BILL 2017-9

****** Third Reading ******

AGENDA ITEM

TO: Mayor & City Council

FROM: Paul Beckwith

DATE: Tuesday, April 3, 2017

RE: 2015 International Building Codes

History:

The City of Cameron Inspection / Code department will keep pace with building code changes in part by adopting current code; in doing so we (the City of Cameron) have improved our ISO (Insurance Service Office Inc.) grading classification.

ISO publishes a "Building Code Effectiveness Grading Classification" of jurisdiction on a scale from one to ten. One is excellent, and ten is the worst or no codes/ inspections. Insurance underwriters and insurers then may use this rating, to improve rating credits to individual property insurance polices, commercial and residential.

In ISO's previous evaluation of the Inspection department we were rated at four (4). In October of 2016, ISO conducted an analysis of the Inspection department; we had regressed, this time to a nine (9). Having the current code adopted is a percentage of our total classification, new codes or more accurately, revisions of the codes are published every three (3) years. We are currently using the 2009 International Building Codes, and the 2011 National Electric Code (NEC)

Council previously considered adopting the Code with curtain fire suppression requirements for one and two-family dwellings. These additional suppression requirements would have gone into effect in January 2011. Because of the many issues Council instructed Staff to delete those provisions and bring the Code forward for adoption. Council, working with staff will research the fire suppression regulations and may consider them at a later date.

Activity:

The 2015 codes are available, they have been reviewed by staff and, we have the required "code" books in house. The "Codes" (Plumbing, Fire Prevention, and Existing Structures) are referenced four times in our ordinances.

1. Sec. 3-16. Incorporated; copies. (Building Code)
2. Sec. 3-16.1 Adopted (Residential Code)
3. Sec. 3-16.2 Adopted (Mechanical Code)
4. Sec. 3-16.3 Adopted (Fuel Gas Code)
5. Sec. 3-16.4 Adopted (International Energy Conservation Code)
6. Sec. 3-81. Adopted. (Plumbing Code)
7. Sec. 3-121. Adopted (Fire Code)

8. Sec. 3-141. Adopted. (Existing Structure Code)
9. Sec. 3-101. Adopted. (National Electric Code)
10. Sec. 3-201. Adopted. (Property Maintenance Code)

Recommendation:

Staff asks that council rescind the "Current Code" Chapter 3, Article II, Division I Sec. 3-16. Incorporated; copies. Adopt the "International Building Code 2015" with the deletion of the requirements for "Sprinkler Systems" in one and two-family dwellings and any reference therein.

Rescind the "Current Residential Code" Chapter 3, Article II, Sec. 3-16.1. Adopted. Adopt the "International Residential Code 2015".

Rescind the "Current Mechanical Code" Chapter 3, Article II, Sec. 3-16.2. Adopted. Adopt the "International Mechanical Code 2015".

Rescind the "Current Fuel Gas Code" Chapter 3, Article II, Sec 3-16.3. Adopted. Adopt the "International Fuel Gas Code 2015".

Rescind the "Current International Energy Conservation Code" Chaper 3, Article II, Sec-16.4. Adopted. Adopt the "International Energy Conservation Code 2015".

Rescind the "Current Plumbing Code" Chapter 3, Article III, Sec. 3-81. Adopted. Adopt the "International Plumbing Code 2015".

Rescind the "Current Fire Code" Chapter 3, Article V. Sec. 3-121. Adopted. Adopt the "International Fire Code 2015".

Rescind the "Current Existing Structures Code" Chapter 3, Article VI, Sec. 3-141. Adopted. Adopt the "International Existing Structures Code 2015".

Rescind the "Current National Electric Code" Chapter 3, Article VI, Sec. 3-101. Adopted. Adopt the "National Electric Code 2017".

Rescind the "Current Property Maintenance Code" Chapter 3, Article IX, Sec. 3-201. Adopted. Adopt the "Property Maintenance Code 2015" attached to Ordinance No. 5440 and made a part hereof is hereby adopted and incorporated by reference in this section as the minimum property maintenance standards for the city. It shall be unlawful for any person to violate any provision of such code.

Pursuant to **Section 67.280, RSMo**, the Codes listed in Sections 1 through 10 of this Ordinance were placed on file in the City Clerk's office on April 3, 2017 and will be made a public record for at least ninety days prior to the effective date of this Ordinance which is August 1, 2017.

Bill 2017-9

AN ORDINANCE CHANGING THE REFERENCE TO THE INTERNATIONAL BUILDING CODE 2015 AND THE NATIONAL ELECTRIC CODE 2017 IN SECTION 3-16(A), Sec. 3-16.1, 3-16.2, 3-16.3, 3-16.4 ARTICLE II BUILDINGS; SEC 3-81 ARTICLE III PLUMBING CODE; SEC 3-101 ARTICLE IV ELECTRICAL CODE; SEC. 3-121 ARTICLE V FIRE PREVENTION CODE; SEC. 3-141 ARTICLE VI EXISTING STRUCTURES CODE; 3-201 ARTICLE IX PROPERTY MAINTENANCE CODE OF THE CITY CODE FOR THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI AND DELETING REFERENCE TO PRIOR BUILDING CODES

Third Reading

WHEREAS, the City of Cameron, Clinton, DeKalb and Caldwell Counties, Missouri, wishes to establish a modern building code to assure the safety and welfare of the public; and

WHEREAS, the International Building Code as consolidated has been chosen as the building code of choice by the City Council; and

WHEREAS, the International Building Code has issued a 2015 edition as their standard.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CAMERON, CLINTON, DeKALB AND CALDWELL COUNTIES, MISSOURI, AS FOLLOWS:

Section 1. Repeal **Sec. 3-16. Incorporated; copy (a).** of Division 1, GENERALLY, of **Article II, BUILDING CODE**, of Chapter 3, Buildings, of the Cameron City Code and enact a new **Sec. 3-16. Incorporated; copy (a).** as follows:

Sec. 3-16. Incorporated; copy.

(a) A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Cameron, being marked and designated as the "International Building Code 2015", is hereby adopted as the building code of the City of Cameron, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions penalties, conditions and terms of said building code are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with the additions, insertion, deletions and changes if any, prescribed in subsection (b) below.

Section 2. Repeal **Sec. 3-16.1. - Adopted—Residential Code.** Division 1, GENERALLY**, Article II, BUILDING CODE**, Chapter 3, Buildings, of the Cameron City Code and enact a new **Sec. 3-16.1 Adopted** as follows:

The 2015 International Residential Code is hereby adopted and incorporated by reference in this section as the minimum standards for the city. It shall be unlawful for any person to violate any provision of such code.

(a) Delete section R313 Automatic Fire Sprinkler Systems, and any reference to or requirements for "Fire Sprinklers" for one and two-family dwellings. Delete section P2904 "Dwelling Unit Fire Sprinkler Systems" and any reference to or requirements for "Fire Sprinklers" for one and two-family dwellings.

Section 3. Repeal **Sec. 3-16.2. Adopted—Mechanical Code.** Division 1, GENERALLY**, Article II**, **BUILDING CODE**, Chapter 3, Buildings, of the Cameron City Code and enact a new **Sec. 3-16.2. Adopted** as follows:

The 2015 International Mechanical Code is hereby adopted and incorporated by reference in this section as the minimum standards for the city. It shall be unlawful for any person to violate any provision of such code.

Section 4. Repeal **Sec. 3-16.3. - Adopted—Fuel Gas Code.** Division 1, GENERALLY**, Article II**, **BUILDING CODE**, of Chapter 3, Buildings, of the Cameron City Code and enact a new **Sec. 3-16.3. Adopted** as follows:

The 2015 International Fuel Gas Code is hereby adopted and incorporated by reference in this section as the minimum standards for the city. It shall be unlawful for any person to violate any provision of such code.

Section 5. Repeal **Sec. 3-16.4. - Adopted—International Energy Conservation Code.** Division 1, GENERALLY, Article II, **BUILDING CODE**, Chapter 3, Buildings, of the Cameron City Code and enact a new **Sec. 3-3-16.4. Adopted** as follows:

The 2015 International Energy Conservation Code is hereby adopted and incorporated by reference in this section as the minimum standards for the city. It shall be unlawful for any person to violate any provision of such code.

Section 6. Repeal **Sec. 3-81. Adopted—International Plumbing Code.** Division 3, MOVING BUILDINGS, **Article III, BUILDING CODE**, Chapter 3, Buildings, of the Cameron City Code and enact a new **Sec. 3-81 Adopted** as follows:

The International Plumbing Code 2015 is hereby adopted and incorporated by reference in this section as the minimum plumbing standards for the City. It shall be unlawful for any person to install, cause to be installed or permit to remain installed any plumbing which violates any provision of such code.

Third Reading

Section 7. Repeal **Sec. 3-101. Adopted. Division 3, Electrical Code, Article IV, Electrical Code**, of the Cameron City Code and to enact a new **Sec. 3-101 Adopted**, as follows:

The National Electrical Code, 2017 edition, published by the National Fire Protection Association, is hereby adopted and incorporated by reference in this section as the minimum electrical standards for the city. It shall be unlawful for any person to violate any provision of such code.

Section 8. Repeal **Sec. 3-121. Adopted—Fire Prevention Code.** Division 3, MOVING BUILDINGS, **Article V**, **FIRE PREVENTION CODE**, Chapter 3, Buildings, of the Cameron City Code and enact a new **Sec. 3-121 Adopted,** as follows:

Sec. 3-121. Adopted.

The International Fire Code 2015 is hereby adopted and incorporated by reference in this section as the minimum fire prevention standards for the City. It shall be unlawful for any person to violate or cause to be violated any provision of such code.

Section 9. **Repeal Sec. 3-141. Adopted.** Division 3, MOVING BUILDINGS, **Article VI, EXISTING STRUCTURES CODE**, Chapter 3, Buildings, of the Cameron City Code and enact a new **Sec. 3-141 Adopted** as follows:

The International Existing Building Code 2015 is hereby adopted and incorporated by reference in this section as the minimum housing standards for the City. It shall be unlawful for any person to violate any provision of such code.

Section 10. Repeal **Sec. 3-201 Adopted. Division 3, Property Maintenance Code, Article IX, Property Maintenance Code,** of the City Code and to enact a new **Sec. 3-201 Adopted**, as follows:

Sec. 3-201. - Adopted.

The Property Maintenance Code of the City of Cameron, an adaption of the 2015 edition of the International Property Maintenance Code, attached to Ordinance No. 5440 and made a part hereof is hereby adopted and incorporated by reference in this section as the minimum property maintenance standards for the city. It shall be unlawful for any person to violate any provision of such code.

Section 11. Pursuant to **Section 67.280, RSMo**, the Codes listed in Sections 1 through 10 of this Ordinance were placed on file in the City Clerk's office on April 3, 2017 and will be made a public record for at least ninety days prior to the effective date of this Ordinance which is August 1, 2017.

Third Reading

Section 12. That all ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 13. The Mayor is authorized to sign this Ordinance on behalf of the City of Cameron.

Section 14. The City Clerk is directed to attest to the Mayor's signature.

Passed and approved on first reading this 3rd day of April 2017.
Passed and approved on second reading this 17th day of April 2017.
Passed and approved on third and final reading this 1st day of May 2017.

_____
Mayor Darlene Breckenridge

ATTEST:

_____
City Clerk/Finance Clerk

Third Reading