

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE 13, "RESIDENTIAL CODE," OF CHAPTER 4 OF THE INDEPENDENCE CITY CODE AND ADOPTING THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AND MAKING OTHER NECESSARY REVISIONS.

WHEREAS, The City Council of the City of Independence, Missouri desires to adopt the 2018 Edition of the International Residential Code now that copies have been on file with the City Clerk for ninety (90) days as required by R.S.Mo.67.280, and make other necessary revisions to Article 13 of Chapter 4;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI, AS FOLLOWS:

SECTION 1. That Section 4.13.001, "International Residential Code", of the Independence City Code, be and is hereby amended, to read as follows:

"SEC. 4.13.001. ADOPTION OF INTERNATIONAL RESIDENTIAL CODE.

The International Residential Code, 2012~~8~~ Edition, as published by the International Code Council, be and hereby is adopted as the Residential Code of the City of Independence, ~~Jackson County, in the State of Missouri,~~ for the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one or two family dwellings and multiple single family dwellings, as herein provided, except such portions as are hereinafter deleted, modified or amended by this Article of the City Code and each and all of the regulations, provisions, penalties, conditions, and terms of the International Residential Code, and Appendix A through Appendix L, unless specifically deleted, 2012 Edition, are hereby referred to, adopted and made a part hereof as set out in this Article with the additions, insertions, deletions, and changes, if any, prescribed in the following sections of this Article."

SECTION 2. That Section 4.13.002, "Additions, Insertions, Deletions, and Changes", of the Independence City Code, be and is hereby amended, to read as follows:

"SEC. 4.13.002. ADDITIONS, INSERTIONS, DELETIONS, AND CHANGES.

The following numbered subsections and provisions of the approved edition of the International Residential Code, adopted by Section 4.13.001, are hereby amended to read as follows:

Sec. R105.2 ~~Work exempt from permit.~~ Amend to read as follows:

Sec. R105.2 Work exempt from permit.

Building:

1. ~~Amend to read as follows:~~ One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet.

~~Building:~~ 2. ~~Amend to read as follows:~~ Fences not over 6 feet (~~1,829~~ 1828.8 mm) high.

~~Building~~ 10. Delete ~~in its entirety.~~

Sec. R108.2 ~~Schedule of permit fees.~~ Amend to read as follows:

Sec. R108.2 Schedule of permit fees. All fees shall be paid prior to the issuance of any permit, in accordance with the City's Schedule of Fees.

Table R301.2(1) Amended to include the following data:

Table R301.2(1) Climatic and Geographic Design Criteria

Ground Snow Load: 20 pounds per square foot

Wind Speed: 115 miles per hour.

Topographic effects: No

Special wind region: No

Windborne debris zone: No

Seismic Design Category: A

Weathering: Severe

Frost line depth: 36 inches

Termite: Moderate to Heavy

Winter design temperature: 6 degrees Fahrenheit

Ice Barrier Underlayment: Yes, installed as required by section 905.1.2

Air Freezing Index: 927

Mean Annual Temperature: 55.5 degrees F

Table R301.2(1) Manual J Design Criteria. Delete.

Sec. R302.5.1 Amend to read as follows:

Sec. R302.5.1 Opening protection. 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 13/8 inches (35 mm) in thickness, solid or honeycombcore steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing device. EXCEPTION: Attic access openings.

Sec. R303.4 Mechanical ventilation. Delete.

Sec. R313 Automatic Fire Sprinkler Systems. Delete.

Sec. R602.6.1 ~~Drilling and notching of top plate.~~ Amend to read as follows:

Sec. R602.6.1 Drilling and notching of top plate.

When piping or ductwork in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling, or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (1.37 mm) (16 ga) and 1 ½ inches (38mm) wide shall be fastened across and to the plate at each side of the opening with not less than four 10d (0.148 inch diameter) having a minimum length of 1 ½ inches (38 mm) at each side or equivalent. The metal tie must extend a minimum of 6 inches past the opening.

Sec. R905.2.1 Amend to read as follows:

Sec. R905.2.1 Sheathing requirements. Asphalt shingles shall be fastened to solidly sheathed decks. Solidly sheathed decks can be of plywood or oriented strand board meeting the thickness and fastening listed in this code for roof decking, or lumber sheathing as listed in table 803.1, provided 5/8" material is ship lapped or tongue and grooved. All decking material must also meet the roof covering manufacturer's specifications.

Chapter 11 Energy Efficiency. Delete, except as listed herein:

[Table] N1101.10,

[Table] N1101.12.3 (1),

[Table] N1101.12.3 (2),

[Table] N1101.12.3 (3)

[Table] N1102.1.1

[Table] N1102.1.1. Amend Wood Frame Wall R-Value in Climate Zone 4 except Marine (Row 4 Column 6) to read: "13".

Sec. N1102.2.1 Amend to read as follows:

Sec. N1102.2.1 (R402.2.1) Ceilings with attic spaces. When Section N1102.1.1 would require R-38 in the ceiling, R-30 shall be deemed to satisfy the requirement for R-38 wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Similarly R-38 shall be deemed to satisfy the requirement for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves.

Sec. N1102.2.2 Amend to read as follows:

Sec. N1102.2.2 (R402.2.2) Ceilings without attic spaces. When Section N1102.1.1 would require insulation levels above R-30 and the design of the roof/ceiling assemblies does not allow sufficient space for the required insulation, the minimum required insulation for such roof/ceiling assemblies shall be R-30.

Sec. N1102.2.3 Amend to read as follows:

Sec. N1102.2.3 (R402.2.3) Eave baffle. For air permeable insulations in vented attics, a baffle shall be installed adjacent to soffit and eave vents. Baffles shall maintain an opening equal to or greater than the size of the vent. The baffle shall extend over the top of the attic insulation. The baffle shall be permitted to be any solid material.

Sec. N1102.2.7 Amend to read as follows:

Sec. N1102.2.7 (R402.2.7) Floors. Floor insulation shall be installed to maintain permanent contact with the underside of the subfloor decking.

Sec. N1102.2.8 Amend to read as follows:

Sec. N1102.2.8 (R402.2.8) Basement walls. Walls associated with conditioned basements shall be insulated from the top of the basement wall down to 10 feet below grade or to the basement floor, whichever is less. Walls associated with unconditioned basement shall meet this requirement unless the floor overhead is insulated in accordance with Table N1102.1.1.

Sec. G2414.5.3 Amend to read as follows:

Sec. G2414.5.3 Copper or copper-alloy tubing. Copper tubing shall comply with standard Type K or L of ASTM B 88 or ASTM B 280. Copper and brass tubing shall not be utilized to distribute natural gas nor shall it be utilized to distribute any other fuel gas within a building or structure.

Sec. G2417.4.1 Amend to read as follows:

Sec. G2417.4.1 Test pressure. The test pressure to be used shall not be less than ten (10) PSI, irrespective of design pressure. For welded piping the test pressure shall not be less than sixty (60) PSI.

Sec. P2503.5.1 Amend to read as follows:

Sec. P2503.5.1 Rough plumbing. DWV systems shall be inspected on completion of the rough piping installation by visual inspection of the drainage system in its entirety or in sections after rough-in piping has been installed.

Sec. P2603.5 Amend to read as follows:

Sec. P2603.5 Water, soil or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subjected to freezing temperatures, unless adequately provision is made to protect it from freezing by insulation, heat, or both. Water service pipe shall be installed at not less than 42 inches (1066.8 mm) below grade.

Sec. P2603.5.1 Amend to read as follows:

Sec. P2603.5.1 Building sewers shall be a minimum of 12 inches (304.8 mm) below grade.

Sec. P2902.5.3 Amend to read as follows:

Sec. P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by a device approved by the City of Independence Water Engineering Division, and the details provided in Section 13 of the City of Independence Water Department's guide "Water Service Line and Backflow Prevention Standards".

Sec. P2904 Dwelling Unit Fire Sprinkler Systems. Delete.

Sec. P3008 Backwater Valves. Delete.

Sec. E3601.2 Amend to read as follows:

Sec. E35601.2 Number of services, ~~(p 481) Amend to read as follows:~~ One- and two-family dwellings shall be supplied by only one service. No additional utility meters or service connections shall be permitted for any non-conforming residential structure in any zoning district.

Sec. E3601.6.2 Amend to read as follows:

Sec. E3601.6.2 Service disconnect location. The service disconnecting means shall be installed at a readily accessible location either outside of a building or inside nearest the point of entrance of the service conductors. When service conductors are more than 10 feet in length from the point of entry to the service panel, a separate means of disconnect shall be installed at the service cable entrance to the building or structure. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside."

SECTION 3. That it is the intent of the Council that the latter passed code shall prevail and that the stricter language shall control in any conflicts between the provisions of any codes adopted by the City except where the Council has adopted specific exceptions or amendments to any code in which case the latter passed specific amendment shall prevail.

SECTION 4. That the effective date of this ordinance shall be January 1, 2019 and the previously adopted Building Code shall remain in effect until that date.

SECTION 5. That Ordinance No. 18011 and all other ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. That all other parts and provisions of Article 5 of Chapter 4 not amended or repealed herein shall remain in full force and effect.

SECTION 7. That correction of any scrivener's errors identified within Article 5 of this Chapter are hereby authorized by this ordinance.

PASSED THIS _____ DAY OF _____, 2018, BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MISSOURI.

Presiding Officer of the City Council
of the City of Independence, Missouri

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Counselor

REVIEWED BY:

City Manager

NOTE: Text being eliminated by this ordinance is bolded and lined through and text being added by this ordinance is bolded and underscored.