within a carport under a tarpaulin or car cover that is form fitting and covers the entire body of the vehicle or trailer.

Exception: This provision shall not apply to the extent that applicable zoning regulations provide otherwise.”

39. Section 302.10 Outdoor Storage. This Section shall be added and shall read as follows:

“All outdoor storage on industrially zoned properties either shall be neatly stacked with uniform aisle ways and comply with the requirements of Section 302.4 or shall be screened from view from all public or private streets.

Outdoor storage on any lot or tract that is residentially zoned or platted or that is used for residential purposes shall be restricted to (a) firewood stacked and stored for personal use on the same lot or tract, (b) composting of residential yard waste, and (c) other items incidental to residential occupancy such as mulch, building materials, or landscaping materials, that are used for on-premises improvement projects related to such uses. But storage of such other items may be allowed only for a limited time, not to exceed 270 days, to complete such projects.

Outdoor storage on land in active agricultural use as provided in Section 101.2 of the Property Maintenance Code, as amended, shall be permitted for farm equipment, farm implements, materials used in agriculture and fencing.”

40. Section 302.11 Dead trees and dead tree limbs. This Section shall be added and shall read as follows:

“All dead trees and dead tree limbs shall be removed from all tracts or lots (a) located in residential subdivisions and one (1) acre or less in area, (b) dedicated to any commercial or industrial use, or (c) improved with any structure or public electric utility which is at risk of damage due to the fall of such dead trees or dead tree limbs.

Upon failure of the owner or agent having charge of property to comply with a correction order in a notice of violation of this Section, that owner or agent shall be subject to prosecution

in accordance with Section 106.3, above, and the Code Official may cause the violation to be abated.”

41. Section 303.1 Swimming pools. Delete in its entirety and insert:

“Swimming pools shall be maintained in a clean and sanitary condition and in good repair. All swimming pools shall be operated and maintained through the use of equipment required by the International Building Code or the International Residential Code for One- and Two-Family Dwellings, as applicable. All swimming pools shall be maintained to prevent the accumulation of stagnant water. If a swimming pool is equipped with a tight fitting cover, that cover must be maintained to prevent the accumulation of stagnant water thereon. Stagnant water is any water standing for three (3) days in the absence of any precipitation.”

42. Section 304.6 Exterior walls. Delete in its entirety and insert:

“All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Exterior walls shall be free from mold and mildew. Painted exterior walls shall be free from faded colors that are not uniform, and touch up paint shall match the existing colors.”

43. Section 304.14 Insect screens. Delete in its entirety and insert:

“During the period from January 1 to December 31, every door, window and other outside opening required for ventilation of 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 not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.”

44. Section 304.18.1 Doors. Delete in its entirety and insert:

“All side-hinged doors providing access to a dwelling unit, rooming unit, or housekeeping unit that is rented, leased, or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge, or effort, and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

Exception: Dead bolts shall not be required on doors leading from dwelling units to attached garages where exterior garage doors are provided.”

45. Section 304.19 Skirting. This Section shall be added and shall read as follows:

“Every manufactured and mobile home, now existing or subsequently located within the City shall have skirting around the entire structure. Skirting shall be made of aluminum or vinyl material.”

46. Section 305.3 Interior surfaces. Delete in its entirety and insert:

“All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected as directed by the Code Official.”

47. **Section 306 Component Serviceability.** Delete in its entirety.

48. **Section 308.1 Accumulation of rubbish or garbage or sewage.** Delete in its entirety and insert:

“All exterior property and premises, including natural watercourses and setback areas on those premises as defined and regulated by the Zoning Ordinance of the City of Flint Hill, and the interior of every structure shall be free from any accumulation of rubbish, garbage, or sewage. No rubbish or garbage or sewage may be collected, stored, or sorted on or within any vehicle or container other than a container designed or constructed for such use.”

49. **Section 404.5 Overcrowding.** Delete in its entirety and insert:

“Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.”

TABLE 404.5
MINIMUM AREA REQUIREMENTS
MINIMUM AREA IN SQUARE FEET

SPACE	1—2 occupants	3—5 occupants	6 or more occupants
Living room ^{a,b}	No requirements	120	150
Dining room ^{a,b}	No requirements	80	100
Bedrooms	Shall comply with Section 404.4		

For SI: 1 square foot = 0.093 m².

a. See Section 404.5.2 for combined living room/dining room spaces.

b. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.

404.5.1 Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

50. **Section 602.2 Residential occupancies.** Delete in its entirety and insert:

“Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International

Plumbing Code. Cooking appliances and/or portable heaters shall not be used to provide space heating to meet the requirements of this Section.

Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.”

51. Section 602.3 Heat supply. Delete in its entirety and insert:

“Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from January 1 to December 31 to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

1. When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the International Plumbing Code.
2. In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.”

52. Section 602.4 Occupiable work spaces. Delete in its entirety and insert:

“Indoor occupiable work spaces shall be supplied with heat during the period from January 1 to December 31 to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

53. Section 604.2 Service. Delete in its entirety and insert:

“The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a minimum three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.”

54. Section 604.3.1.1 Electrical equipment. Delete in its entirety and insert:

“Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control,

signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the National Electric Code.”

55. Section 604.3.2.1 Electrical equipment. Delete in its entirety and insert:

“Electrical switches, receptacles and fixtures, including furnace, water heating, security system, and power distribution circuits that have been exposed to fire, shall be replaced in accordance with the provisions of the National Electric Code.”

56. Section 702.3 Locked doors. Delete in its entirety and insert:

“All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code or International Residential Code.”

SECTION 16. VEHICLE REMOVAL CODE

The City of Flint Hill, Missouri, hereby establishes the following regulations relating to vehicles on private property that violate the Property Maintenance Code of the City of Flint Hill:

- A. Title. This Section shall be known and may be cited as the "Vehicle Removal Code".
- B. Scope And Effect. This Vehicle Removal Code applies to vehicles on private property that violate the Property Maintenance Code. This Vehicle Removal Code does not alter or affect rights and duties that relate to the towing of abandoned vehicles which Chapter 304, Revised Statutes of Missouri, as amended, vests in the City of Flint Hill, in the St. Charles County Chief of Police, in any other agency of law enforcement, or, finally, in any owners of private property on which vehicles belonging to others may be abandoned.
- C. Authority To Declare Nuisance And Order Removal. The Code Official, or his/her designee, may declare a motor vehicle or trailer, if parked on private property in violation of Section 302.8 of the Property Maintenance Code, as adopted with amendments, to be a nuisance and order the removal of that motor vehicle or trailer.
- D. Responsibility For Removal. Upon proper notice of such declaration and order, and if an opportunity to be heard is given, the owner of the motor vehicle or trailer and the owner and the occupant (if other than the owner) of the real property whereon the motor vehicle or trailer is situated shall be jointly and individually liable for the removal of that motor vehicle or trailer. In the event of removal, disposition, or both, by the City, the owner of the motor vehicle or trailer and the owner or occupant of the private property where same is located shall be jointly and individually liable for the expenses incurred.
- E. Notice Procedure.

1. The Code Official, or his/her designee, shall give notice of the declaration and order authorized by Subsection (C), above, to the owner of the motor vehicle or trailer, if ascertainable, and to the owner or occupant of the private property where it is located. Such notice shall be given at least seven (7) days before the time set for compliance and

shall also schedule a hearing on the same day as the date of compliance in the event any party seeks to be heard rather than comply with the order. Any request for an alternate date, which may be no later than three (3) days thereafter as provided by the notice, must be:

- a. Filed with the Code Official no later than three (3) days prior to the time set for compliance;
- b. Filed on a form developed for that purpose by the Code Official and served with the above-mentioned notice; and
- c. Served on all parties to whom the above-mentioned notice was addressed.

2. It shall constitute sufficient notice for a copy of the declaration and order a) to be left at the residence of the occupant, if any, of the private property on which the motor vehicle or trailer is located, b) to be placed on the motor vehicle or trailer, and c) to be sent by first class mail, postage prepaid, to the owner of the motor vehicle or trailer, if ascertainable, and d) to be sent by first class mail, postage prepaid, to the owner of the private property at the owner's last known address according to the records of the City.

3. The declaration and order shall provide the following information:

- a. Cite the violation of the Property Maintenance Code;
- b. Declare that violation to be a nuisance;
- c. Order the removal of the motor vehicle or trailer within the seven (7) day period;
- d. State that there is a right to a hearing, set a date for such hearing no sooner than the end of the seven (7) day period mentioned above, and provide notice that at any time prior to the scheduled hearing date, any party may file with the Code Official and serve on all other parties a written request for an alternate hearing date, which the Code Official shall schedule forthwith, with notice to all parties; and
- e. Advise that upon failure to comply with the order to remove, the City shall undertake such removal with the cost of removal to be levied against the owner or occupant of the real property upon which the vehicle is situated, or the owner of the vehicle.

F. Removal Of Motor Vehicle Or Trailer From Private Property.

1. The Code Official, or his/her designee, including the St. Charles County Chief of Police, or his/her designee, shall have the right to enter upon private property to take possession of the motor vehicle or trailer and remove it from the premises if the violation has not been remedied within the seven (7) day compliance period, subject to the following provisos:

- a. The timely request for an alternate hearing date shall stay the compliance period until such time as the Code Official has entered a decision and for such additional period of time as shall be allotted by the Code Official if abatement is ordered.
- b. The Code Official, his/her designee, or the St. Charles County Chief of Police, or his/her designee, shall not enter upon private property dedicated to residential use without the consent of its residential occupant(s) or a duly issued warrant from a court of competent jurisdiction.

2. It shall be unlawful for any person to interfere with, hinder or refuse to allow the Code Official, or his/her designee, or the St. Charles County Chief of Police, or his/her designee, to enter upon private property for the purpose of removing a motor vehicle or trailer in accordance with this Vehicle Removal Code.
3. Within seventy-two (72) hours of the removal of a motor vehicle or trailer from private property, the Code Official, or his/her designee, or the St. Charles County Chief of Police, or his/her designee, shall give notice to the Director of Revenue of the State of Missouri, the registered owner of the motor vehicle or trailer, if ascertainable, and to the owner and occupant, if any, of the private property from which the motor vehicle or trailer was removed, that said motor vehicle or trailer has been impounded and stored for violation of the Property Maintenance Code. The notice shall describe the motor vehicle or trailer, give the location where it is stored, and state that its owner or the owner or occupant (if any) of the property from which it was removed will be charged with the cost of removal and storage.

G. Procedure For Hearing.

1. A public hearing shall be conducted before the Code Official. Formal rules of evidence shall not apply; however, the parties shall have the right to present evidence, confront and cross-examine witnesses, and receive a written decision based upon the facts adduced at the hearing.
2. The public hearing held by the Code Official is to determine whether there are reasonable grounds to believe that the motor vehicle or trailer ordered to be towed violates the Property Maintenance Code.
3. If after hearing the Code Official is satisfied that there are reasonable grounds to believe that such a violation exists, the Code Official shall order the vehicle's removal. The Code Official may impose such conditions and take such other action as deemed appropriate under the circumstances to carry out the purpose of this Code and may delay the time for the removal of the motor vehicle or trailer if, in the Code Official's opinion, the circumstances justify it. In the alternative, the Code Official shall enter an order allowing such vehicle to remain if the he or she finds no violation or nuisance. The costs of removal, storage and advertising expenses, if any, shall be charged against the City or the owner of the vehicle or private property as deemed appropriate by the Code Official.

H. Method Of Removal And Disposition Of Motor Vehicles, Trailers And Property.

1. If a motor vehicle or trailer declared to be a nuisance or ordered removed is not timely removed or if that declaration and order is not rescinded after hearing pursuant to this Vehicle Removal Code, the Code Official shall notify the St. Charles County Chief of Police to remove or cause to be removed any motor vehicle or trailer. Upon receiving that notification, the St. Charles County Chief of Police or his/her designee may remove or cause to be removed any such motor vehicle or trailer in accordance with the provisions of this Vehicle Removal Code by requesting such services of a service station, towing operator, salvage dealer or motor vehicle repair shop under contract with St. Charles County for towing services. Such vehicles or trailers shall be placed in a garage, towing service facility, auto repair shop or other place designated or maintained by the St. Charles County Chief of Police.
2. Neither the Code Official, nor the St. Charles County Chief of Police, nor any of their designees, nor, finally, anyone having custody of a motor vehicle or trailer towed pursuant to this Vehicle Removal Code shall be liable for any damage to such motor vehicle or trailer occasioned by its removal other than damages occasioned by gross negligence or by willful or wanton acts or omissions, except as provided by Section 304.154, Revised Statutes of Missouri, as amended.
3. The owner of a motor vehicle or trailer removed pursuant to this Section shall be responsible for payment of all reasonable charges for towing and storage of such motor vehicle or trailer, except that if it has been reported as stolen or taken without the consent of the owner, the owner shall be responsible only for its storage for any period after five (5) business days after receiving the notice of removal provided by the Missouri Director of Revenue pursuant to Section 304.155 Revised Statutes of Missouri, as amended.
4. Upon the towing of any vehicle under this Section, the Code Official shall make an inquiry with the National Crime Information Center and any statewide Missouri law enforcement computer system to determine if the vehicle has been reported as stolen. The Code Official shall submit a report to the Missouri Director of Revenue within five (5) working days of the towing of the vehicle. Such report shall include the following:
 - a. The year, model, make and vehicle identification number of the motor vehicle or trailer;
 - b. A description of any damage to the motor vehicle or trailer noted by the Law Enforcement Officer;
 - c. The license number;
 - d. The storage location of the towed motor vehicle or trailer;
 - e. The name and address of the tow; and
 - f. The date of the authorization to tow the vehicle; and

g. The date of the inquiry of the National Crime Information Center and any statewide Missouri law enforcement computer system to determine if the motor vehicle or trailer had been stolen.

5. The owner of such vehicle or the holder of a valid security interest thereon which is in default may reclaim it from the service station, towing operator, salvage dealer or motor vehicle repair shop upon proof of ownership or valid security interest which is in default and upon payment of all reasonable charges for the towing and storage of the motor vehicle or trailer.

6. Any person who removes a motor vehicle or trailer at the direction of the St. Charles County Chief of Police as provided in this Section shall have a lien for all reasonable charges for the towing and storage of the vehicle, until possession of the motor vehicle or trailer is voluntarily relinquished to the owner of the motor vehicle or trailer or to the holder of a valid security interest thereon which is in default. Such lien shall be enforced in the following manner:

- a. The lienholder in possession shall request the St. Charles County Chief of Police to make inquiry with the National Crime Information Center and any statewide Missouri law enforcement computer system to determine if the vehicle had been reported stolen and in whose name the vehicle is registered;
- b. The lienholder in possession shall notify by registered mail, postage prepaid, the owner, if known, and any lienholders of record at their last known addresses that application for a certificate of title will be made unless the owner or lienholder of record makes satisfactory arrangements with the person holding the vehicle for payment of towing and storage within thirty (30) days of the mailing of the notice. This notice shall be supplied by the use of a form designed and provided by the Missouri Director of Revenue;
- c. Thirty (30) days after the notification form has been mailed and the vehicle is unredeemed and no satisfactory arrangement has been made with the lienholder in possession for continued storage, the lienholder in possession may apply to the Missouri Director of Revenue for a certificate of title if the towed vehicle is titled in Missouri. The application shall be accompanied by:
 - (1) The original or a conformed or photostatic copy of the Code Official's written report authorizing the tow;
 - (2) An affidavit of the lienholder in possession that he has been in possession of the towed vehicle for thirty (30) days and that the owner has failed to make arrangements for payment of towing and storage charges;
 - (3) A copy of the receipt indicating that the owner or lienholder of record has received the notice required by Subdivision (b) of this Subsection;

(4) An inspection certificate shall be completed by the Code Official on a form provided by the Missouri Department of Revenue. If the officer who authorized the tow is not available to inspect the vehicle and complete the certificate, the Code Official may designate another officer to inspect the vehicle and complete the form. The inspection shall be made at least thirty (30) days after the date of towing. The inspection certificate shall be dated to reflect the date of the inspection;

(5) Any fee as provided by state statute.

7. If a certificate of ownership has not been previously issued in Missouri on the towed vehicle, the lienholder in possession of the vehicle shall obtain ownership verification from the State in which the vehicle was last registered or titled, if known. If the lienholder is unable to determine the last known State of issuance of certificate of ownership or registration, he shall request ownership verification through any available nationwide network of vehicle records and shall notify the last owner of record and lienholder. The lienholder, upon notification of the last owner and any lienholder of record, shall comply with Subsection (6) of this Section before a certificate of ownership is issued.

8. Towing operators, service stations, salvage dealers, or motor vehicle repair shops who tow or store vehicles according to this Section shall keep a record for three (3) years on each vehicle towed and not reclaimed by the owner of the vehicle. Such record shall contain a copy of the Code Official's authorization to tow, copies of all correspondence with the Missouri Department of Revenue concerning the vehicle, and information concerning the final disposition of the possession of the vehicle.

9. Personal property found within a vehicle, except items affixed to the vehicle, shall be considered and treated as lost property.

10. Any other provision of this Chapter notwithstanding, when the Code Official sells an abandoned vehicle in accordance with the terms of this Chapter, the Code Official may transfer ownership by means of a bill of sale. Such bill of sale shall contain the make and model of the vehicle, the complete vehicle identification number and the odometer reading of the vehicle and shall be lawful proof of ownership for any dealer registered under the provisions of Section 301.218 or 301.251, Revised Statutes of Missouri, as amended, or for any other person. Any dealer or other person purchasing such a vehicle from the Code Official shall apply within thirty (30) days of purchase for a certificate of ownership as provided in Section 301.190, Revised Statutes of Missouri, as amended, or for a junking certificate as provided in Section 301.227, Revised Statutes of Missouri, as amended.

I. Redemption Of Impounded Vehicles. The owner of any vehicle seized under the provisions of this Vehicle Removal Code may redeem the vehicle at any time during the normal business hours after the vehicle removal, but prior to the sale or destruction of the vehicle upon proof of ownership and payment to the St. Charles County Chief of Police or his/her designee of such

sum as may be determined and fixed by the Chief of Police or his/her designee for the actual and reasonable expense of removal, storage and advertising expenses, if any.

J. Interference Prohibited. It shall be unlawful for any person to interfere with, hinder or refuse to allow the Code Official or his/her designee or the St. Charles County Chief of Police or his/her designee to enter upon private property for the purpose of removing a motor vehicle or trailer in accordance with a duly authorized order issued under the Vehicle Removal Code.

SECTION 17. MOBILE AND MANUFACTURED HOMES CODE

The City of Flint Hill, Missouri, hereby establishes the following regulations relating to mobile and manufactured homes on private property that violate the Property Maintenance Code of the City of Flint Hill:

A. Installation And Tie-Down—As Required By Applicable State Regulations. An owner or occupant of a mobile or manufactured home shall ensure that it is installed and tied down as required by the applicable regulations promulgated by the Public Service Commission of the State of Missouri.

B. Maintenance—As Required By The Property Maintenance Code—Exceptions And Conditions. An owner or occupant of a mobile or manufactured home shall be subject to the Property Maintenance Code with the following exceptions and conditions.

1. Such owner or occupant shall not be subject to codes referenced in the Property Maintenance Code if those referenced codes are pre-empted by applicable regulations of the United States Department of Housing and Urban Development or the Public Service Commission of the State of Missouri.

2. An owner or occupant of a mobile or manufactured home shall maintain it in conformity with applicable regulations of the United States Department of Housing and Urban Development or the Public Service Commission of the State of Missouri in force at the time of the home's manufacture.

C. Alteration—Permit Required—Conformity To Applicable Federal And State Regulations And County Codes Required. No owner or occupant of a mobile or manufactured home shall alter it unless:

1. Such owner or occupant obtains a building permit, which shall be subject to the conditions and requirements set out in the Residential Code for One- and Two-Family Dwellings; and

2. Such owner or occupant submits plans for the proposed alteration demonstrating conformity with:

- a. Applicable regulations, including building, mechanical and plumbing regulations, of the United States Department of Housing and Urban Development or the Public Service Commission of the State of Missouri in force at the time of the home's manufacture; and

- b. Applicable provisions of the Electrical Code; and
- c. Applicable provisions of the Zoning Ordinance of the City of Flint Hill.

3. Such owner or occupant pays an application fee for such permit as authorized by ordinance.

D. Damage Or Alterations That Impair Structural Integrity. A mobile or manufactured home may be subject to administrative proceedings to condemn, close or demolish it pursuant to the Property Maintenance Code.

1. The Code Official shall institute such proceedings if he makes the following determinations.
 - a. The structure of a mobile or manufactured home has been altered or has been damaged by neglect or deterioration or by fire, wind or flooding, and
 - b. That alteration or damage affects the integrity of the structure.
2. However, in all such cases, an owner or occupant of any such mobile or manufactured home may submit to the Code Official for its review and approval a building permit application with plans showing alterations made or alterations to be made in order to repair structural damage.
 - a. In the event the Code Official cannot make a determination that such alterations or repairs will result in a structure that is structurally sound and in conformity with applicable regulations of the United States Department of Housing and Urban Development or the Public Service Commission of the State of Missouri in force at the time of the home's manufacture, such plans shall be disapproved.
 - b. However, an owner or occupant of any such mobile or manufactured home may rebut that denial by submitting a report by an engineer licensed in the State of Missouri and bearing that engineer's original seal and signature certifying that the mobile or manufactured home, as altered or despite damage to it, is either:
 - (1) Structurally sound and in conformity with applicable regulations of the United States Department of Housing and Urban Development or the Public Service Commission of the State of Missouri in force at the time of the home's manufacture; or
 - (2) Capable of repairs rendering it structurally sound and in conformity with the regulations identified above, in which case the engineer's report must be supported by a permit application for such repairs meeting the requirements of Subsection (C) of this Section.
3. The Code Official may stay proceedings under Subparagraph (1) above pending review of building permit applications under Subparagraph (2) above if public safety is not affected adversely.

4. The Code Official shall terminate proceedings under Subparagraph (1) above upon approval of any building permit application under Subparagraph (2) above.

E. Adopted Federal And State Standards. The City adopts by reference the following Federal and State regulations applicable to mobile or manufactured homes promulgated by the United States Department of Housing and Urban Development or by the Public Service Commission of the State of Missouri:

1. 24 Code of Federal Regulations ("CFR") Part 3280 (Manufactured Home Construction and Safety Standards) as currently in force or as amended hereafter;
2. Earlier versions of 24 CFR Part 3280 if and as applicable at the time of the manufacture of a mobile or manufactured home subject to this Section;
3. 4 Code of State Regulations ("CSR") Chapter 120 (New Manufactured Homes) as currently in force or as amended hereafter;
4. 4 CSR Chapter 121 (Pre-Owned Manufactured Homes) as currently in force or as amended hereafter;
5. 4 CSR Chapter 124 (Manufactured Home Tie-Down Systems) as currently in force or as amended hereafter; and
6. 4 CSR Chapter 125 (Manufactured Home Installers) as currently in force or as amended hereafter.

F. Violations. Any person who violates any provision of this Section shall be guilty of an ordinance violation and, upon conviction thereof, shall be punished by a fine of not more than five hundred dollars (\$500.00) or by imprisonment for a term not exceeding ninety (90) days, or by both fine and imprisonment, and each day's continuance of a violation may be deemed a separate offense.

SECTION 18. All provisions of the 2015 International Building Code, as adopted and amended by this Ordinance, which require automatic sprinkler systems shall not be enforced by the City unless and until the Wentzville Fire Protection District, or other fire prevention organization with jurisdiction over the corporate boundaries of the City, withdraws its jurisdiction and/or authority to enforce compliance with the 2015 International Building Code.

SECTION 19. All provisions of the 2015 International Fire Code, as adopted and amended by this Ordinance, which require automatic sprinkler systems shall not be enforced by the City unless and until the Wentzville Fire Protection District, or other fire prevention organization with jurisdiction over the corporate boundaries of the City, withdraws its jurisdiction and/or authority to enforce compliance with the 2015 International Fire Code.

SECTION 20. Effective Date: This Ordinance shall be in full force and take effect from and after the date of its final passage and approval.

SECTION 21. Savings: Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise

nullify any other Ordinance of the City or the requirements thereof whether or not relating to or in any manner connected with the subject matter hereof.

SECTION 22. Severability Clause: If any term, condition, or provision of this Ordinance shall, to any extent, be held to be invalid or unenforceable, the remainder hereof shall be valid in all other respects and continue to be effective and each and every remaining provision hereof shall be valid and shall be enforced to the fullest extent permitted by law, it being the intent of the Board of Aldermen that it would have enacted this Ordinance without the invalid or unenforceable provisions. In the event of a subsequent change in applicable law so that the provision which had been held invalid is no longer invalid, said provision shall thereupon return to full force and effect without further action by the City and shall thereafter be binding.

Read two times, passed, and approved this 19th day of July, 2018.

Christopher Jacobsen
As Presiding Officer

Attest:

Tracy L. Wible
City Clerk

Approved this 19th day of July, 2018.

Dee A. Olson
Mayor

Attest:

Tracy L. Wible
City Clerk

