

**BOA Meeting Agenda
Peculiar City Board of Aldermen
Meeting and Public Hearing
City Hall – 250 S. Main St
Monday, October 19, 2015 6:30 p.m.**

Notice is hereby given that the Board of Aldermen of the City of Peculiar will hold a regularly scheduled meeting on Monday, October 19, 2015 at 6:30 pm, in the Council Chambers at 250 S. Main St. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at City Hall, 250 S. Main St Peculiar, MO 64078 or by calling 816-779-2221. All proposed Ordinances and Resolutions will be available for viewing prior to the meeting in the Council Chambers.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. City Clerk – Read the Board of Alderman Statement
5. Consent Agenda –
 - A. Approval of the Draft Minutes of September 21, 2015 BOA Meeting.
 - B. Approval of the Draft Minutes of October 5, 2015 Worksession Meeting.
6. Public Comment – Cottage Housing Development Concept presented by Chris Chiodini.
7. Unfinished Business –
 - A. Bill No. 2015-27 - AN ORDINANCE AMENDING CHAPTER 500: GENERAL PROVISIONS OF THE PECULIAR MUNICIPAL CODE TO ESTABLISH A NEW CHAPTER 500: BUILDING AND CONSTRUCTION CODE OF THE CITY OF PECULIAR.
2nd Reading
8. Topic for Discussion –
 - A. Marketing Video Review
9. City Administrator Report
10. Aldermen Concerns
11. Aldermen Directives
12. Adjournment

**Board of Aldermen Regular Meeting Minutes
Monday September 21, 2015**

A regular meeting and public hearing of the Board of Aldermen of the City of Peculiar, Missouri, was held in the Council Chambers in City Hall at 6:30 p.m. on Monday September 21, 2015. Mayor Holly Stark called the meeting to order and all who were present joined in reciting the Pledge of Allegiance.

The following aldermen responded to roll call: Kelsie McCrea, Jerry Ford, Patrick Roberts, Veronika Ray, Matt Hammack and Donald Turner.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, City Planner Cliff McDonald, Chief of Police Harry Gurin, City Engineer Carl Brooks, Business Office Manager Trudy Prickett and City Clerk Janet Burlingame.

City Clerk Janet Burlingame recited the Board of Alderman Statement.

Consent Agenda

- A. Approval of the Draft Minutes of August 17, 2015 BOA Meeting.**
- B. Approval of the Draft Minutes of September 8, 2015 Worksession Meeting.**

Alderman Roberts moved to accept the consent agenda as presented and seconded by Alderman Ford, consent agenda was approved by a 6-0 voice vote.

Alderman McCrea	Aye	Alderman Ray	Aye
Alderman Ford	Aye	Alderman Hammack	Aye
Alderman Roberts	Aye	Alderman Turner	Aye

New Business –

- A. Resolution 2015-52 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI ADOPTING THE FISCAL YEAR 2015-2016 OPERATING BUDGET FOR THE CITY OF PECULIAR AND AMENDING THE FISCAL YEAR 2014-2015 OPERATING BUDGET.**

City Administrator Brad Ratliff addressed the Board regarding the proposed Fiscal Year 2015-2016 Operating & CIP Budget. He gave a brief overview of the budget being presented. CPA Benjamin Hart discussed with the Board detail outlined in the proposed budget. Mayor Holly Stark expressed her appreciation for all of the hard work that was done in putting together the proposed budget. No Public Comment.

Alderman Ford made a motion to adopt Resolution 2015-52. The motion was seconded by Alderman Roberts and was accepted by a 6-0 roll call vote.

Alderman McCrea	Aye	Alderman Ray	Aye
Alderman Ford	Aye	Alderman Hammack	Aye
Alderman Roberts	Aye	Alderman Turner	Aye

- B. Bill No. 2015-21 - AN ORDINANCE AMENDING THE POLICE ADVISORY BOARD ORDINANCE OF THE CITY OF PECULIAR, MISSOURI REPEALING CHAPTER 200 OF THE ORDINANCES OF THE CITY, AND ADOPTING A NEW CHAPTER 200 ESTABLISHING THE DUTIES OF THE BOARD, AND THE METHOD OF APPOINTMENT OF MEMBERSHIP THEREOF.**

1st Reading

Chief of Police Harry Gurin discussed key issues in changing terms of office and at-large positions for Police Advisory Board Members. Chief Gurin gave explanation regarding at-large rather than ward positions would help in filling vacant openings and members will serve 3 year staggered terms on the board.

Alderman Roberts made a motion to have the first reading of Bill No. 2015-21 by title only. The motion was seconded by Alderman Turner and was approved by a 6-0 voice vote. Alderman Roberts made a motion to accept the first reading of Bill No. 2015-21. The motion was seconded by Alderman Ford and was accepted by a 6-0 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

C.

Public Hearing & Bill No. 2015-22 - AN ORDINANCE BY THE BOARD OF ALDERMEN TO AMEND THE OFFICIAL 2008 COMPREHENSIVE PLAN OF THE CITY OF PECULIAR BY ADOPTING THE COMPREHENSIVE PLAN UPDATE, 2015 TO THE CITY OF PECULIAR COMPREHENSIVE PLAN.

1st Reading

City Planner Cliff McDonald discussed key issues regarding the proposed 2015 Comprehensive Plan Update and the Planning Commission's recommendation for approval. Gould Evans Associates, LC was awarded the contract to update the City's Comprehensive Plan and Mr. Graham Smith gave explanation to the process. Since the contract was awarded there has been several public workshops, public forums, solicited citizen comments by electronic survey and utilized the expertise of the Technical & Steering Committees to ensure this update reflects the future goals and desired growth of the City of Peculiar.

Alderman Ford made a motion to have the first reading of Bill No. 2015-22 by title only. The motion was seconded by Alderman Hammack and was approved by a 6-0 voice vote. Alderman Ford made a motion to accept the first reading of Bill No. 2015-22. The motion was seconded by Alderman Hammack and was accepted by a 6-0 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

D.

Public Hearing & Bill No. 2015-23 - AN ORDINANCE AMENDING CHAPTER 400, ARTICLE IV, DISTRICTS BY RESCINDING SECTION 400.490 DISTRICT "H" HISTORIC OVERLAY AND ESTABLISHING A NEW SECTION 400.490 DISTRICT 211TH STREET DESIGN OVERLAY OF THE CITY OF PECULIAR MUNICIPAL CODE.

1st Reading

City Planner Cliff McDonald discussed key issues regarding the proposed 211th Street Design Overlay District and the Planning Commission's recommendation for approval. There have been several public workshops, public forums, solicited citizen comments by electronic survey and utilized the expertise of the Technical & Steering Committees to ensure this update reflects the future goals and desired growth of the City of Peculiar.

Alderman Roberts made a motion to have the first reading of Bill No. 2015-23 by title only. The motion was seconded by Alderman Ford and was approved by a 6-0 voice vote. Alderman Roberts made a motion to accept the first reading of Bill No. 2015-23. The motion was seconded by Alderman Hammack and was accepted by a 6-0 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

E.

Bill No. 2015-24 - A ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING AND ACCEPTING THE MISSOURI HIGHWAYS and TRANSPORTATION COMMISSION (MoDOT) SIGN PROGRAM AGREEMENT FOR THE 1-49 TREE CITY USA SIGNS (CASS COUNTY), MISSOURI.

1st Reading & 2nd Reading

City Engineer Carl Brooks discussed the proposed Sign Program Agreement with Missouri Highways & Transportation Commission (MoDot) for the I-49 Tree City USA Signs. The City of Peculiar shall construct, install, maintain, and if the sign is damaged beyond repair or stolen, replace the sign(s). In the event that MoDot incurs any cost, than MoDot shall be reimbursed by the City.

Alderman Ford made a motion to have the first reading of Bill No. 2015-24 by title only. The motion was seconded by Alderman Roberts and was approved by a 6-0 voice vote. Alderman Ford made a motion to accept the first reading of Bill No. 2015-24. The motion was seconded by Alderman Roberts and was accepted by a 6-0 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

The 2nd Reading of Bill No. 2015-24 will be held at the next Board of Aldermen Meeting on October 5, 2015.

F.

Bill No. 2015 25 - AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI, AUTHORIZING A STREET NAME CHANGE FOR 211TH STREET FROM SOUTH PECULIAR DRIVE EAST TO SCHOOL ROAD.

1st Reading & 2nd Reading

City Administrator Brad Ratliff gave explanation to the Board to consider renaming 211th Street Interchange, to reflect a name more closely associated with the City of Peculiar when signage for the new intersection is installed. Discussion ensued amongst Mayor, Board

of Aldermen and City Administrator.

Alderman Roberts made a motion to rename 211th Street Interchange to "Peculiar Way" and have the first reading of Bill No. 2015-25 by title only. The motion was seconded by Alderman Ford and was approved by a 5-1 voice vote with Alderman Turner casting the nay vote. Alderman Ford made a motion to accept the first reading of Bill No. 2015-25. The motion was seconded by Alderman Hammack and was accepted by a 5-1 voice vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Nay

Alderman Roberts made a motion to have the second reading of Bill No. 2015-25 by title only. The motion was seconded by Alderman Ford and was approved by a 4-2 voice vote with Alderman Turner and Alderman Hammack casting the nay votes. Alderman Ford made a motion to accept the second reading of Bill No. 2015-25 and place on final passage as ordinance number 09212015. The motion was seconded by Alderman Roberts and was accepted by a 5-1 roll call vote.

Alderman Ford	Aye	Alderman Ray	Aye
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Nay

G.

Resolution 2015-53 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH ORR WYATT OF RAYTOWN, MO FOR INSTALLATION OF A SIDEWALK ALONG MAIN STREET FROM CITY HALL TO THE I-49 BRIDGE FOR THE CITY OF PECULIAR, MO.

City Engineer Carl Brooks discussed bids that were received for the sidewalk improvement along Main Street to the I-49 Bridge in the City. The proposed project includes the installation of a 5'- 0" wide sidewalk and all subsidiary items located in MoDot ROW along Main Street from City Hall to I-49 Bridge. The Engineer with Larkin Lamp Rynearson and City Staff recommend award of the project to Orr Wyatt in the amount of \$225,545.60. Discussion ensued amongst the Board of Aldermen. No Public Comment.

Alderman Ford made a motion to adopt Resolution 2015-53. The motion was seconded by Alderman Roberts and was accepted by a 6-0 roll call vote.

Alderman McCrea	Aye	Alderman Ray	Aye
Alderman Ford	Aye	Alderman Hammack	Aye
Alderman Roberts	Aye	Alderman Turner	Aye

Topic for Discussion –

A. Ordinance to amend Chapter 500: General Provisions, Establish a New Chapter 500: Building and Construction Code and Adopt the 2012 ICC Building Codes.

City Planner Cliff McDonald presented to the Board an Ordinance for review to amend Chapter 500 which re-writes Chapter 500 and adopts the 2012 ICC (International Code Counsel) building codes in preparation for the 1st reading scheduled for October 5, 2015. Discussion ensued amongst Mayor and Board of Aldermen.

B. Feasibility Study on Broadband Initiative – Gary Lee.

Engineer Gary Lee presented a PowerPoint Presentation outlining a Broadband Initiative. Mr. Lee discussed in detail a feasibility study that included a community survey regarding the deployment of a municipal broadband network. It was determined that there is a significant interest in the community, but that the citizens are divided as to what role the City should play in making a project like this happen. Discussion ensued amongst Mayor, Board of Aldermen and City Administrator.

Alderman Roberts made a motion to take a 5 minute break. The motion was seconded by Alderman Ford and was accepted by a 6-0 voice vote.

Alderman McCrea	Aye	Alderman Ray	Aye
Alderman Ford	Aye	Alderman Hammack	Aye
Alderman Roberts	Aye	Alderman Turner	Aye

The regular meeting of the Board of Aldermen resumed 5 minutes later.

C. Wet/Dry Basin Mitigation Costs and Potential Engineering Cost of Storm Water Improvements.

City Engineer Carl Brooks discussed the Wet/Dry Basin costs for Storm Water Improvements located northwest of School Road and Elm Street pertaining to the I-49 & 211th Street Interchange and 211th Street Improvements projects. Additionally, Barlett & West Todd Kempker updated the Board of Aldermen with information he received after meeting with the US Army Department Corps of Engineers, Emery

Sapp & Sons and Mr. Gary Dean outlining mitigation cost, permits and other environmental engineering fees. Discussion ensued amongst Mayor, Board of Aldermen, City Staff and Mr. Kempker. The Board of Aldermen requested City Staff and Engineer to develop concepts for both dry/wet basins.

City Administrator Report –

- FarMart 2015
- Perscription Drug Takeback
- Incode Project Planning
- Codes Department
- Planning Commission
- New Police Officer
- Tiger Grant VII (2015)
- 2015 Asphalt Mill & Overlay Project
- 2015 Concrete Curb, Gutter & Sidewalk
- Public Works Division
- Peculiar Monument Sign
- CIP Water Main Nos. 1
- Value Engineering
- Parks Programs

Aldermen Concerns –

Alderman Hammack stated that the Citizens for Improved Roads is wanting to have a voter registration drive at Country Mart.

Aldermen Directives –

- Implement the 2015-2016 Operating & CIP Budget
- Bring back Bill No. 2015-21
- Bring back Bill No. 2015-22
- Bring back Bill No. 2015-23
- Bring back Bill No. 2015-24
- Send Ordinance No. 09212015 (Re-naming 211th Street Interchange) to MoDot
- Mayor sign agreement with Orr Wyatt for sidewalk along Main Street to I-49 Bridge

Adjournment –

On a motion from Alderman Ford, second from Alderman Roberts, the meeting was adjourned at 9:40 pm with a 6-0 voice vote.

Regular session minutes were taken and transcribed by Janet Burlingame, City Clerk.

Janet Burlingame, City Clerk

**Board of Aldermen Regular Meeting Minutes
Monday, October 5, 2015**

A regular work session meeting and public hearing of the Board of Aldermen of the City of Peculiar, Missouri, was held in the Council Chambers in City Hall at 6:30 p.m. on Monday, October 5, 2015. Mayor Holly Stark called the meeting to order and all who were present joined in reciting the Pledge of Allegiance.

The following Aldermen responded to roll call: Donald Turner, Matt Hammack, Jerry Ford, Patrick Roberts and Veronika Ray was marked excused absence. Kelsie McCrea was marked excused absence but is scheduled to arrive late to the meeting.

City Staff present for the meeting were City Administrator Brad Ratliff, City Attorney Reid Holbrook, City Planner Cliff McDonald, Chief of Police Harry Gurin, City Engineer Carl Brooks, Business Office Manager Trudy Prickett, Parks Director Grant Purkey and City Clerk Janet Burlingame.

City Clerk Janet Burlingame recited the Board of Alderman Statement.

Unfinished Business –

**A. Bill No. 2015-22 - AN ORDINANCE BY THE BOARD OF ALDERMEN TO AMEND THE OFFICIAL 2008 COMPREHENSIVE PLAN OF THE CITY OF PECULIAR BY ADOPTING THE COMPREHENSIVE PLAN UPDATE, 2015 TO THE CITY OF PECULIAR COMPREHENSIVE PLAN.
2nd Reading**

City Planner Cliff McDonald discussed key issues regarding the proposed 2015 Comprehensive Plan Update and City Staff recommendation for approval. Alderman Hammack asked if the proposed plan was changed to reflect the name change 211th Street to “Peculiar Way”. Mr. McDonald stated the proposed plan has been updated to reflect the street name change to “Peculiar Way”.

Alderman Roberts made a motion to have the second reading of Bill No. 2015-22 by title only. The motion was seconded by Alderman Ford and was approved by a 4-0 voice vote. Alderman Roberts made a motion to accept the second reading of Bill No. 2015-22 and place on final passage as ordinance number 10052015. The motion was seconded by Alderman Ford and was accepted by a 4-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Absent
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

**B. Bill No. 2015-23 - AN ORDINANCE AMENDING CHAPTER 400, ARTICLE IV, DISTRICTS BY RESCINDING SECTION 400.490 DISTRICT “H” HISTORIC OVERLAY AND ESTABLISHING A NEW SECTION 400.490 DISTRICT PECULIAR WAY DESIGN OVERLAY OF THE CITY OF PECULIAR MUNICIPAL CODE.
2nd Reading**

City Planner Cliff McDonald discussed key issues regarding the proposed 211th Street Design Overlay District and the City Staff recommendation for approval. The plan has been updated to reflect the name change from 211th Street to “Peculiar Way”. Alderman Hammack asked who will review the proposed overlay district which includes development, use and site design criteria. Mr. McDonald stated a developer must present their draft plan to the Planning Commission and the Board of Aldermen for approval. It will follow the same procedure as a Special Use Permit.

Alderman Ford made a motion to have the second reading of Bill No. 2015-23 by title only. The motion was seconded by Alderman Roberts and was approved by a 4-0 voice vote. Alderman Ford made a motion to accept the second reading of Bill No. 2015-23 and place on final passage as ordinance number 10052015A. The motion was seconded by Alderman Hammack and was accepted by a 4-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Absent
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Absent	Alderman Turner	Aye

**C. Bill No. 2015-24 – A ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING AND ACCEPTING THE MISSOURI HIGHWAYS and TRANSPORTATION COMMISSION (MoDOT) SIGN PROGRAM AGREEMENT FOR THE I-49 TREE CITY USA SIGNS (CASS COUNTY), MISSOURI.
2nd Reading**

City Engineer Carl Brooks discussed the proposed Sign Program Agreement with Missouri Highways & Transportation Commission (MoDot) for the I-49 Tree City USA Signs and City Staff recommendation for approval.

Alderman Roberts made a motion to have the second reading of Bill No. 2015-24 by title only. The motion was seconded by Alderman Ford and was approved by a 4-0 voice vote. Alderman Roberts made a motion to accept the second reading of Bill No. 2015-24 and place on final passage as ordinance number 10052015B. The motion was seconded by Alderman Ford and was accepted by a 4-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Absent
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

D. Bill No. 2015-26 - AN ORDINANCE AMENDING THE POLICE ADVISORY BOARD ORDINANCE OF THE CITY OF PECULIAR, MISSOURI REPEALING CHAPTER 200 OF THE ORDINANCES OF THE CITY, AND ADOPTING A NEW CHAPTER 200 ESTABLISHING THE DUTIES OF THE BOARD, AND THE METHOD OF APPOINTMENT OF MEMBERSHIP THEREOF.

2nd Reading

Chief of Police Harry Gurin discussed key issues in changing terms of office and at-large positions for Police Advisory Board Members.

Alderman Ford made a motion to have the second reading of Bill No. 2015-26 by title only. The motion was seconded by Alderman Roberts and was approved by a 4-0 voice vote. Alderman Ford made a motion to accept the second reading of Bill No. 2015-26 and place on final passage as ordinance number 10052015C. The motion was seconded by Alderman Roberts and was accepted by a 4-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Absent
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

New Business –

A. Resolution 2015-54 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING THE APPOINTMENT OF ALICE REDDING TO THE POLICE ADVISORY BOARD.

Mayor Stark discussed the appointment of Alice Redding to the Police Advisory Board. The newly appointed position will replace Cathy Wansing who is no longer a city resident.

Alderman Roberts made a motion to adopt Resolution 2015-54. The motion was seconded by Alderman Ford and was accepted by a 4-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Absent
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

B. Resolution 2015-55 - A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI REDUCING BUILDING PERMIT FEES FOR THE NEXT TWENTY (20) BUILDING PERMITS ISSUED FOR NEW SINGLE FAMILY DWELLINGS.

Mayor Stark expressed concern on continuing this program. This goes against the idea of a special reduction, if we continue to extend reducing permit fees. However, I think it does give us a competitive advantage. Mayor Stark requested comments from Board and City Staff regarding the financial impact to the City. If there has been no negative impact to the City, we might consider a permanent reduction in building permit fees. Discussion ensued amongst Board Members and City Staff.

Alderman Ford made a motion to adopt Resolution 2015-55 and to re-consider this Resolution pending analysis and recommendation of City Staff. The motion was seconded by Alderman Turner and was accepted by a 4-0 roll call vote.

Alderman Ford	Aye	Alderman Ray	Absent
Alderman McCrea	Absent	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

C. Bill No. 2015-27 - AN ORDINANCE AMENDING CHAPTER 500: GENERAL PROVISIONS OF THE PECULIAR MUNICIPAL CODE TO ESTABLISH A NEW CHAPTER 500: BUILDING AND CONSTRUCTION CODE OF THE CITY OF PECULIAR.

1st Reading

City Planner Cliff McDonald discussed key issues regarding the ordinance to amend Chapter 500 which re-writes Chapter 500 and adopts the 2012 ICC (International Code Council) Building Code.

Alderman Kelsie McCrea was present at the meeting at 7:08 p.m.

Alderman Roberts made a motion to have the first reading of Bill No. 2015-27 by title only. The motion was seconded by Alderman Ford and was approved by a 5-0 voice vote. Alderman Roberts made a motion to accept the first reading of Bill No. 2015-27. The motion was seconded by Alderman Ford and was accepted by a 5-0 voice call vote.

Alderman Ford	Aye	Alderman Ray	Absent
Alderman McCrea	Aye	Alderman Roberts	Aye
Alderman Hammack	Aye	Alderman Turner	Aye

Aldermen Concerns –

Alderman Turner is pleased with the progress of the Peculiar Monument Sign and the switching of names during roll call when votes are taken. Alderman Roberts inquired about road repairs on Harper Road. Discussion ensued amongst Board Members and City Staff. Alderman Ford stated that the corner of School Road and Hurley needs repair. We might consider putting up “No Littering” signs on the on-coming ramps. Discussion ensued amongst Board Members. Alderman McCrea commended Parks Director Grant Purkey for doing a good job with the Parks Department.

Aldermen Directives –

Comprehensive Plan has been approved and will be updated
Peculiar Overlay has been approved and will be updated
Send Contract to MoDot on Tree City USA
Update the Ordinance on Police Advisory Board
Notify Alice Redding of her appointment to the Police Advisory Board
Review the 20 Building Permits and cost associated with the process
Bring back Bill No. 2015-27 amending Chapter 500 for 2nd Reading
School Road & Hurley Street road repairs
Contact MoDot on Right-of-Ways signs for “No Parking / No Littering” along interchange

Adjournment -

On a motion from Alderman Turner, seconded from Alderman Hammack, the meeting was adjourned at 7:18 pm with a 5-0 voice vote. Regular work session minutes were taken and transcribed by Janet Burlingame, City Clerk.

Janet Burlingame, City Clerk

City Administrator
Brad Ratliff

City Clerk
Nick Jacobs

City Attorney
Reid F. Holbrook



City Engineer
Carl Brooks

Business Office
Trudy Prickett

City Planner
Cliff McDonald

Municipal Offices – 250 S. Main St., Peculiar, MO 64078
Phone: 816.779.2221 Facsimile: 816.779.5213

AGENDA REQUEST FORM
(Board of Aldermen)

This form must be completed and submitted to the office of the City Clerk. Complete materials for the agenda shall be submitted no later than Wednesday at 5:00 pm, 9 business days prior to the next Board of Aldermen's meeting. If an observed holiday falls on a Thursday, materials will be accepted until 5:00 pm on Wednesday. The Board of Aldermen's Regular Meeting is to be held the Third Monday of each month.

Date of Request: 9/26/2015

Scheduled Meeting Date: 10/19/2015

Full Name of Speaker: Chris Chiodini Organization: self/potential developer

Home Address: 403 Osage Street City Harrisonville State MO Zip 64701

Home Phone #: 816-213-9992 Work Phone #: 816-316-4820 Cell #: 816-365-0362 Email: chrischiodini90@gmail.com
Resident of the City of Peculiar? Yes No

Specifics of Topic:
Discussion about cottage housing developments in certain areas of the downtown area of Peculiar, MO

Desired Outcome: city's recommendation to allow such a concept to move through the regulatory approval or entitlements process.

If applicable has this item been previously presented to any of the following Boards for consideration?

<input type="checkbox"/> Board of Aldermen	Date Presented _____	Outcome _____
<input checked="" type="checkbox"/> Planning Commission	Date Presented <u>9/10/2015</u>	Outcome <u>send to Board of Aldermen</u>
<input type="checkbox"/> Park Board	Date Presented _____	Outcome _____
<input type="checkbox"/> Board of Adjustment	Date Presented _____	Outcome _____

***I have been made aware of the date and time of the next scheduled Board of Aldermen meeting.

Office Use Only:
Date request Received: _____

Signature:

City Administrator
Brad Ratliff

City Clerk
Janet Burlingame

City Engineer
Carl Brooks

Business Office
Trudy Prickett



Chief of Police
Harry Gurin

City Planner
Cliff McDonald

City Attorney
Reid Holbrook

Parks Director
Grant Purkey

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: (816)779-5212 Facsimile: (816)779-1004

To: Board of Aldermen
From: Clifford L. McDonald
Date: October 19th, 2015
Re: Ordinance to Amend Chapter 500: General Provisions, Establish a New Chapter 500: Building and Construction Code, and Adopt the 2012 ICC Building Codes

GENERAL INFORMATION

Applicant: City Staff

Status of Applicant: N/A

Requested Actions: The Board of Aldermen to review and consider approving the attached Ordinance to re-write Chapter 500 and adopt the 2012 ICC (International Code Counsel) Building Codes as amended.

Date of Application: N/A

Purpose: The Board of Aldermen to review and consider approving the attached Ordinance to re-write Chapter 500 and adopt the 2012 ICC (International Code Counsel) Building Codes as amended being presented for its Second Reading on October 19th, 2015.

Property Location (if applicable): City wide.

PROPOSAL

See “Requested Actions” above.

PREVIOUS ACTIONS

The City of Peculiar is utilizing 2003 ICC Building Codes and the 1997 Uniform Mechanical Code for its Building and Construction Codes, these need to be updated for future construction and uniformity.

On October 5th, 2015 the Board of Aldermen unanimously approved the First Reading of the Ordinance.

KEY ISSUES

The Cities of Belton, Harrisonville, Lee’s Summit and Raymore have all adopted 2012 ICC Building Codes as their standards for construction. The Ordinance submitted for your review represents a blend of the adopting ordinances of the Cities above.

The amendments to the Building Codes are almost standard between all of these cities and are reflected in the ordinance presented for adoption; nothing exceptional or non-standard is being required.

The Property Maintenance Code has numerous amendments to identify Peculiar's requirements and incorporate previous amendments such as: right-of-way maintenance, parking on residential properties and Abandoned Residential Property Registration.

STAFF COMMENTS AND SUGGESTIONS

Staff suggests the Board of Aldermen review the proposed amendments to Chapter 500 in preparation for the Ordinance being presented for its Second Reading on October 19th, 2015.

STAFF RECOMMENDATION

Staff Recommends the Board of Aldermen review the proposed amendments to Chapter 500 and strongly consider approving the Second Reading of the Ordinance to adopt these 2012 Building Codes, as amended, October 19th, 2015.

ATTACHMENTS

1. *Ordinance to Amend Chapter 500 and adopt the 2012 ICC Building Codes*
-

STAFF CONTACT: Clifford L. McDonald,
PH: 816-779-2226
E-mail: cmcdonald@cityofpeculiar.com

Cottage Housing Development Concept

**Revitalizing America's
Neighborhoods And Housing Stock
One Project At A Time**

**City of Peculiar, Missouri
Board of Aldermen Presentation
October 19, 2015**

Cottage Housing Developments

- **What is a cottage development?**
- No hard and fast definition
- Land area of 1.0 acres or less in size
- Contains a cluster of cottages built closely together
- All cottages surrounded by green space
- All cottages have front porches and face into green space
- Does not have the traditional street infrastructure
- May have detached garages
- Detached garages may have accessory dwelling units
- Developed as an “infill technique”

Cottage Housing Developments

Example Site Layout

Pictures



City of Peculiar

October 19, 2015

Cottage Housing Developments

Essential Cottage Elements

- Cottage Size
- Location
- Lot Coverage
- Setbacks
- Height and Bulk
- Open Space
- Parking
- Porches
- Fences



Cottage Housing Developments

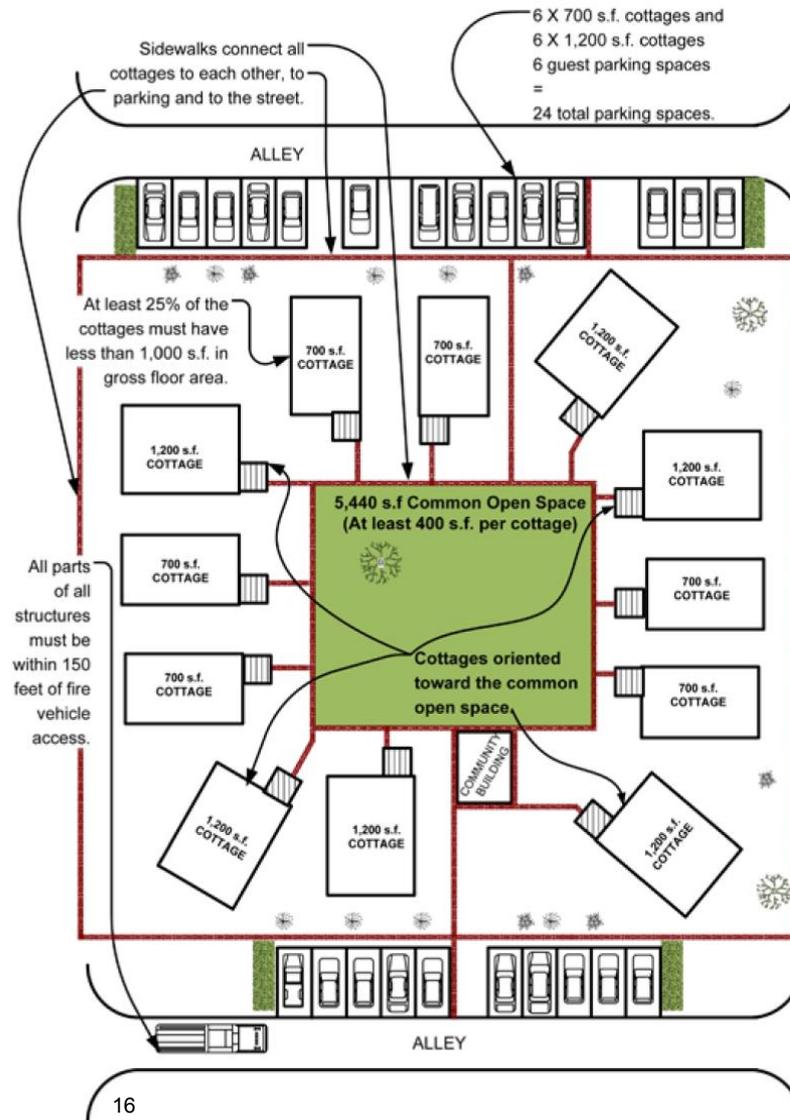
Market Potential

- Singles
- Young Couples
- Empty Nesters
- Retirees/Seniors

“Quality over Quantity”

City of Peculiar

Example Cottage Housing Development

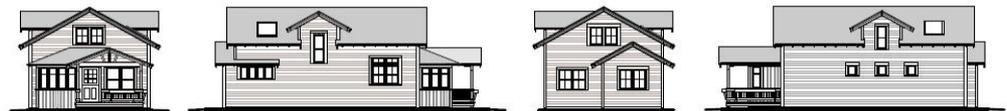
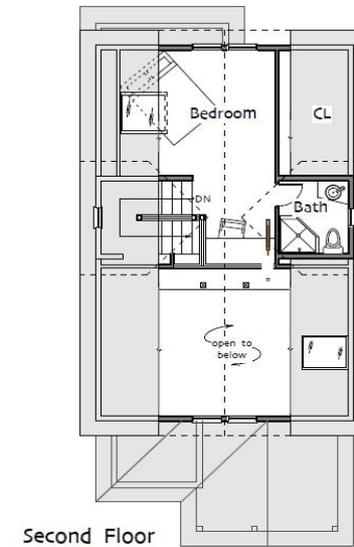
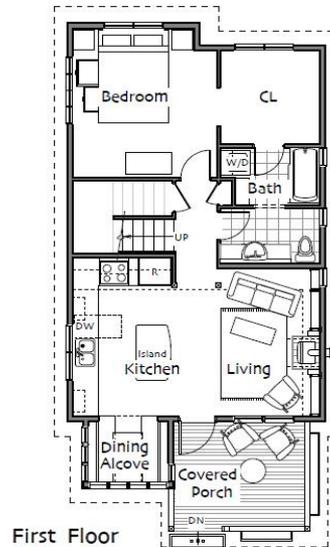


Cottage Housing Developments

Real Cottage House Floor Plan

- 2-3 bedrooms
- 2 bathrooms
- 1 or 1-1/2 stories
- 1,100-1,350 sf
- Front porches

First Floor	
Kitchen/Living	14' x 21'
Dining Alcove	7' x 5'-6"
Bedroom	12'-4" x 11'-4"
Bathroom	full
Second Floor	>5'
Bedroom	11'-4" x 11'-4"
Bathroom	three-quarter
Total Heated Area	1168 sq ft
Footprint	22' x 46'



Cottage Housing Developments

Can This Be Accomplished in Peculiar?

- Staff believes in can be
- Concept was well-received by staff
- Use current zoning ordinance
- Rezoning action using R-3, Multi-Family Dwelling District (Section 400.400 of City Code)
- Use of a Development Agreement with the City
- Planning Commission presentation on September 10
 - Excellent questions
 - Majority in favor of this development concept

Cottage Housing Developments

Possible Location #2

- 0.562 acres
- immediately adjacent to:
 - housing
 - City services
 - retail
 - downtown
- Current zoning is C-1 within the Arts & Culture Overlay District



Cottage Housing Developments

Possible Location #3

- 0.364 acres
- immediately adjacent to:
 - housing
 - City services
 - retail
 - downtown
- Current zoning is C-1



Cottage Housing Developments

Possible Location #4

- 0.52 acres
- immediately adjacent to:
 - housing
 - retail
 - downtown
- Current zoning is R-1



Cottage Housing Developments

Possible Location #5

- 0.32 acres
- immediately adjacent to:
 - housing
 - retail
 - downtown
- Current zoning is C-1 within the Arts & Culture Overlay District



Cottage Housing Developments

Questions?
Thoughts?
Next Steps?



City Administrator
Brad Ratliff

Chief of Police
Harry Gurin

City Clerk
Janet Burlingame

City Planner
Cliff McDonald

City Engineer
Carl Brooks

City Attorney
Reid Holbrook

Business Office
Trudy Prickett

Municipal Offices – 250 S. Main Street, Peculiar, MO 64078
Phone: (816)779-5212 Facsimile: (816)779-1004

Parks Director
Grant Purkey

To: Board of Aldermen
From: Clifford L. McDonald
Date: October 19th, 2015
Re: Ordinance to Amend Chapter 500: General Provisions, Establish a New Chapter 500: Building and Construction Code, and Adopt the 2012 ICC Building Codes

GENERAL INFORMATION

Applicant: City Staff

Status of Applicant: N/A

Requested Actions: The Board of Aldermen to review and consider approving the attached Ordinance to re-write Chapter 500 and adopt the 2012 ICC (International Code Counsel) Building Codes as amended.

Date of Application: N/A

Purpose: The Board of Aldermen to review and consider approving the attached Ordinance to re-write Chapter 500 and adopt the 2012 ICC (International Code Counsel) Building Codes as amended being presented for its Second Reading on October 19th, 2015.

Property Location (if applicable): City wide.

PROPOSAL

See “Requested Actions” above.

PREVIOUS ACTIONS

The City of Peculiar is utilizing 2003 ICC Building Codes and the 1997 Uniform Mechanical Code for its Building and Construction Codes, these need to be updated for future construction and uniformity. On October 5th, 2015 the Board of Aldermen unanimously approved the First Reading of the Ordinance.

KEY ISSUES

The Cities of Belton, Harrisonville, Lee’s Summit and Raymore have all adopted 2012 ICC Building Codes as their standards for construction. The Ordinance submitted for your review represents a blend of the adopting ordinances of the Cities above.

The amendments to the Building Codes are almost standard between all of these cities and are reflected in the ordinance presented for adoption; nothing exceptional or non-standard is being required.

The Property Maintenance Code has numerous amendments to identify Peculiar's requirements and incorporate previous amendments such as: right-of-way maintenance, parking on residential properties and Abandoned Residential Property Registration.

STAFF COMMENTS AND SUGGESTIONS

Staff suggests the Board of Aldermen review the proposed amendments to Chapter 500 in preparation for the Ordinance being presented for its Second Reading on October 19th, 2015.

STAFF RECOMMENDATION

Staff Recommends the Board of Aldermen review the proposed amendments to Chapter 500 and strongly consider approving the Second Reading of the Ordinance to adopt these 2012 Building Codes, as amended, October 19th, 2015.

ATTACHMENTS

1. *Ordinance to Amend Chapter 500 and adopt the 2012 ICC Building Codes*
-

STAFF CONTACT:

Clifford L. McDonald,
PH: 816-779-2226
E-mail: cmcdonald@cityofpeculiar.com

BILL NO. 2015-27
ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 500: GENERAL PROVISIONS OF THE PECULIAR MUNICIPAL CODE TO ESTABLISH A NEW CHAPTER 500: BUILDING AND CONSTRUCTION CODE OF THE CITY OF PECULIAR.

WHEREAS, the City Planner has recommended amending Chapter 500: General Provisions, of the City of Peculiar Municipal Code to establish a new Chapter 500: Building and Construction Codes to incorporate 2012 International Code Council (ICC) Codes, and

WHEREAS, the City Engineer, City Attorney and Codes Enforcement Official have reviewed and approved the amendments to Chapter 500: General Provisions to establish the new Chapter 500: Building and Construction Code for the City of Peculiar and incorporate the new ICC Building Codes.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI THAT CHAPTER 500: GENERAL PROVISIONS, OF THE PECULIAR MUNICIPAL CODE BE AMENDED AS FOLLOWS:

SECTION I: That Article IV Land-Disturbance Permits of the Peculiar Municipal Code be removed in its entirety and replaced with the following language:

Article V Land-Disturbance Permits

Remaining Sections 500.120 – 500.190 to remain unchanged now under Article V.

SECTION II: That Article III Fence Regulations of the Peculiar Municipal Code be removed in its entirety and replaced with the following language:

Article IV Fence Regulations

Remaining Section 500.110 to remain unchanged now under Article IV.

SECTION III: That Article II Building Permits of the Peculiar Municipal Code and Sections 500.080, 500.090 and 500.100 be removed entirely and replaced with the following language:

Article III Building Permits

SECTION 500.080: - BUILDING PERMIT REQUIRED; EXCEPTIONS

- A. Required permits; permit conditions.
 - 1. Generally; emergency work; conditions of permit.
 - a. It shall be unlawful to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, repair, remove, convert or replace any electrical, gas mechanical or plumbing system, the installation of which is regulated by this Chapter, or to cause any such work to be done, without making application to the

Building Official and obtaining the required permit; provided that the repairs, as defined in Section 500.0020(B), which do not involve any violation of this Chapter, and work as specified in subsection (B) of this Section, shall be exempted from this provision.

- b. Emergency work. In cases of emergency, the person or other entity doing work or causing work to be done may proceed with the work and file application for a permit within seventy-two (72) hours after commencement of emergency work. Emergency shall be considered to exist only in those situations wherein life, health and safety would be adversely affected if work were not commenced immediately, and the burden shall be upon the person claiming such emergency to exist to prove the existence of such emergency by clear and convincing evidence.
 - c. Insurance. Construction industry contractor permit holders shall keep in force insurance, issued by a company approved by the City Clerk's office, meeting the conditions set forth in Section 605.030(B) of the City Municipal Code.
 - d. Indemnity. Every person, firm, or corporation to whom permission has been granted under the terms of this Article and other ordinances to utilize public property for the permit work of any building, structure, or utility shall at all times assume full responsibility for such work and shall hold harmless and indemnify the City and the Building Official from any and all responsibility, liability, loss, or damage resulting to any persons or property or caused by or incidental to the permitted work.
 - e. Commencement and completion of work. See Section 500.095 in this Chapter pertaining to expiration and completion of granted permits.
2. Temporary structures and uses.
- a. The Building Official is authorized to issue a permit for temporary structures and temporary uses. Such permits shall be limited as to time of service, but shall not be permitted for more than one hundred eighty (180) days. The Building Official is authorized to grant extensions for demonstrated cause.
 - b. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of the code as necessary to ensure the public health, safety and general welfare.
 - c. Permits for temporary electrical service installations not to exceed ninety (90) days duration may be granted for fairs, carnivals, exhibitions, exterior lighting for decorative display and similar purposes. Permits for temporary electrical service installations not to exceed one hundred eighty (180) days duration may be granted for construction jobs. The time limit shall be subject to renewal, if requested in writing and if the Building Official determines that the temporary permit is not being used to evade the requirements of permanent electrical service installation, will not adversely affect the public safety, or is justified because of circumstances not within the control of the permit holder.
 - d. The Building Official is authorized to terminate such permit for a temporary structure or use and to order the temporary structure or use to be discontinued.
3. Special nighttime building permits.
- a. Notwithstanding any other provision of this Chapter or of any other provision of the City Code, no construction work, including excavation, demolition, hauling, dumping or filling, may be performed between the hours of 8:00 p.m. and 7:00 a.m. within five hundred (500) feet of an occupied residential structure located in an area zoned residential unless the Building Official issues a special building permit authorizing the work. The following types of construction work are exempted from the requirement of obtaining a special nighttime building permit:
 - 1. Emergency work authorized pursuant to Subsection (A)(1) of this Section.

2. Construction work being completely conducted inside a closed-in structure whenever such construction work does not involve the use of jackhammers, air compressors or other heavy equipment or continuing truck operations.
 3. Roofing during the months of June through September, both inclusive.
 4. Framing activities for conventional, wood-framed residential structures during the months of June through September, both inclusive.
- b. The Building Official shall address in each special building permit issued authorizing nighttime work the following items:
 1. Traffic routes to be used by construction equipment and trucks;
 2. Means of lighting the construction site or place of operation;
 3. Whether the noise level shall be a provision of the permit;
 4. The type of work to be done and the nature of the project; and
 5. Density of the residential area potentially affected by the nighttime work.
 - c. The Director of Public Works is authorized to assist the Building Official in establishing criteria for the issuance of a special building permit authorizing nighttime work.
- B. Exempted work. A permit shall not be required for the types of work in each of the separate classes of permit as listed in this Subsection. Exemption from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in violation of the provisions of the City Municipal Code or any other laws or ordinances of the City.
1. Building permits. A building permit shall not be required for the following:
 - a. One-story detached accessory buildings used as tool and storage sheds, playhouses, and similar uses provide the floor area is less than one hundred twenty (120) square feet.
 - b. Open arbors or pergolas.
 - c. Retaining walls which are not over four (4) feet (1219 mm) in height measured from grade on the low side of the wall, unless supporting a surcharge or impounding Class I, II, IIIA liquids.
 - d. Water tanks supported directly upon grade if the capacity does not exceed five thousand (5,000) gallons (18,927 L) and the ratio of height to diameter or width does not exceed 2:1.
 - e. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
 - f. Temporary motion picture, television and theater stage sets and scenery.
 - g. Non-fixed and movable cases, counters and partitions not over five (5) feet and nine (9) inches (1753 mm) in height.
 - h. Patios not more than thirty (30) (762 mm) inches above grade at any point and platforms and decks not more than thirty (30) inches (762 mm) above grade at any point, not attached to the primary structure and/or not over any basement or story below.
 - i. Window awnings supported by an exterior wall of a Group R3 and Group U occupancies when projecting not more than fifty-four (54) (1372 mm) inches.
 - j. Sidewalks and driveways not more than thirty (30) inches (762 mm) above grade, not over any basement or story below and not part of an accessible right-of-way route. Permits are required for all sidewalk and driveway installations and replacements in the right-of-way.
 - k. Prefabricated swimming pools accessory to a Group R3 occupancy, detached single family dwellings, where the inside pool walls are less than twenty-four (24) inches (610 mm) deep, do not exceed five thousand (5,000) gallons (18,927 L) and are installed entirely above grade.

- l. Replacement of exterior wall covering for detached one- and two- family dwellings.
 - m. Replacement of doors and windows in existing openings where fire resistance, smoke control and opening protection are not required by Article II.
 - n. Repairs of holes in plaster or gypsum board walls.
 - o. Installation or replacement of wall or floor mounted cabinets (kitchen, bath, etc.).
 - p. Installation or replacement of exterior gutters and downspouts.
 - q. Tuck-pointing brick and/ or stone masonry.
 - r. Replacement of soffits and wall or roof sheathing less than thirty-two (32) square feet (2.97m²) in area in detached one- and two-family dwellings.
 - s. Replacement of interior or exterior trim carpentry.
 - t. Walks, patios and driveways constructed on existing grade outside public right-of-ways.
 - u. Shade cloth structures constructed for nursery or agricultural purposes and not including service systems.
 - v. Swings and other playground equipment accessory to one- and two- family dwellings.
 - w. Any grading or excavation of any land less than 2,000 square feet complying with Chapter 425 of the City of Peculiar Municipal Code.
2. Mechanical permits. A mechanical permit shall not be required for the following:
- a. Any portable heating appliance.
 - b. Any portable ventilating equipment.
 - c. Any portable cooling unit
 - d. Any portable evaporative cooler.
 - e. Replacement of a component part or assembly of an appliance which does not alter its original approval and complies with other applicable requirements of this Chapter.
 - f. Any refrigerating equipment which is part of the equipment for which a permit has been issued pursuant to the requirements of this Chapter.
 - g. Replacement of grills and diffusers on existing mechanical ductwork.
 - h. Any self-contained refrigeration system that contains ten (10) pounds (4.5 kg) or less of refrigerant, or that are actuated by motors of one (1) horsepower (0.75 kW) or less.
3. Plumbing permits. A plumbing permit shall not be required for the following:
- a. Repairs or replacement of defective fixtures or valves provided alterations or extensions of piping systems are not made.
 - b. Clearance of stoppages.
 - c. Replacement and repair of lavatory and sink traps.
4. Electrical permits. An electrical permit shall not be required for the following:
- a. Minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles.
 - b. The installation, alteration or repair of electrical equipment of a power or public service company for its use in the generation, transmission, distribution or metering of electricity.
 - c. Replacement of snap switches, receptacles and fixtures where no alteration or extension of an existing circuit is required.

5. Sign permits. Sign permits shall be required except as Exempted in Chapter 400, Section 1800.A of the City of Peculiar Municipal Code.

SECTION 500.085: - APPLICATION FOR PERMIT; RESPONSIBILITIES OF PERMITTEE

- A. Application for permit. To obtain a permit required by this Chapter, the applicant shall first file an application in writing on a form furnished by the Building Official for that purpose. Every such application shall:
 1. Identify and describe the work to be covered by the permit for which application is made.
 2. Describe the land on which the proposed work is to be done, by legal description, street address or similar description as recorded by the Cass County Recorder's office that will readily identify and definitely locate the proposed building or work.
 3. Indicate the use or occupancy for which the proposed work is intended.
 4. State the valuation of any new building or structure or any addition, remodeling or alteration to an existing building.
 5. Be signed by the property owner or the property owner's authorized agent, who may be required to submit evidence to indicate such authority.
 6. Be accompanied by construction documents and other information as required in Section 500.090.
 7. Give such other data and information as may be required by the Building Official.
- B. The permit holder shall be responsible for the following conditions and restrictions:
 1. To provide minimum safety measures and equipment to protect the public as prescribed by this Chapter.
 2. To observe any other City ordinances prescribing measures for the safety of the public.
 3. To observe and comply with any other City ordinances or regulations.
 4. To provide and use adequate sanitary facilities on construction sites for worker use. Portable, sanitary facilities shall not be located in the public right-of-way or closer than five (5) feet from a side or rear property line. Sanitary facilities shall be screened and/or located in a location that is the least visible to adjacent properties.
 5. To provide adequate construction solid waste containers on construction sites. Dumpsters, garbage cans, waste containers and other similar types of containers shall be used to contain solid waste. Liquid waste and hazardous materials shall be contained and disposed of at a proper waste depository.
 6. To faithfully construct without departure from or disregard of drawings and specifications, when such drawings and specifications have been filed with and reviewed for code compliance by the Building Official and a permit has been granted for such construction.
 7. To obtain inspections required by this Chapter.
 8. To pay any fee assessed under the authority of this Chapter.
 9. To obey any order issued under the authority of this Chapter.
 10. To maintain satisfactory levels of competence, integrity, workmanship, and recognized practices.
 11. For construction industry contractors, to maintain a valid occupational business license(s) in the appropriate classification(s), company name, and ownership, per the requirements of Chapter 605 of the Municipal Code.

12. For construction industry contractors, to maintain an active fictitious name registration with the State of Missouri, from the Office of the Secretary of State, under the business name in which the permittee is obtaining permits when conducting business under a name other than the licensee's given name.

SECTION 500.090: - CONSTRUCTION DOCUMENTS

- A. Submittal documents. Construction documents, special inspection and structural observation programs and other data shall be submitted in two (2) or more sets with each application for a permit. When such construction documents are not prepared by a registered design professional, the Building Official may require any applicant submitting such documents to demonstrate that state law does not require them to be prepared by a registered design professional. The Building Official may require plans, computations and specifications to be prepared and designed by a registered design professional licensed by the state to practice as such, even if not required by state law. The Building Official may waive the submission of plans, calculations, diagrams or other data, if he finds that the nature of the work applied for is such that reviewing the documents is not necessary to obtain compliance with this Chapter.
- B. Information on construction documents.
 1. Generally. Construction documents shall be drawn to scale upon suitable material. Electronic media documents are permitted to be submitted when approved by the Building Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this Chapter and relevant laws, ordinances, rules and regulations, as determined by the Building Official.
 2. Identification. The first substantive sheet of construction documents shall list the address and legal description of the project and the name, addresses, telephone number, and other pertinent contact information of the owner and the preparer of the plans.
 3. Site plan. The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distance from lot lines, the established street grades, the existing grades and the proposed finished grades; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plat. The Building Official is permitted to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.
 4. Engineering data. One (1) set of adequate details of structural, mechanical, electrical and fire protection work involving computation, stress diagrams and other essential technical data shall accompany submitted construction documents. Construction documents for buildings of other than R-3 or Group U occupancies shall indicate how required structural and fire resistive integrity will be maintained where penetrations are made for electrical, mechanical, plumbing and communication conduits, pipes and similar systems.
 5. Design certification. Submitted construction documents for each applicable discipline shall be certified in writing as being prepared in conformance with this Chapter. Such certification shall include the name, signature, state registration number and telephone number for each designer on the project.
 6. Regulatory floodplain data. Permit application for buildings or structures within any area designated as a regulatory floodplain in the official floodplain document shall comply with Chapter 410 of the City of Peculiar Municipal Code.
 7. Means of egress. The construction documents shall show in sufficient detail the location, construction, size and character of all portions of the means of egress in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the construction

documents shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

8. Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this Chapter. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water resistive membrane and details around openings.
 9. The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system which was tested, where applicable, as well as the test procedure used.
- C. Previous approvals. This Chapter shall not require changes in the construction documents, construction or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within one hundred eighty (180) days after the effective date of this Chapter and has not been abandoned.
- D. Design professional in responsible charge. When it is required that documents be prepared by a registered design professional, the Building Official shall require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require, and when approved by the Building Official, the owner shall be permitted to designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Building Official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.
1. The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.
 2. Where structural observation is required by Section 1710 of the International Building Code, the inspection program shall name the individual or firm who are to perform structural observation and describe the stages of construction at which the observation is to occur. The individual or firm shall comply with the duties specified in Section 1704 of the International Building Code.
- E. Deferred submittals. For the purposes of this Section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the Building Official within a specified period.
1. Deferral of any submittal items shall have the prior approval of the Building Official. The registered design professional in responsible charge shall list the deferred submittals on the construction documents for review by the Building Official.
 2. Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the Building Official.
- F. Amended construction documents. Work shall be installed in accordance with the reviewed construction documents, and changes which are not in substantial compliance with the reviewed

construction documents shall be resubmitted for review as an amended set of construction documents prior to construction.

- G. Retention of construction documents. One (1) set of construction documents shall be returned to the applicant and shall be kept on site of the building or work at all times during which the work authorized thereby is in progress. One set of construction documents shall be retained by the Building Official until after final inspection when it is concluded that the work complies with the provisions of this Chapter, and archived per state statutes for retention of records.

SECTION 500.095: - ISSUANCE OF PERMITS; EXPIRATION OF PERMITS AND APPLICATIONS; SUSPENSION OR REVOCATION OF PERMITS

A. Generally.

1. Application examined. The Building Official shall examine or cause to be examined the application and accompanying construction documents filed by an applicant for a permit under this Chapter. Such construction documents may be reviewed by other Departments of the City to verify compliance with any applicable laws under their jurisdiction. If the Building Official finds that the work described in an application for a permit and the construction documents filed therewith conform to the requirements of this Chapter and other pertinent laws and ordinances, and that the fees specified in the fee schedule have been paid, a permit shall be issued to the applicant.
2. Time limitation of application. An application for a permit for any proposed work shall expire by limitation and be deemed to have been abandoned ninety (90) days after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one or more extensions of time for additional periods not exceeding thirty (30) days each. The extensions shall be requested in writing and justifiable cause demonstrated. Plans and other data submitted for review, but deemed to have been abandoned, may thereafter be returned to the applicant or destroyed by the Building Official. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee in accordance with the fee schedule in Section 500.0095.
3. Stamped documents. When the Building Official issues a permit where construction documents are required, he/she shall endorse in writing or stamp the construction documents "Reviewed for Code Compliance." Such stamped construction documents shall not be changed, modified or altered without authorization from the Building Official, and all work regulated by this Chapter shall be done in accordance with the endorsed/ stamped construction documents.
4. Phased review for code compliance. The Building Official may issue a permit for the construction of part of a building, structure, or building service equipment before all of the construction documents for the entire building, structure or building service equipment have been submitted or reviewed for code compliance, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this Chapter. The holder of such permit shall proceed at his or her own risk without assurance that the permit for the entire building, structure or building service will be granted.

B. Validity of permit.

1. The issuance of a permit or the stamping of construction documents with "Reviewed for Code Compliance" shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Chapter or of any other ordinance. No permit presuming to give authority to violate or cancel the provisions of this Chapter or other ordinances shall be valid.
2. The issuance of a permit based upon reviewed construction documents shall not prevent the Building Official from thereafter requiring the correction of errors in the construction documents, or from preventing building operations from being carried on there under when in violation of

this Chapter or of any other ordinances or laws. The Building Official is also authorized to prevent occupancy or use of a structure where in violation of this Chapter or of any other ordinance of the City.

C. Expiration of permits.

1. Generally. Every permit issued by the Building Official under the provisions of this Chapter shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one hundred eighty (180) days from the date of such permit, or, if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty (180) days. For one- and two- family dwelling construction, in addition to the above, a permit shall become null and void when the granted permit date exceeds one (1) year. Before any work can be recommenced, a new permit shall be first obtained to do so, and the fee therefore shall be a new full permit fee.

A permit may be extended by the Building Official for a period not to exceed six (6) months upon written request from the permittee showing that circumstances beyond the control of the permittee have prevented action from being taken.

2. Sign permit. A sign erection permit shall authorize erection or relocation of the sign or sign structure for a period of six (6) months. If the work authorized under a permit has not been completed within six (6) months after the date of issuance, the permit shall become null and void.
3. Demolition work. The work authorized by a demolition permit shall be continuous until the work is completed. For the purpose of this Article, the term "continuous" shall mean the normal rate of progress in keeping with good demolition practices. If the work is suspended for more than seven (7) calendar days after the work is commenced, the job shall be deemed abandoned and the permit shall expire. The Building Official may allow the work to be suspended longer than seven (7) calendar days should it be found that weather or other conditions beyond the control of the permit holder exist. The time for demolition of a one- and two-family dwelling shall not exceed forty-five (45) days from the date the demolition work commences.

D. Suspension or revocation.

1. Generally. The Building Official may, in writing, suspend or revoke a permit issued under the provisions of this Chapter whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any provisions of this Chapter, or other pertinent laws or ordinances within the City Code. The Building Official may also suspend or revoke any permit issued upon failure of the holder thereof to comply with any of the provisions of this Chapter or requirements of the permit.
2. Traffic control obstruction. The Building Official may revoke a permit for the erection of any sign or other structure which, by reason of its position, shape or color, may obstruct or interfere with the view of or be confused with any authorized traffic sign, signal or device.
3. Hearings. The holder of a permit may request a hearing before the Board of Adjustment as established in Section 500.0055, to consider the suspension or revocation of a permit.

E. Placement of permit. The building permit card or copy shall be posted on site until completion of the project.

SECTION 500.100: - SCHEDULE OF FEES

Permits regulated by this Chapter shall be accompanied by the fee amount approved by the Board of Aldermen and listed in the Comprehensive Fee Schedule maintained in the City Clerks Office. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be

released until the additional fees, if any, have been paid. The payment of the fee for construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

SECTION IV: That Article I Adoption of Building and Construction Codes of the Peculiar Municipal Code be removed in its entirety and replaced with the following language:

Article II Building and Construction Code

SECTION V: That Section 500.010 National Electric Code of the Peculiar Municipal Code be removed in its entirety and replaced with the following language:

Section 500.010 National Electric Code (2011)

A. The 2011 edition of the National Electrical Code as published by the National Fire Protection Association (NFPA No. 70-2011) is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended.

B. NATIONAL ELECTRICAL CODE AMENDED; SECTION 210.8 (A) (2). GROUND FAULT CIRCUIT-INTERRUPTER PROTECTION. Section 210.8 (A) (2) is hereby amended as follows; (2) Garages, and also accessory buildings that have a floor located at or below grade level not intended as habitable rooms and limited to storage areas, work area, and areas of similar use.

Exceptions:

1. Receptacles that are not readily accessible such as a ceiling mounted receptacle for a garage door opener.
2. A single receptacle supplied by a dedicated branch circuit that is located and identified for a specific use by a cord-and-plug connected appliance such as a refrigerator, freezer or sump pump.
3. A receptacle supplying only a permanently installed fire alarm or burglar alarm system.

C. NATIONAL ELECTRICAL CODE AMENDED; SECTION 210.8 (A) (5) GROUND-FAULT CIRCUIT-INTERUPTER PROTECTION FOR PERSONNEL. Section 210.8(A) (5) is hereby amended to read as follows;

(5) Unfinished basements – for purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited storage areas, work areas, and the like.

Exceptions:

1. Receptacles that are not readily accessible such as a ceiling mounted receptacle for a garage door opener.
2. A single receptacle supplied by a dedicated branch circuit that is located and identified for a specific use by a cord-and-plug connected appliance such as a refrigerator, freezer or sump pump.

3. A receptacle supplying only a permanently installed fire alarm or burglar alarm system.

D. NATIONAL ELECTRICAL CODE AMENDED; SECTION 210.12 ARC-FAULT CIRCUIT INTERRUPTER PROTECTION. Section 210.12 is hereby amended to read as follows;

(A) Dwelling Units. All 120 volt, single-phase, 15- and 20- ampere branch circuits supplying outlets installed in dwelling unit bedrooms shall be protected by a listed arc-fault circuit interrupter-type, installed to provide protection of the branch circuit.

Remaining section to remain as written

E. NATIONAL ELECTRICAL CODE AMENDED; SECTION 230.70(A)(1) READILY ACCESSIBLE LOCATION. Section 230.70(A)(1) is hereby amended to read as follows; 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 entrance conductors are more than 10 feet in length from the point of entry to the service panel, a separate means of disconnect must be installed at the service cable entrance to the building or structure.

F. NATIONAL ELECTRICAL CODE AMENDED; SECTION 406.12 TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS. Section 406.12 is hereby deleted.

SECTION VI: That a new Section 500.015 International Building Code of the Peculiar Municipal Code be created and placed with the following language:

Section 500.015 International Building Code (2012)

A. INTERNATIONAL BUILDING CODE ADOPTED. The 2012 edition of the International Building Code, including appendices C and I, and its most current errata as published by the International Code Council is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended.

B. INTERNATIONAL BUILDING CODE DELETED; CHAPTER 1. ADMINISTRATION. Chapter 1, entitled Administration is hereby deleted. (See Article I of this Chapter)

C. INTERNATIONAL BUILDING CODE AMENDED; SECTION 1804.3.1. MINIMUM STANDARDS. Section 1804.3.1 is added to read as follows:

1. All drainage facilities shall be designed to carry waters to the nearest drainage way, storm sewer conveyance, or other approved poi not collection and conveyance. Erosion of ground in the area of discharge shall be prevented by installation of erosive control devices. Unless specified drainage ways and swales are specifically approved by the building official, abutting property lines between structures shall be designed to function as drainage ways. The toe of slopes shall set back from the property line a minimum of one foot. The area surrounding the building foundation shall have a drainage gradient as provided for in the International Building Code, as amended from time to time with draining gradient thereafter of not less than two percent toward approved drainage

facilities unless waived by the building official.

2. Prohibited conduct: No person shall allow or cause any:
 - (1) Obstruction to be created, installed or maintained within any drainage way, detention facility, or engineered swale which will create ponding on adjacent property, divert water onto the adjoining property, or impede drainage. Fences may be erected in such areas provided they do not unnecessarily restrict the flow of water.
 - (2) water form intermittent sources such as discharges from sump pumps, downspouts, foundation drains, swimming pools, swimming pool backwashes, or other similar sources excluding lawn sprinklers to be discharged closer than five feet from any adjoining property line.
3. Enforcement: Where such conditions exist and the code official has given written notice of the violation, the owner of the property shall take appropriate measures to eliminate the problems caused on the adjacent property, within the time period stated on the notice, and failure to do so shall be a violation of this chapter.

D. INTERNATIONAL BUILDING CODE AMENDED; SECTION 2902.2 SEPARATE FACILITIES. Section 2902.2 Separate facilities is hereby amended to read as follows: Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units and sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 25 or less.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

SECTION VII: That Section 500.020 International Building Code of the Peculiar Municipal Code be removed in its entirety and replaced with the following language:

Section 500.020 International Residential Code (2012)

A. INTERNATIONAL RESIDENTIAL CODE ADOPTED. The 2012 edition of the International Residential Code, including appendices E, H, and J, and its most current errata as published by the International Code Council is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended.

B. INTERNATIONAL RESIDENTIAL CODE DELETED; CHAPTER 1. ADMINISTRATION. Chapter 1, entitled Administration is hereby deleted. (See Article I of this Chapter)

**C. INTERNATIONAL RESIDENTIAL CODE DATA ENTRY; TABLE R301.2(1).
TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.** Table R301.2(1) shall include the following data:

GROUND SNOW LOAD	WIND SPEED ^d (mph)	SESMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM		
			Weathering ^a	Frost line depth ^b	Termite ^c
20 psf	90	A	Severe	36"	Moderate to Heavy

WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^h	FLOOD HAZARD ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
6°F	NO	See Chapter 410	1000°F days	55.8°

D. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R302.2 TOWNHOUSES.

Section R302.2 Townhouses is hereby amended to read as follows: Each townhouse shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of section R302.1 for exterior walls.

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

E. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R302.5.1 OPENING PROTECTION.

Section R302.5.1 Opening Protection is amended to read as follows: 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 3/8ths inches (35mm) in thickness, solid or honeycomb core steel doors not less than 1 1/8ths inches (35mm) thick, or 20 minute fire-rated doors, equipped with a self closing device.

Exception: Attic access openings shall not be required to be equipped with a self closing device.

F. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R303.3

BATHROOMS. Section R303.3 is hereby amended to read as follows: Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 square feet (0.279 m2), one-half of which must be openable.

EXCEPTION: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cfm (23.6L/s) for intermittent ventilation or 20 cfm (9.4 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside or to an attic ventilated in accordance with Section R806. The point of discharge of the exhaust air shall be at least 3 feet from any opening into the building. Bathrooms which contain only a water closet or lavatory, or

combination thereof, and similar rooms, may be ventilated with an approved mechanical recirculating fan or similar device designed to remove odors from the air.

G. INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION R303.4 MECHANICAL VENTILATION. Section R303.4 Mechanical Ventilation is hereby deleted.

H. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R303.5.2 EXHAUST OPENINGS. Section R303.5.2 is hereby amended to read as follows: Outside exhaust openings shall be located so that exhaust air is not directed onto public walkways.

I. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R303.7 STAIRWAY ILLUMINATION. Section R303.7 is hereby amended to read as follows: All interior stairways and any exterior stairways that are part of the required means of egress shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 foot-candle (11 lux) measured at the center of treads and landings. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway.

EXCEPTION: An artificial light source is not required at the top and bottom landing, provided an artificial light source is located directly over each stairway section.

J. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R305.1. MINIMUM HEIGHT. Section R305.1 is hereby amended to read as follows: Habitable rooms, hallways, corridors, the required bathroom and/or toilet room, laundry rooms and basements shall have a ceiling height of not less than 7 feet (2134 mm). The required height shall be measured from the finish floor to the lowest projection from the ceiling.

EXCEPTIONS:

1. Beams and girders spaced not less than 4 feet (1219mm) on center may project not more than 6 inches (152 mm) below the required ceiling height.
2. Ceilings in basements without habitable spaces may project to within 6 feet, 8 inches (2032 mm) of the finished floor; and beams, girders, ducts or other obstructions may project to within 6 feet, 4 inches (1931mm) of the finished floor.
3. Not more than 50 percent of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 feet (2134mm) in height with no portion of the required floor area less than 5 feet (1524 mm) in height.
4. The required bathroom and/or toilet room shall have a minimum ceiling height of 6 feet 8 inches (2036 mm) over the fixtures and at the front clearance area for fixtures as shown in Figure R307.2. A shower or tub equipped with a showerhead shall have a minimum ceiling height of 6 feet 8 inches (2036 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

K. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R310.1 EMERGENCY ESCAPE AND RESCUE REQUIRED. Section R310.1 Emergency escape and rescue required is hereby amended to read as follows:

Basements, and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where

basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor or adjacent interior standing surface. The adjacent interior standing surface shall be permanent in nature; the full width of the opening; consist of a minimum (10) ten inch tread; have a maximum rise of (7 3/4) seven and three-quarter inches. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).

L. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R311.3 FLOORS AND LANDINGS AT EXTERIOR DOORS. Section R311.3 Floors and landings at exterior doors is hereby amended to read as follows: There shall be a landing or floor on each side of the exterior door. The width of each landing shall not be less than the door served. Every landing shall have a minimum dimension of 36 inches (914 mm) measured in the direction of travel. Exterior landings shall be permitted to have a slope not to exceed ¼ units vertical in 12 units horizontal (2 percent).

Exceptions:

1. Exterior balconies less than 60 square feet (5.6m²) 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. A landing is not required where a stairway of four or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

M. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R311.3.2 FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS. Section R311.3.2 Floor elevations for other exterior doors is hereby amended to read as follows: Doors other than the required egress door shall be provided with landings or floors not more than 7 ¾ inches (196 mm) below the top of the threshold.

Exception: A landing is not required where a stairway of four or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

N. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R311.7.8.2 CONTINUITY. Section R311.7.8.2 Continuity is hereby amended to read as follows: Handrails for stairways shall be provided for the full length of the flight, from a point directly above the top riser of the flight to a point directly above lowest riser of the flight. Handrail ends shall be returned into a wall or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inches (38mm) between the wall and the handrail.

EXCEPTIONS:

1. Handrails shall be permitted to be interrupted by a newel post.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

O. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R311.7.8.3 HANDRAIL GRIP SIZE. Section R311.7.8.3 is hereby amended to read as follows; All required handrails shall be of one of the following types or provide equivalent graspability.

1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1-1/4 inches (32mm) and not greater than 2 inches (51 mm). If the handrail is not circular it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) with a maximum cross section of dimension of 2-1/4 inches (57 mm).
2. Type II. Handrails with a perimeter greater than 6-1/4 inches (160mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch (8mm) within 7/8 inch (22mm) below the widest portion of the profile. This required depth shall continue for at least 3/8 inch (10mm) to a level that is not less than 1-3/4 inches (45 mm) below the tallest portion of the profile. The minimum width of the handrail above the recess shall be 1-1/4 inches (32 mm) to a maximum of 2-3/4 inches (70mm). Edges shall have a minimum radius of 0.01 inches (0.25 mm).

EXCEPTION:

Handrails provided at other non-required exterior stairs may have a maximum horizontal cross-sectional dimension of 3-1/2 inches and shall be easily graspable.

P. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R312.1.2. HEIGHT.

Section R312.1.2 Height is hereby amended to read as follows: Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings shall be not less than 36 inches in height (914mm) high measured vertically above the adjacent walking surface, or the line connecting the leading edges of the treads.

Exceptions:

1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from the line connecting the leading edges of the treads.
2. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864mm) and not more than 38 inches (965mm) measured vertically from a line connecting the leading edges of the treads.

Q. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS.

Section R313 is hereby amended to read as follows: A builder of a one-and two family dwelling or townhouse 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 one-and two-family dwelling or townhouse. Notwithstanding any other provision of law to the contrary, no purchaser of such one- and two family dwelling or townhouse shall be denied the right to install a fire sprinkler system in such dwelling or townhouse being purchased. The provisions of this section, which are intended to mirror the requirements of section RSMo 67.281, shall expire on December 31st, 2019.

R. INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION R313.1 TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS. Section R313.1 Townhouse automatic fire sprinkler systems is hereby deleted.

S. INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION R313.2 ONE- AND TWO FAMILY DWELLING AUTOMATIC FIRE SYSTEMS. Section R313.2 One- and two family dwellings automatic fire systems is hereby deleted.

T. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R315.3 WHERE REQUIRED IN EXISTING DWELLINGS. Section R315.3 Where required in existing dwellings is hereby amended to read as follows: When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings with attached garages or in existing dwellings within which fuel burning appliances exist, the individual dwelling unit shall be equipped with carbon monoxide alarms in accordance with Section R315.1.

Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.
2. Installation, alteration or repairs of plumbing, mechanical or electrical systems are exempt from the requirements of this section.

U. INTERNATIONAL RESIDENTIAL CODE DELETED; R317.1.1 FIELD TREATMENT. Section R317.1.1 is hereby deleted.

V. INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION R318.1.2 FIELD TREATMENT. Section R318.2.1 is hereby deleted.

W. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R320.1 SCOPE. Section R320.1 is hereby amended to read as follows; Where there are four or more dwelling units in a single structure, the provisions of Chapter 11 of the *International Building Code* for Group R-3 shall apply.

X. INTERNATIONAL RESIDENTIAL CODE ADDED; SECTION R401.3.1 MINIMUM STANDARDS. Section R401.3.1 is hereby added to read as follows: A. Minimum standards: All drainage facilities shall be designed to carry waters to the nearest drainage way, storm sewer conveyance, or other approved point of collection and conveyance. Erosion of ground in the area of discharge shall be prevented by installation of erosive control devices. Unless specified drainage ways and swales are specifically approved by the building official, abutting property lines between structures shall be designed to function as drainage ways. The toe of slopes shall set back from the property line a minimum of one foot. The area surrounding the building foundation shall have a drainage gradient as provided for in the International Residential Code, as amended from time to time with a draining gradient thereafter of not less than two percent toward approved drainage facilities unless waived by the building official.

B. Prohibited conduct: No person shall allow or cause any:

- (1) Obstruction to be created, installed or maintained within any drainage way, detention facility, or engineered swale which will create ponding on adjacent property, divert water onto the adjoining property, or impede drainage. Fences may be erected in such areas provided they do not unnecessarily restrict the flow of water.

(2) Water from intermittent sources such as discharges from sump pumps, downspouts, foundation drains, swimming pools, swimming pool backwashes, or other similar sources excluding lawn sprinklers to be discharged closer than five feet to any adjoining property line.

C. Enforcement: Where such conditions exist and the code official has given written notice of the violation, the owner of the property shall take appropriate measures to eliminate the problems caused on the adjacent property, within the time period stated in the notice, and failure to do so shall be a violation of this chapter.

Y. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R403.1. GENERAL.

Section R403.1 is hereby amended to read as follows; All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill.

EXCEPTION: One story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 120 sq. ft., and the structure is associated with one or two-family dwelling units or townhouses.

Z. INTERNATIONAL RESIDENTIAL CODE ADDED; SECTION R403.1.1.1 FOOTING REINFORCEMENT.

Section R403.1.1.1 is hereby added to read as follows; Footings for basement foundation walls shall have a minimum reinforcement consisting of not less than two No. 4 bars, uniformly spaced, located a minimum of 3 inches clear from the bottom and edges of the footing.

aa. INTERNATIONAL RESIDENTIAL CODE ADDED. SECTION R403.1.1.2 COLUMN PADS.

Section R403.1.1.2 is hereby added and reads as follows; Unless specified otherwise, column pads shall be a minimum of 24 inches by 24 inches and 8 inches deep (24" x 24" x 8"). Reinforcement shall consist of a minimum of three No. 4 bars each way, uniformly spaced, within each column pad.

bb. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R404.1.3. DESIGN REQUIRED.

Section R404.1.3 is hereby amended to read as follows; A design in accordance with accepted engineering practice shall be provided for concrete or masonry foundation walls when any of the following conditions exist:

1. Walls are subject to hydrostatic pressure from ground-water.
2. Walls supporting more than 48 inches (1219 mm) of unbalanced backfill that do not have permanent lateral support at the top and bottom.
3. Foundation Walls over 10 feet in height measured from the top of the footing to the top of the wall.

cc. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R404.1.7 BACKFILL PLACEMENT.

Section R404.1.7 is hereby amended to read as follows; Backfill shall not be placed against the wall until the wall has sufficient strength or has been sufficiently braced to prevent damage by the backfill.

EXCEPTION: Such bracing is not required for walls supporting less than 4 feet (1219 mm) of unbalanced backfill.

dd. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R405.1 CONCRETE OR MASONRY FOUNDATIONS. Section R405.1 is hereby amended to read as follows: Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, 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 at least 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. 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 at least 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.

Exceptions:

1. A filter membrane is not required where perforated drains are covered with at least eighteen inches (18") of washed gravel or crushed stone.
2. For washed gravel or crushed stone drains a filter membrane is not required when the washed gravel or crushed stone drain extends at least eighteen inches (18") above the top of the footing.

ee. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R405.2.3 DRAINAGE SYSTEM. Section R405.2.3 is hereby amended to read as follows: A sump shall be provided to drain the porous layer, footings, and foundations that retain earth and enclose habitable or usable space located below grade that do not drain and discharge by gravity to an approved storm sewer system or to daylight. The sump shall be at least 24 inches (610mm) in diameter or 20 inches square (0.0129 m²), shall extend at least 24 inches (610mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. Sumps receiving storm water from any exposed exterior drain(s) or opening(s) shall be provided with back-up system(s) capable of assuring proper sump operation in case of power failure. The drainage system shall discharge into an approved storm sewer system or to daylight.

ff. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R506.2.1 FILL. Section R506.2.1 is hereby amended to read as follows; Fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure uniform support of the slab, and except where approved, the fill depths shall not exceed 24 inches (610 mm) for clean sand or gravel and 8 inches (203 mm) for earth.

EXCEPTION: Concrete floor slabs may be engineered to span soils not in compliance with the R506.2.1, however all fills under buildings shall be free from vegetation and foreign material.

gg. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R506.2.3 VAPOR RETARDER. Section R506.2.3 is hereby amended to read as follows: A 6 mil (0.006 inch) polyethylene or approved vapor retarder with joints lapped not less than 6 inches (152 mm)

shall be placed between the concrete floor slab and the prepared sub-grade where no base course exists.

EXCEPTIONS: The vapor retarder may be omitted:

1. From garages, utility buildings and other unheated accessory structures.
2. From driveways, walks, patios and other flatwork not likely to be enclosed and heated at a later date.
3. Where approved by the building official, based on local site conditions.

hh. INTERNATIONAL RESIDENTIAL CODE ADDED; SECTION R506.2.5 INTERIOR UNDERSLAB DRAINS. Section R506.2.5 is hereby added to read as follows: Where foundations retain earth and enclose habitable or usable space located below grade, drains shall be provided below the floor slab. Drainage tiles, perforated pipe or other approved systems or materials shall be installed at or below the area(s) to be protected; shall be placed with positive or neutral slope to minimize the accumulation of deposits in the drainage system; and shall discharge by gravity or mechanical means to an approved storm water drainage system. The underslab drainage system shall be installed around the inner perimeter of the area(s) to be protected, or, in a manner that will provide adequate drainage for all area(s) to be protected and is approved by the building official. Interior underslab drains installed on uncompacted fill material shall be supported by mechanical means which are adequately tied into the concrete slab to ensure proper drainage throughout the underslab drain(s).

ii. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R602.1 DRILLING AND NOTCHING OF THE TOP PLATE. Section R602.1 Drilling and notching of the top plate is amended to read as follows: When piping or ductwork is placed 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 (38 mm) 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. See figure R602.6.1

Exception: When the entire side of a wall with the notch or cut is covered by wood structural panel sheathing.

jj. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R703.6.2 PLASTER. Section R703.6.2 is hereby amended and reads as follows: Plastering with portland cement plaster shall be not less than three coats when applied over metal lath or wire lath and shall be not less than two coats when applied over masonry, concrete, pressure-preservative treated wood or decay-resistant wood as specified in Section R319.1 or gypsum backing. If the plaster surface is completely covered by veneer or other facing material or is completely concealed, plaster application need be only two coats, provided the total thickness is as set forth in Table R702.1(1).

Exception:

Decorative coatings consisting of a cementitious material applied to a concrete or masonry surface for cosmetic purposes only shall be approved materials and installed in accordance with the manufacturer's installation instructions.

kk. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R801.3 ROOF DRAINAGE. Section R801.3 is hereby amended to read as follows: All dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least three (3) feet from foundation walls or to an approved drainage system.

II. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R902.1. ROOF COVERING MATERIALS. Section R902.1 Roofing covering materials is hereby amended to read as follows: Roofs shall be covered with materials as set forth in Sections R904 and R905. Except where the code requires greater protection, roof coverings for new buildings or structures or additions thereto, or roof coverings utilized for re-roofing shall be a minimum of Class C. Class A, B or C roofing shall be installed in areas designated by law as requiring their use or when the edge of the roof is less than 3 feet (914 mm) from a property line. Classes A, B and C roofing required to be listed by this section shall be tested in accordance with UL 790 or ASTM E 108. Roof assemblies with coverings of brick, masonry, slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets, and metal sheets and shingles, shall be considered Class A roof coverings.

mm. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION R907.1 GENERAL. Section R907.1 is hereby amended to read as follows: Materials and methods of application used for re-covering or replacing an existing roof covering shall comply with the requirements of Chapter 9 as amended. Re-roofing includes any repairs of more than 10% or less of the total roof covering in any three year period. A repair of 10% or less of the total roof covering in any three year period may utilize approved roofing materials comparable to the existing roofing materials.

Exception: Re-roofing shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section R905 for roofs that provide positive roof drainage.

nn. INTERNATIONAL RESIDENTIAL CODE DELETED; CHAPTER 11.
Chapter 11 is hereby deleted.

oo. INTERNATIONAL RESIDENTIAL CODE DELETED; CHAPTER 12. MECHANICAL ADMINISTRATION. Chapter 12 is hereby deleted. (See article 1 of this chapter)

pp. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION M1501.1 OUTDOOR DISCHARGE. Section M1501.1 is hereby amended to read as follows: The air removed by every mechanical exhaust system shall be discharged to the outdoors. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space.

Exceptions:

- 1.) Whole-house ventilation-type attic fans that discharge into the attic space of dwelling units having private attics shall be permitted.
- 2.) Bathroom exhaust fans installed in accordance with amended section R303.3.

qq. INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION M1502.4.5 LENGTH IDENTIFICATION. Section M1502.4.5 Length Identification is hereby deleted.

rr. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION M1507.2 RECIRCULATION OF AIR. Section M1507.2 is hereby amended to read as follows: Exhaust

air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted in accordance with amended section R303.3.

ss. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION M1602.2 PROHIBITED SOURCES. Section M1602.2 is amended to read as follows; Outside or return air for a forced-air heating or cooling system 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 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 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 ACCA Manual D, 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.

4. A closet, bathroom, toilet room, kitchen, garage, mechanical room, furnace room or other dwelling unit.

Exception 1: Closets of such size that are provided with a supply duct(s) may have return air opening(s).

Exception 2: Dedicated forced-air systems serving only a garage shall not be prohibited from obtaining return air from the garage.

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

Exceptions:

1. The fuel-burning appliance is a direct-vent appliance or an appliance not requiring a vent in accordance with Section M1801.1 or Chapter 24.

2. The room or space complies with the following requirements:

2.1. The return air shall be taken from a room or space having a volume exceeding 1 cubic foot for each 10 Btu/h (9.6 L/W) of combined input rating of all fuel-burning appliances therein.

2.2. 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.

2.3. 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 (3048mm) from the firebox of such appliances.

6. An unconditioned 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.

tt. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION M1804.2.6 MECHANICAL DRAFT SYSTEMS; Section M1804.2.6 is hereby amended to read as follows; Mechanical draft systems shall be installed in accordance with their listing, the manufacturer's installation instructions and, except for direct vent appliances, the following requirements:

1. The vent terminal shall be located not less than 3 feet (914 mm) above a forced air inlet located within 10 feet (3048 mm).

2. The vent terminal shall be located not less than 4 feet (1219 mm) below, 4 feet (1219 mm) horizontally from, or 1 foot (305 mm) above any door, window or gravity air inlet into a dwelling.
3. The vent termination point shall not be located closer than 3 feet (914 mm) to an interior corner formed by two walls perpendicular to each other.
4. The bottom of the vent terminal shall be located at least 12 inches (305mm) above finished ground level.
5. The vent termination shall not be mounted directly above or within 3 feet (914 mm) horizontally from an oil tank vent or gas meter.
6. Power exhauster terminations shall be located not less than 10 feet (3048 mm) from adjacent buildings.
7. The discharge shall be directed away from the building.

uu. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION M2302.2

REQUIREMENTS: Section M2302.2 Requirements is hereby amended to read as follows: The installation, inspection, maintenance, repair and replacement of photovoltaic systems and all system components shall comply with the manufacturer's installation instructions, Sections M2302.2.1 through M2302.2.3 and NFPA 70 and sections 605.11.3.2.1 through 605.11.3.2.4 of the 2012 International Fire Code.

vv. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION G2414.5. METALLIC

TUBING. Section G2414.5 is hereby amended to read as follows: Seamless copper, aluminum alloy or steel tubing shall not be utilized for the distribution of fuel gas.

Exception: Corrugated stainless steel tubing as referenced in section 2414.5.3.

ww. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION G2414.5.2 COPPER

TUBING. Section G2414.5.2 is hereby amended to read as follows: 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.

xx. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION G2417.4.1 TEST

PRESSURE. Section G2417.4.1 is hereby amended to read as follows; The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (68.9kPa) irrespective of design pressure. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure, the test pressure shall not be less than 60 psig. Where the test pressure exceeds 125 psig (862 kPa gauge), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

yy .- INTERNATIONAL RESIDENTIAL CODE DELETED; CHAPTER 25. PLUMBING ADMINISTRATION. Chapter 25 is hereby deleted. (See Article 1 of this chapter)

zz. INTERNATIONAL RESIDENTIAL CODE ADDED; SECTION P2601.2.1 PROHIBITED DRAINAGE AND CONNECTIONS.

Section P2601.2.1 is hereby added to read as follows: Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

aaa. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P2603.5 FREEZING.

Section P2603.5 is hereby amended to read as follows: 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 temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 36 inches in depth below grade.

bbb. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P2603.5.1 SEWER DEPTH.

Section P2603.5.1 is hereby amended to read as follows: Building sewers shall be a minimum of 12 inches below grade.

ccc. INTERNATIONAL RESIDENTIAL CODE ADDED; SECTION P2604.5 INSPECTION.

Section P2604.5 is hereby added to read as follows: Excavations required for the installation of a building drainage system shall be open trench work and shall be kept open until the piping has been inspected and approved to cover.

ddd. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P2902.5.3 LAWN IRRIGATION SYSTEMS.

Section P2902.5.3 is hereby amended to read as follows: The potable water supply to lawn irrigation systems shall be protected against backflow by a device approved by the Missouri Department of Natural Resources. Backflow devices installed within structures shall be installed a minimum of 6 inches away from any wall or vertical obstruction. The backflow device shall be installed between 12 inches and 48 inches above the floor and shall be accessible.

eee. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P2902.6.2

PROTECTION OF BACKFLOW PREVENTERS. Section P2902.6.2 Protection of backflow preventers is hereby amended to read as follows: Backflow preventers shall not be located in areas subject to freezing except where they can be removed by means of unions, or are protected by heat, insulation or both.

EXCEPTION: In-ground backflow preventers installed for lawn irrigation systems.

fff. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P3002.2 BUILDING

SEWER. Section P3002.2 is hereby amended to read as follows: Building sewer piping shall be as shown in Table P3002.2. Forced main sewer piping shall conform to one of the standards for ABS plastic pipe, cast-iron pipe, copper or copper-alloy tubing, PVC plastic pipe, or pressure-rated pipe listed in Table P3002.2. In addition, building sewer piping shall be a minimum of schedule 40 PVC/ABS or equivalent unless otherwise approved by the building official.

ggg. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P3005.4.2 BUILDING DRAIN AND SEWER SIZE AND SLOPE.

Section P3005.4.2 is hereby amended to read as follows: Pipe sizes and slope shall be determined from Table P3005.4.2 on the basis of drainage load in fixture units (d.f.u.) computed from Table P3004.1. The minimum size of a building sewer serving a dwelling unit shall be four inches.

hhh. INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION P3008.1. SEWAGE BACKFLOW.

Section P3008.1 is hereby deleted.

iii. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P3103.1 ROOF

EXTENSION. Section P3103.1 is hereby amended to read as follows: All open vent pipes which extend through a roof shall be terminated at least 6 inches above the roof, except that

where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2134 mm) above the roof.

jjj. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION P3114.3 WHERE PERMITTED. Section P3114.3 is hereby amended to read as follows: Individual vents, branch vents, circuit vents and stack vents shall be permitted to terminate with a connection to an air admittance valve only when approved by the Administrative Authority.

kkk. INTERNATIONAL RESIDENTIAL CODE DELETED; CHAPTER 33 STORM DRAINAGE. Chapter 33 Storm Drainage is hereby deleted.

III. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION E3601.6.2 SERVICE DISCONNECT LOCATION. Section E3601.6.2 is hereby amended to read as follows: 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.

mmm. INTERNATIONAL RESIDENTIAL CODED AMENDED; SECTION E3902.2 GARAGE AND ACCESSORY BUILDING RECEPTACLES. Section E3902.2 Garage and accessory building receptacles is hereby amended to read as follows: All 125-volt, single-phase, 15- and 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.

Exceptions:

1. Receptacles that are not readily accessible such as a ceiling mounted receptacle for a garage door opener.
2. A single receptacle supplied by a dedicated branch circuit that is located and identified for a specific use by a cord-and-plug-connected appliance such as a refrigerator, freezer or sump pump.
3. A receptacle supplying only a permanently installed fire alarm or burglar alarm system.

nnn. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION E3902.5 UNFINISHED BASEMENT RECEPTACLES. Section E3902.5 Unfinished basement receptacles is hereby amended to read as follows: All 125-volt, single phase, 15- and 20- ampere receptacles installed in unfinished basements shall have ground fault circuit interrupter protection for personnel. For the 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 the like.

Exceptions:

1. Receptacles that are not readily accessible such as a ceiling mounted receptacle for a garage door opener.
2. A single receptacle supplied by a dedicated branch circuit that is located and identified for a specific use by a cord-and-plug-connected appliance such as a refrigerator, freezer or sump pump.
3. A receptacle supplying only a permanently installed fire alarm or burglar alarm system.

ooo. INTERNATIONAL RESIDENTIAL CODE AMENDED; SECTION E3902.12 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. Section E3902.12 Arc-fault circuit-interrupter

protection is hereby amended to read as follows: All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in bedrooms, shall be protected by a combination type or branch/feeder type arc-fault circuit interrupter installed to provide protection of the entire branch circuit.

Exception:

1. Where an outlet branch-circuit type AFCI is installed at the first outlet to provide protection for the remaining portion of the branch circuit, the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet shall be installed with metal outlet and junction boxes and RMC, IMC, EMT, type MC, or steel armored type AC cables meeting the requirements of Section E3908.8.
2. Where an outlet branch circuit type AFCI is installed at the first outlet to provide protection for the remaining portion of the branch circuit, the portion of the branch circuit between the branch circuit overcurrent device and the first outlet shall be installed with metal or nonmetallic conduit or tubing that is incased in not less than 2 inches (51mm) of concrete.
3. 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 steal sheathed cable Type AC, or Type MC meeting the requirements of Section E3908.8.

ppp. INTERNATIONAL RESIDENTIAL CODE DELETED; SECTION E4002.14 TAMPER-RESISTANT RECEPTACLES. Section E4002.14 Tamper-resistant receptacles is hereby deleted.

SECTION VIII: That Section 500.025 Property Maintenance Code of the Peculiar Municipal Code be removed in its entirety and replaced with the following language:

Section 500.025 International Property Maintenance Code (2012)

A. INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTED. The 2012 edition of the International Property Maintenance Code, and its most current errata as published by the International Code Council is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended.

B. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 101.1; TITLE

Section 101.1 is hereby amended to read as follows: These regulations shall be known as the *International Property Maintenance Code* of the City of Peculiar, Missouri, hereinafter referred to as "this code."

C. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 102.3 APPLICATION OF OTHER CODES.

Section 102.3 is hereby amended to read as follows: 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 Fire Code*, *International Fuel Gas Code*, *International Mechanical Code*, *International Residential Code*, *International Plumbing Code* and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any

section of the zoning ordinances of the City of Peculiar set forth in Chapter 400 of the City Municipal Code.

D. INTERNATIONAL PROPERTY MAINTENANCE CODE DELETED; SECTION 103.5; FEES
Section 103.5 Fees is hereby deleted.

E. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 109.6 HEARING

Section 109.6 Hearing is hereby amended to read as follows: Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the Board of Adjustment, be afforded a hearing as described in this code.

F. INTERNATIONAL PROPERTY MAINTENANCE CODE DELETED; SECTION 110 DEMOLITION

Section 110 Demolition is hereby deleted.

G. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 111 MEANS OF APPEAL.

Section 111 Means of Appeal is hereby amended to read as follows:

111.1 Application for appeal. Appeals to the Board of Adjustment may be taken by any person aggrieved or by any Officer, Department, Commission or Board of the City of Peculiar affected by any decision of an administrative official.

111.2 Such appeal shall be taken within twenty (20) days by filing with the City Planner, the administrative official from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. Said notice of appeal shall be accompanied by the required application fee. The administrative official from whom the appeal is taken shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.

111.3 An appropriately filed appeal stays all proceedings in furtherance of the action appealed from, unless the administrative official from whom the appeal is taken certifies to the Board of Adjustment after receipt of the notice of appeal that by reason of facts stated in the certificate a stay would, in his opinion, cause immediate peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Adjustment or by a court of record, on application or notice to the administrative official from whom the appeal is taken on due cause shown.

111.4 The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as due notice to parties in interest and decide the same within a reasonable time.

111.5 Any party may appear in person or by agent or attorney.

H. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 112.4 FAILURE TO COMPLY.

Section 112.4 Failure to comply is hereby amended to read as follows: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than ten dollars (\$10.00) and not more than one hundred dollars (\$100.00) for each and every day that such violation continues.

I. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 302.4 WEEDS.

Section 302.4 Weeds is hereby amended to read as follows: All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of 10 inches (254 mm). All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds within five (5) days after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.4.1 The cost of any abatement shall be assessed and recouped by the City pursuant to Section 106.3 above, except that any unpaid services related to the abatement of weeds, grasses or unhealthful vegetative growth shall accrue interest at a rate of eight percent (8%) per annum from the date of the completion of the work if not paid by the property owner prior to the issuance of the next regular tax bill.

J. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 302.10 PARKING ON PROPERTY ZONED RESIDENTIAL (NEW).

Section 302.10 Parking on Property Zoned Residential is hereby added to read as follows: It shall be unlawful for any person to park or allow to be parked any vehicle, trailer, camper or machinery for any period of time closer than the front residential façade, and the street unless the area used for parking the vehicle, trailer, camper or machinery is an improved surface approved by the City.

K. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 302.11 MAINTENANCE OF TREES, LAWNS, OR GRASSY AREAS ABUTTING PUBLIC RIGHTS-OF-WAY OR EASEMENTS (NEW).

Section 302.11 Maintenance of Trees, Lawns, or Grassy Areas Abutting Public Rights-of-Way or Easements is hereby added to read as follows: Whenever private property abuts a public right-of-way or easement belonging to the City (or any other public entity) and there exists in such right-of-way or easement a tree, lawn or grassy area between the private property line and the midline of said right-of-way or easement, then such tree, lawn or grassy area shall be considered to be a part of the private lot which abuts the right-of-way-or easement. It shall be the duty of the owner of tenant to be responsible for the trimming of tree limbs to at least ten (10) feet above the Public Street, alley, street right-of-way, alley right-of-way, sidewalk, or public

place. In addition, it shall be the duty of the owner or tenant to mow the private lot to equally maintain the tree, lawn or grassy area within the abutting right-of-way or easement.

Exception: Where terrain, creeks, drainage or other physical attributes of the property prevent the property from being mowed or trimmed with typical home equipment, the Codes Official may waive the requirements of this subparagraph on a case by case basis.

L. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 304.14 INSECT SCREENS.

Section 304.14 Insect Screens is hereby amended to read as follows:

During the period from **April 16** to **September 14**, every door, window, and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas, or any areas where produce 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 swinging door shall have a self-closing device in good working condition.

M. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 310 ABANDONED RESIDENTIAL PROPERTY REGISTRATION (NEW).

SECTION 310 ABANDONED RESIDENTIAL PROPERTY REGISTRATION is hereby added to read as follows:

310.1 Purpose. It is the purpose and intent of the City of Peculiar’s Board of Aldermen, through the adoption of this ordinance, to establish an abandoned residential property registration program for properties which are in the process of foreclosure as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and adequate security of abandoned properties.

310.2 Definitions For the purpose of this chapter, certain words and phrases used in this ordinance are defined as follows:

“Abandoned” means a property that is vacant and under a current Notice of Default or Notice of Sale, or properties that have been the subject of a foreclosure sale where the title was retained by the beneficiary of a deed of trust involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure or sale.

“Accessible structure” means a structure that is unsecured or breached in such a way as to allow access to the interior space by unauthorized persons.

“Beneficiary” a lender under a note secured by a deed of trust.

“Days” means consecutive calendar days.

“Deed of Trust” means an instrument by which title to real estate is transferred to a third party trustee as security for a real estate loan. This definition includes any subsequent deeds of trust.

“Deed in lieu of foreclosure or sale” means a recorded document that transfers ownership of a property from the trustor to the holder of a deed of trust upon consent of the beneficiary of the deed of trust.

“Default” means the failure to fulfill a contractual obligation, monetary or conditional.

“Evidence of vacancy” means any condition that on its own, or combined with other conditions present would lead a reasonable person to believe that the property is vacant. Such conditions include but are not limited to, overgrown or dead vegetation, accumulation of newspapers, circulars, flyers, or mail, past due utility notices or disconnected utilities, accumulation of junk or debris, the absence of window coverings such as curtains, blinds or shutters, the absence of furnishings or personal items consistent with residential habitation, statements by neighbors, passersby, delivery agents, government employees that the property is vacant.

“Foreclosure” means the process by which a property, placed as security for a real estate loan, is sold at auction to satisfy the debt if the trustor (borrower) under a deed of trust defaults.

“Local” means within forty (40) road/driving miles distance of the subject property

“Notice of Default” means a notice that a default has occurred under a deed of trust as provided for in section 408.554, RSMo.

“Out of Area” means in excess of forty (40) road/driving miles distance of the subject property.

“Owner” means any person, co-partnership, association, corporation, or fiduciary having a legal or equitable title or any interest in any real property.

“Owner of Record” means the person having recorded title to the property at the point in time of record is provided by Cass County Recorder’s office.

“Property” means any unimproved or improved real property, or portion thereof, situated in the city and includes the buildings or structures located on the property regardless of condition.

“Registered Representative” means the person designated by a Beneficiary as the Beneficiary’s representative for purposes of accepting notice, service and summons on behalf of the Beneficiary and for otherwise compliance with the requirements of this ordinance.

“Residential Building” means any improved real property, or portion thereof, situated in the city, designed or permitted to be used for dwelling purposes, and shall include the buildings and structures located on such improved real property. This includes any real property being offered for sale, trade, transfer, or exchange as “residential” whether or not it is legally permitted or zoned for such use.

“Securing” means such measures as may be directed by the Codes Officer or his or her designee that assist in rendering the property inaccessible to unauthorized persons, including but not limited to the repairing of fences and walls, chaining / pad locking of gates, the repair or boarding of door, window or other openings.

“Trustee” means the person, firm or corporation holding a Deed of Trust on a property.

“Trustor” means a borrower under a deed of trust, who deeds property to a trustee as security for the payment of a debt.

“Vacant” means a building/structure that is not legally occupied.

310.3 Registration

- A. Any beneficiary under a deed of trust covering a property located within the City of Peculiar shall cause an inspection to be performed of the property that is the security for the deed of trust within fifteen (15) days of issuing a notice of default to the trustor. If the property is found to be vacant or shows evidence of vacancy, it is, by this ordinance, deemed abandoned and the beneficiary shall, within ten (10) days of the inspection, register the property with the Codes Officer or his or her designee on forms provided by the City.
- B. The registration shall contain the full legal name of the beneficiary and the registered representative, the direct street/office mailing address of the beneficiary and the registered representative (no P.O. Boxes), a direct contact name and phone number for the beneficiary and registered representative, and if applicable, the local property management company responsible for the security, maintenance and marketing of the property.
- C. The registration shall be valid as long as the subject property remains vacant and shall be amended as needed.
- D. This section shall also apply to properties that have been the subject of a foreclosure sale where title to the property was transferred to the beneficiary of a deed in lieu of foreclosure or sale.

- E. Properties subject to this ordinance shall remain under the security and maintenance standards of this section as long as they remain vacant.
- F. Any person, firm or corporation that has registered a property under this ordinance must report any change of information contained in the registration within ten (10) days of the change.

310.4 Maintenance Requirements Properties subject to this ordinance shall be in compliance with the City of Peculiar’s Property Maintenance Code. Adherence to this section does not relieve the beneficiary or property owner of any obligations set forth in any Covenants Conditions and Restrictions or Home Owners Association rules and regulations which may apply to the property.

310.5 Security Requirements

- A. Properties subject to this section shall be maintained in a secure manner so as not to be accessible to unauthorized persons. This includes, without limitations, the closure and locking of windows, doors (walk-through, sliding, and garage), gates and any other opening of such size that it may allow a child to access the interior of the property and or structure(s).
- B. If the beneficiary is an Out of Area beneficiary, a local property management company shall be contracted to perform bi-weekly inspections to verify that the requirements of this section, and any other applicable laws, are being met.
- C. The property shall be posted with the name and 24-hour contact phone number of the registered representative or local property management company. The posting shall be visible and legible from the exterior of the structure and shall contain along with the name and 24-hour contact number, the words “THIS PROPERTY MANAGED BY” and “TO REPORT PROBLEMS OR CONCERNS CALL”. Exterior postings must be made weather resistant and be posted or secured in a manner so as not to be easily removed.
- D. The beneficiary shall cause the property to be inspected on a bi-weekly basis to determine if the property is in compliance with the requirements of this ordinance.

310.6 Compliance With Other Authority The requirements of this ordinance are in addition to any other maintenance and security measures required by the Property Maintenance Code. The requirements of this ordinance shall not serve to lessen or abrogate any other applicable provisions of the Property Maintenance Code.

310.7 Violations Any beneficiary, registered representative, or local property management company that violates any provision of this ordinance shall be in violation of this ordinance, and summons may be issued against the beneficiary's Representative for such violation. In addition to any other penalties which may be assessed for a violation of this ordinance, any person or entity who violates a provision of this ordinance shall be assessed a fine of \$500.00 per violation.

N. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 602.3 HEAT SUPPLY.

Section 602.3 Heat supply is hereby amended to read as follows: 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 **September 15** to **April 15** to maintain a minimum temperature of 68°F (20°C) in all habitable rooms, *bathrooms* and *toilet rooms*.

Remaining section to remain as written

O. INTERNATIONAL PROPERTY MAINTENANCE CODE AMENDED; SECTION 602.4 OCCUPIABLE WORK SPACES.

Section 602.4 Occupiable work spaces is hereby amended to read as follows: Indoor occupiable work spaces shall be supplied with heat during the period from **September 15** to **April 15** to maintain a minimum temperature of 65°F (18°C) during the period the spaces are occupied.

Remaining section to remain as written

SECTION IX: That Section 500.030 Uniform Fire Code of the Peculiar Municipal Code be removed in its entirety and replaced with the following language:

Section 500.030 International Fire Code (2012)

A. The 2012 edition of the International Fire Code, promulgated by the International Code Council, is adopted and incorporated in this Article by reference as if fully set forth, except as it is amended by the following provisions of this Section. Provisions of this Article are in addition to the provisions of the International Fire Code. The following provisions coinciding with provisions of the International Fire Code supersede, or delete, when indicated, the corresponding provisions of the International Fire Code.

All references within the model codes to any building, electrical, gas mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code are specifically adopted by reference in Articles II through XII of this Chapter, including the fire-resistive assemblies listed in the *Fire Resistance Design Manual, Nineteenth Edition, GA-600-09*, published by the Gypsum Association as referenced in Tables 721.1 (1 thru 3) of the specified *International Building Code; American National Standard for Accessible and Useable Buildings and Facilities A117.1-2009; NFPA 13-2010 Installation of Sprinkler Systems; ASTM Standards as referenced in the International Building Code and the International Residential Code; American Institute of Steel Construction, Fourteenth Edition; American Concrete Institute for Structural Concrete and Commentary ACI 318-11; the NFPA 101-2009 Life Safety Code; ICC/NSSA Standard for the Design and Construction of Storm Shelters, ICC 500-2008; and the NFPA 99 Health Care Facilities 2012 edition.*

- B. The following Chapters and Sections of the 2012 International Building Code may also be enforced by the West Peculiar Fire Protection District because they deal with fire hazards:
- (1) Detention and correctional facilities—Chapter 4, Section 408.
 - (2) Motion picture projection rooms—Chapter 4, Section 409.
 - (3) Aircraft-related occupancies—Chapter 4, Section 412.
 - (4) Fire-resistant materials and construction—Chapter 7, all Sections.
 - (5) Fire protection systems and fire alarm systems—Chapter 9, all Sections.
 - (6) Egress, access and exit facilities and emergency escapes—Chapter 10, all Sections.
 - (7) Chimneys, fireplaces and barbecues—Chapter 21 Sections 2111 through 2113.
 - (8) Elevator and conveying systems—Chapter 30, all Sections.

SECTION X: That a new Section 500.035 International Fuel Gas Code of the Peculiar Municipal Code be created and placed with the following language:

Section 500.035 International Fuel Gas Code (2012)

A. INTERNATIONAL FUEL GAS CODE ADOPTED. The 2012 edition of the International Fuel Gas Code, and its most current errata as published by the International Code Council is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended.

B. INTERNATIONAL FUEL GAS CODE DELETED; CHAPTER 1 ADMINISTRATION. Chapter 1, Administration is hereby deleted. (See Article I of this Chapter).

C. INTERNATIONAL FUEL GAS CODE AMENDED; SECTION 403.4.3 COPPER AND BRASS. Section 403.4.3 is hereby amended to read as follows; Copper and brass tubing shall not be utilized to distribute fuel gas.

D. INTERNATIONAL FUEL GAS CODE AMENDED; SECTION 403.4.4 ALUMINUM. Section 403.4.4 is hereby amended to read as follows; Aluminum or aluminum alloy tubing shall not be utilized for the distribution of fuel gas.

E. INTERNATIONAL FUEL GAS CODE AMENDED, SECTION 403.5.1 STEEL TUBING.

Section 403.5.1 is hereby amended to read as follows; Steel 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.

F. INTERNATIONAL FUEL GAS CODE AMENDED, SECTION 403.5.2 COPPER AND BRASS TUBING.

Section 403.5.2 is hereby amended to read as follows; 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.

G. INTERNATIONAL FUEL GAS CODE AMENDED, SECTION 403.5.3 ALUMINUM TUBING.

Section 403.5.3 is hereby amended to read as follows; Aluminum 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.

H. INTERNATIONAL FUEL GAS CODE AMENDED, SECTION 406.4.1. TEST PRESSURE.

Section 406.4.1 is hereby amended to read as follows: The test pressure to be used shall be not less than one and one-half times the proposed maximum working pressure, but not less than 10 psig (68.9 kPa) irrespective of design pressure. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches water column pressure, the test pressure shall not be less than 60 psig. Where the test pressure exceeds 125 psig (862 kPa), the test pressure shall not exceed a value that produces a hoop stress in the piping greater than 50 percent of the specified minimum yield strength of the pipe.

SECTION XI. That Section 500.040 Uniform Mechanical Code of the Peculiar Municipal Code be removed in its entirety and replaced with the following language:

Section 500.040 International Mechanical Code (2012)

A. INTERNATIONAL MECHANICAL CODE ADOPTED. The 2012 edition of the International Mechanical Code, and its most current errata as published by the International Code Council is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended.

B. INTERNATIONAL MECHANICAL CODE DELETED; CHAPTER 1. ADMINISTRATION.

Chapter 1, Administration is hereby deleted. See Article I of this chapter.

C. INTERNATIONAL MECHANICAL CODE AMENDED; SECTION 401.2 VENTILATION

REQUIRED. Section 401.2 is hereby amended to read as follows: Every occupancy space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403.

SECTION XII: That Section 500.050 International Plumbing Code of the Peculiar Municipal Code be removed in its entirety and replaced with the following language:

Section 500.050 International Plumbing Code (2012)

A. INTERNATIONAL PLUMBING CODE ADOPTED. The 2012 edition of the International Plumbing Code, and its most current errata as published by the International Code Council is hereby adopted and incorporated in this chapter as fully as if set forth herein, excepting only such parts or portions thereof as are specifically added or amended.

B. INTERNATIONAL PLUMBING CODE DELETED; CHAPTER 1 ADMINISTRATION.

Chapter 1, Administration is hereby deleted. See Article I of this chapter.

C. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 305.4.1 SEWER DEPTH.

Section 305.4.1 is hereby amended to read as follows: Building sewers shall be installed a minimum of 12 inches (304.8mm) below grade.

D. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 312.10 INSPECTION AND TESTING OF BACKFLOW PREVENTION ASSEMBLIES.

Section 312.10 is hereby amended to read as follows: Inspection and testing of backflow prevention assemblies shall be in accordance with the policies prescribed by the Water Department of the City of Peculiar, MO.

E. INTERNATIONAL PLUMBING CODE AMENDED; SECTION TABLE 403.1.

Table 403.1 is hereby amended to read as follows: Footnote g – A service sink may not be required, at the discretion of the building official, if deemed unnecessary due to the size, type and finish of the space.

F. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 403.2 SEPARATE FACILITIES.

Section 403.2 is hereby amended to read as follows: Where plumbing fixtures are required, separate facilities shall be provided for each sex.

Exceptions:

1. Separate facilities shall not be required for dwelling units or sleeping units.
2. Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers of 25 or fewer.
3. Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or fewer.

G. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 403.4.1 DIRECTIONAL SIGNAGE.

Section 403.4.1 is hereby deleted.

H. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 410.3 SUBSTITUTION.

Section 410.3 is hereby amended to read as follows: Where restaurants provide drinking water in a container free of charge, drinking fountains shall not be required in those restaurants. In other occupancies, where drinking fountains are required, water coolers, bottled water dispensers or break rooms with a kitchen sink shall be permitted to be substituted for the required drinking fountains.

I. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 607.2 HOT OR TEMPERED WATE SUPPLY TO FIXTURES. Section 607.2 is hereby amended to read as follows: The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed 100 feet (30,480mm). Re-circulating system piping and heat-traced piping shall be considered to be sources of hot or tempered water.

J. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 608.14.2 PROTECTION OF BACKFLOW PREVENTORS. Section 608.14.2 is hereby amended to read as follows: Backflow preventers shall not be located in areas subject to freezing except where they can be removed by means of unions or are protected from freezing by heat insulation or both.

Exception: In-ground back-flow devices for lawn irrigation systems

K. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 715.1 SEWAGE BACKFLOW. Section 715.1 is hereby deleted.

L. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 903.1 ROOF EXTENSION. Section 903.1 is hereby amended to read as follows: All open vent pipes that extend through a roof shall be terminated at least 6 inches (152.4mm) above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet (2,134 mm) above the roof.

M. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 918.1. GENERAL. Section 917.1 is hereby amended to read as follows: Air admittance valve are only allowed when approved by the Administrative Authority. Vent systems utilizing air admittance valves shall comply with this section. Stack-type air admittance valves shall conform to ASSE 1050. Individual-and branch-type air admittance valves shall conform to ASSE 1051.

N. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 1002.4. TRAP SEALS. Section 1002.4 is hereby amended to read as follows; Each fixture trap shall have a liquid seal of not less than 2 inches (51mm) and not more than 4 inches (102mm), or deeper for special designs relating to accessible fixtures. Where a trap seal is subject to loss by evaporation, a deep-seal trap consisting of a 4-inch (102mm) seal or a trap seal primer valve shall be installed. A trap seal primer valve shall conform to ASSE 1018 or ASSE 1044.

O. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 1101.3. PROHIBITED DRAINANGE; Section 1101.3 is hereby amended to read as follows; Storm water shall not be drained into sewers intended for sewage only. Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water drainage receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

P. INTERNATIONAL PLUMBING CODE AMENDED; SECTION 1114.1.1. PUMP CAPACITY AND HEAD; Section 1114.1.1 is hereby amended to read as follows; The sump pump shall be of a capacity and head appropriate to anticipated use requirements. Sumps receiving storm water from any exposed exterior drain(s) or opening(s) shall be provided with back-up system(s) capable of assuring proper sump operation in case of power failure.

SECTION XIII: That a new Article I be established for Chapter 500: Building and Construction Code of the Peculiar Municipal Code with the following language:

Article I Administration

SECTION 500.0005: - TITLE OF CHAPTER; DESIGNATION OF BUILDING OFFICIAL

- A. This Chapter shall be known as the Building and Construction Code of the City of Peculiar, Missouri hereinafter ['Code']. Unless otherwise indicated by its use and context, the term "this Chapter" shall refer to this Chapter 500 including all provisions incorporated by reference herein.
- B. The Building Official shall be known as the official charged with the administration and enforcement of the City's building codes, and such term shall include his/ her authorized representatives. Further, whenever the term or title "administrative authority," "code enforcement officer," "responsible official," or "Building Official" or other similar designation is used in any of the codes adopted by reference by this Chapter, it shall be construed to mean the Building Official, or his/ her authorized representatives.

SECTION 500.0010: - PURPOSE AND SCOPE OF CHAPTER; REFERENCED CODES

- A. Purpose. This Chapter shall be construed to secure its expressed intent, which is to provide minimum requirements to safeguard the public safety, health and general welfare, insofar as they are affected by building construction, through structural strength, adequate means of egress facilities, stability, sanitary equipment, light and ventilation, energy conservation, erosion and sediment control and fire safety; and in general to promote safety to life and property from fire and other hazards incident to the construction, design, erection, installation, alteration, addition, removal, demolition, replacement, location, relocation, moving, quality of materials or use and occupancy, operation and maintenance of buildings, structures or premises, and to provide safety to fire fighters and emergency responders during emergency operations.

The purpose of this Chapter is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this Chapter.

- B. Scope. This Chapter provides the administrative and technical provisions to be followed by all persons engaged in the construction, design, erection, installation, alteration, addition, removal, demolition, replacement, location, relocation, land disturbance, moving, quality of materials, or use and occupancy, operation and maintenance of buildings, structures or premises, as regulated by this Chapter. This Chapter does not apply to public infrastructure or work in a public right-of-way except as expressly indicated herein. All references to any provisions in the administrative Chapters of the referenced model codes shall be construed to be a reference to the provisions of Article I of this Chapter.
- C. Referenced codes. The other codes listed in Subsections (1) through (7) and referenced elsewhere in this Chapter shall be considered part of the requirements of this Chapter to the prescribed extent of each such reference. All references within the model codes to any building, electrical, gas, mechanical, plumbing, sewage disposal or elevator shall be construed to be a reference to the respective building, electrical, gas, mechanical, plumbing, sewage disposal or elevator code specifically adopted by reference in Articles II through V of this Chapter.
 - 1. Building. The provisions of the International Building Code, as amended, shall apply to the construction, design, erection, installation, alteration, addition, removal, demolition, replacement, location, maintenance, land disturbance, moving, quality of materials, or use and occupancy of every building or structure or any appurtenances connected or attached to such buildings or structures. (See Article II of this Chapter.)

Exceptions:

- a. Detached one- and two-family dwellings and multiple single family dwellings (townhouses) not more than three (3) stories above grade plane in height with a separate means of egress and their accessory structures shall comply with the International Residential Code, as amended. (See Article II of this Chapter.)
 - b. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the Property Maintenance Code or the International Fire Code, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.
2. Electrical. The provisions of the National Electrical Code, as amended, shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto. (See Article II of this Chapter.)
 3. Gas. The provisions of the International Fuel Gas Code, as amended, shall apply to the installation of gas appliances and related accessories as covered in this code (See Article II of this Chapter). Detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories high with separate means of egress and their accessory structures shall comply with the *International Residential Code* (See Article II of this Chapter).
 4. Mechanical. The provisions of the International Mechanical Code, as amended shall regulate the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings. This code shall also regulate those mechanical systems, system components, equipment and appliances specifically addressed herein. (See Article II of this Chapter.)
 5. Plumbing. The provisions of the International Plumbing Code, as amended, shall apply to the installation, alteration, repair and replacement of plumbing and fuel gas piping systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system for commercial construction. (See Article II of this Chapter.)
 6. Fire prevention. The provisions of the International Fire Code shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and, from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation. (See Article II of this Chapter.)
 7. Property Maintenance. The provisions of the International Property Maintenance Code, as amended, shall apply to existing buildings to establish minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety in addition to providing exterior maintenance standards for facilities and grounds (See Article II of this Chapter).
- D. Process. The Building Official shall have the responsibility to make timely recommendations to update this Chapter, upon the publication of nationally recognized model codes.

SECTION 500.0015: - CONFLICTING PROVISIONS

- A. Wherever conflicting provisions or requirements occur between this Chapter and the model codes adopted by this Chapter, this Chapter shall apply.
- B. Wherever conflicting provisions or requirements occur between this Chapter and any other municipal codes and laws, the most restrictive shall govern. The provisions of this Chapter shall not be deemed to nullify any provisions of local, state, or federal law.
- C. Where in any specific case different Sections within this Chapter specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.
- D. Where conflicts occur between any specific provisions of this Article and any administrative provisions in the remaining Articles of this Chapter which are then applicable, those provisions becoming the law last in time shall prevail.
- E. Wherever in this Chapter reference is made to the appendix, the provisions in the appendix shall not apply unless specifically adopted.
- F. References to Chapter or Section numbers, or to provisions not specifically identified by number, shall be construed to refer to such Chapter, Section or provision of this Chapter.
- G. The codes and standards referenced in this Chapter shall be considered part of the requirements of this Chapter to the prescribed extent of each such reference. Where differences occur between provisions of this Chapter and referenced codes and standards, the provisions of this Chapter shall apply.

SECTION 500.0020: - APPLICABILITY OF CHAPTER TO EXISTING BUILDINGS AND BUILDING SERVICE EQUIPMENT

- A. Generally. The legal use and occupancy of any structure existing on the date of adoption of this Chapter shall be permitted to continue without change provided such continued use is not dangerous to life, and as may be specifically covered in this Chapter, the fire code or as may be deemed necessary by the Building Official for the general safety and welfare of the occupants and the public.
- B. Ordinary repairs. Application or notice to the Building Official is not required for ordinary repairs to structures, replacement of lamps or the connection of approved portable electrical equipment to approved permanently installed receptacles. Such repairs shall not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load bearing support, or the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements, nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer drainage, drain leader, gas, soil, waste, vent or similar piping; electric wiring; or mechanical or other work affecting public health or general safety.
- C. Construction in floodplain. The provisions of Chapter 410 of the City of Peculiar Municipal Code must be met for any alteration, encroachment or substantial improvement accomplished in a regulatory floodplain as designated on the Flood Insurance Rate Maps (FIRMS) for Cass County, Missouri.

SECTION 500.0025: - APPROVED MATERIALS, ALTERNATE MATERIALS, DESIGN AND METHODS OF CONSTRUCTION AND EQUIPMENT

- A. The provisions of this Chapter are not intended to prevent the installation of any material or method of construction not specifically prescribed by this Chapter, provided that any such alternative has been approved.
- B. The Building Official shall approve any alternative material, design or method of construction that is found to be satisfactory and in compliance with the provisions of this Chapter and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this Chapter in quality, strength, effectiveness, fire resistance, durability, safety and sanitation.
- C. The Building Official shall require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of any alternative material, design, or method of construction. The details of any action granting approval shall be entered into the record of the Building Inspection Division.
- D. Materials, equipment and devices approved by the Building Official shall be constructed and installed in accordance with such approval. The use of used materials which meet the requirements of this Chapter for new materials are permitted. Used equipment and devices shall not be reused unless approved by the Building Official.

SECTION 500.0030: - MODIFICATIONS

Whenever there are practical difficulties involved in carrying out the provisions of this Chapter, the Building Official shall have the authority to grant modifications for individual cases, upon application of the owner or owner's representative. The Building Official shall first find that a special individual reason makes the strict letter of this Chapter impractical and that the modification does not lessen health, life, and fire safety requirements or any degree of structural integrity. The details of actions granting modifications shall be entered into the record of the Building Inspection Division.

SECTION 500.0035: - TESTS

- A. Whenever there is insufficient evidence of compliance with any of the provisions of this Chapter, or evidence that materials or construction do not conform to the requirements of this Chapter, or in order to substantiate claims for alternative materials or methods, the Building Official shall have the authority to require tests as evidence of compliance to be made at no expense to the City.
- B. Test methods shall be as specified in this Chapter or by other recognized test standards. In the absence of recognized and accepted test methods for the proposed alternate, the Building Official shall approve the test procedures.
- C. All tests shall be made by an approved agency. Reports of such tests shall be retained by the Building Official for the period required for the retention of records.

SECTION 500.0040: - DUTIES AND POWERS OF THE BUILDING OFFICIAL

- A. General. The Building Official is hereby authorized and directed to enforce the provisions of this Chapter. For such purposes, the Building Official shall have the powers of a law enforcement officer to issue written orders in the enforcement of this Chapter and deem unsafe conditions as prescribed in Section 500.045 and Section 108, Unsafe Structures and Equipment of the International Property Maintenance Code. The Building Official shall have the authority to render interpretations of this Chapter and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in conformance with the intent and purpose of this Chapter. Such interpretations, policies and procedures shall not have the effect of waiving requirements specifically provided for in this Chapter.

- B. Applications and permits. The Building Official shall receive applications, review construction documents and issue permits for the erection and alteration of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this Chapter.
- C. Notices and orders. The Building Official shall issue all necessary notices or orders to ensure compliance with this Chapter.
- D. Inspections. The Building Official shall make all of the required inspections, or the Building Official shall have the authority to accept reports of inspection by approved agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The Building Official is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.
- E. Identification. The Building Official and/ or all designated inspectors shall carry proper identification when inspecting structures or premises in the performance of duties under this Chapter.
- F. Right of entry. When it is necessary to make an inspection or to enforce the provisions of this Chapter, or any other code, ordinance, law, regulation or administrative order within the authority of the Building Official to enforce, or whenever the Building Official or an authorized representative has reasonable cause to believe that there exists in any building any condition which is contrary to or in violation of this Chapter, or any other code, ordinance, law, regulation or administrative order, the Building Official or an authorized representative may enter the building or premises during normal work hours or, in the case of an emergency at any reasonable time to inspect or to perform any duty imposed upon the Building Official by this Chapter; provided if such property be occupied, the Building Official or an authorized representative shall first present proper credentials and request and obtain permission to enter before entering the building or premises. Reasonable effort must be made to locate the owner or other persons having charge or control of the property when seeking permission for entry.
 1. If no consent has been given to enter or inspect any building or premises, no entry or inspection shall be made without the procurement of a warrant from the judge presiding in the Peculiar Municipal Court of Cass County, or if that judge is not available, from any other judge presiding in the Cass County 17th Judicial Circuit Court of Missouri. The court may consider the following factors in its decision as to whether a warrant shall be issued:
 - a. Eyewitness account of violation.
 - b. Citizen complaint(s).
 - c. Tenant complaint(s).
 - d. Plain view violation(s).
 - e. Violation apparent from City record(s).
 - f. Nature of alleged violation, the threat of life or safety and imminent risk of significant property damage.
 - g. Previous unabated violation(s) in the building or on the premises.
 2. Cause supporting issuance of a warrant shall be deemed to exist in light of reasonable legislative and administrative standards which show that there is reason to believe that a condition of nonconformity exists with respect to a building or premises in violation of the provisions of the City of Peculiar Municipal Code.
 3. The Building Official or an authorized representative may enter the premises without consent or a search warrant to make an inspection or enforce any of the provisions of the City of Peculiar Municipal Code only when an emergency exists as prescribed in Section 500.0045 of this Chapter, or when the premises are abandoned.

4. If a complaint in writing is filed by the Building Official or an authorized representative, any police officer, deputy, City attorney or prosecuting attorney of the City with the Municipal Court of the City, stating that he/she has probable cause to believe there exists in a building or structure more particularly described therein a violation or violations of provisions of the City of Peculiar Municipal Code, and is within the territorial jurisdiction of the City, and if such complaint is verified by the oath or affirmation stating evidential facts from which such judge determines the existence of probable cause, then such judge shall issue a search warrant directed to the authorized person to search the structure or premises therein described for the purposes requested. Such search warrant may be executed and returned only within ten (10) days after the date of its issuance. The person authorized to search shall make a return promptly after concluding the search, and such return shall contain an itemization of all violations of this code discovered pursuant to such search. Refusal to honor a search warrant and permit inspection of the premises shall constitute an ordinance violation. Execution of a search warrant under this Section shall not be by forcible entry.
 5. Unless emergency conditions exist or until a notice of violation and a reasonable opportunity to correct the violation is afforded the person, a summons shall not be served upon a resident, property owner, or other responsible person, which alleges a violation of this code based upon conditions discovered incidental to, and solely as a result of, conducting an investigation pursuant to the authority of a search warrant, but which is not the subject of the search warrant.
- G. Stop work orders.
1. Notice. Upon notice from the Building Official that work on any building or structure is being pursued contrary to the provisions of this Chapter, 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 any persons owning, leasing, maintaining or occupying premises where work is being done; and shall state the conditions under which work will be permitted to resume.
 2. Unlawful continuance. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be in violation of this code and subject to penalties in Section 500.0070.
- H. Occupancy violations. Whenever any building or structure or building service equipment therein regulated by this Chapter is being used contrary to the provisions of the code, the Building Official may order such use discontinued by written notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the Building Official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of the code. Failing to discontinue such use when ordered is a violation of this Chapter. Unless authorized by the Building Official, removing a posted notice or sign indicating that a structure is not to be occupied is a violation of this Chapter and subject to penalties in Section 500.0070.
- I. Department records. The Building Official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and order issued. Such records shall be retained in the official records for the period required for retention of public records.
- J. Liability. The Building Official or an authorized representative charged with the enforcement of this Chapter, acting in good faith and without malice in the discharge of the duties required by this Chapter or other pertinent law or ordinance, shall not be rendered personally liable for damages that may accrue to persons or property as a result of any such official act or by reason of any act or omission in the discharge of such official duties. Any suit brought against the Building Official or employee because of such act or omission, performed in the enforcement of any provision of this Chapter or other pertinent laws or ordinances implemented through the enforcement of this Chapter or enforced by the Building Official, shall be defended by the City until final termination of such proceedings. Any judgment resulting of such proceeding shall be assumed by the City. This Chapter shall not be construed to relieve from or lessen the responsibility of any person owning, operating, or controlling any building, structure or building service equipment therein for any damage to persons or property caused by defects, nor shall the Building Official or the City to be held as assuming any

such liability by reason of the inspections authorized by this Chapter or approvals issued under this Chapter.

- K. Cooperation of other officials and officers. The Building Official may request, and shall receive, the assistance and cooperation of other City officials so far as is required in the discharge of the duties required by this Chapter or other pertinent law or ordinance.
- L. Rules and regulations. The Building Official is authorized to make and promulgate reasonable and necessary rules and regulations to provide for the efficient administration of this Chapter, and to implement the substantive and procedural requirements of this Chapter. A copy of rules and regulations shall be filed in the office of the City Clerk.

SECTION 500.0045: - UNSAFE STRUCTURES AND EQUIPMENT

- A. General. No person, firm, corporation, partnership, association, organization or governmental agency properly regulated by the City shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy, maintain, or own any building, building use, structure, sign, appendage or building service equipment in an unsafe manner.
- B. Conditions. Structures or equipment which are or hereafter become unsafe, unsanitary or deficient because of, but not limited to, inadequate means of egress facilities, inadequate light and ventilation, or inadequate life safety system; or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare due to inadequate maintenance, dilapidation, obsolescence, fire, disaster, damage, failure or abandonment; or which involve illegal or improper use or occupancy; shall be deemed unsafe. Unsafe structures shall be taken down and removed or made safe as the Building Official deems necessary and as provided for in this Section. A vacant structure that is not secured against entry may be deemed unsafe by the Building Official.
- C. Notice. If an unsafe condition is found, the Building Official may serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the Building Official acceptance or rejection of the terms of the order.
- D. Method of service. Such notice shall be deemed properly served if a copy thereof is:
 - 1. Delivered to the owner personally; or
 - 2. Sent by certified mail or registered mail addressed to the owner at the last known address with the return receipt requested. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.
- E. Restoration. The structure or equipment determined to be unsafe by the Building Official is permitted to be restored to a safe condition. To the extent that repairs, alterations, moving of building, or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions, moving or change in occupancy shall comply with the requirement of Section 500.0020 of this Chapter.
- F. Maintenance of signs. All signs shall comply with the requirements of Chapter 400, ARTICLE IX: Signs of the City of Peculiar Municipal Code.
- G. Dangerous buildings or structures. Any building or structure determined by the Building Official as a dangerous building or structure shall comply with the requirements of Section 108, Unsafe Structures and Equipment of the International Property Maintenance Code.

- H. Emergency measures. Where it reasonably appears there is an immediate danger to the health, safety or welfare of any person, the Building Official may take emergency measures to vacate and repair or demolish an unsafe building, building use, structure, sign or appendage.

SECTION 500.0050: - SERVICE UTILITIES

- A. Connection of service utilities. No person shall make connections from a utility, source of energy, fuel or power to any building or system which is regulated by this Chapter for which a permit is required, until approved and released by the Building Official.
- B. Temporary connection. The Building Official shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power, as required by Section 500.0075(A)(2) (a through d) for permits and limitations.
- C. Authority to disconnect service utilities. The Building Official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by the technical codes in case of emergency where necessary to eliminate an immediate hazard to life or property. The Building Official shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.
- D. Connection after order to disconnect. No person shall make connections from a utility, source of energy, fuel or power to any building or system which has been disconnected or ordered to be disconnected by the Building Official or the use of which has been ordered to be discontinued by the Building Official until the Building Official authorizes the reconnection and use of such equipment.

SECTION 500.0055: - RIGHT TO AN APPEAL

- A. Procedure for appeal of decisions relating to the building code. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Chapter, an application for appeal to the Board of Adjustment shall be made within ten (10) days from the date of the order, decision, or determination made by the Building Official.
- B. Except in cases designated as emergencies, an appeal to the Board stays all enforcement of the determination from which the appeal is being taken.
- C. All appeal procedures shall comply with Chapter 400, Section 400.2300 of the Municipal Code.

SECTION 500.0060: - VIOLATIONS

- A. Unlawful acts. It shall be unlawful for any person, firm, corporation, partnership, association, organization or government agency properly regulated by the City to erect, construct, enlarge, alter, repair, move, improve, remove, grade, excavate or add any fill material, convert or demolish, equip, use, occupy, maintain or own or cause land disturbances activities for any building, land, real estate premises, sign structure or building service equipment or cause or permit the same to be done in violation of this Chapter, or fail to obey any order issued under the authority of the Building Official, or fail to comply with the duties and responsibilities of a licensed or registered contractor or licensed or registered supervisor.

- B. Separate offense. Any person, firm, corporation, partnership, association, organization or governmental agency properly regulated by the City violating any of the provisions of this Chapter shall be deemed guilty of an ordinance violation. Each and every day or portion thereof during which any violation of any of the provisions of this Chapter is committed, continued, or permitted shall be a separate offense.
- C. Responsible individual. The responsible individual(s) of a corporation shall include any officer of a corporation or the person in charge of the local office of such corporation.

SECTION 500.0065: - REQUIRED LICENSES

Any person, firm, or organization providing residential and/ or commercial construction industry services, mechanical, plumbing or electrical contract or subcontract work within the City limits of Peculiar, shall obtain an occupational business license in accordance with Chapter 605 of the City Municipal Code.

Exceptions to occupational business license:

1. Permits for work as required by this Chapter may be issued to any person to do any work regulated by this Chapter in a single family dwelling used exclusively for living purposes, including the usual accessory buildings, provided that such person is an owner of record of any such dwelling and accessory buildings, provided that the dwelling and accessory buildings are occupied by the owner, and provided that the owner and his or her immediate relative shall personally purchase all material and perform all labor in connection therewith. Where the work is included in a building permit issued according to this exception, the owner may contract and direct the work of building trades subcontractor(s), which are required to be licensed under Section 605.010.
2. Public utility companies will not be required to obtain licenses for their firms or corporations or for their employees when engaged in the installation, operation, and maintenance of equipment which will be used for the production, generation, transmission, or distribution of the product or service from the source of the product or service through the facilities owned or operated by such utility company to the point of the customer service, including the metering.
3. Provisions of this Chapter requiring employment of certified or licensed mechanics, craftsman, or engineers shall apply to maintenance or operation of equipment and accessories used for operations, production, or processing by public utilities, government agencies, manufacturing or processing plants, or commercial enterprises which maintain regular maintenance and operating staff supervised by a professional engineer registered by the state. However, work under such supervision shall be performed to comply in all respects with all applicable provisions of this Chapter, including provisions for permits and inspections.
4. The property owner or owner of business on the property may install a temporary sign, as defined in Chapter 400, ARTICLE IX: Signs of the City Municipal Code, after obtaining the required permit(s).
5. The owner of record may demolish any one-story building which is less than one hundred twenty-one (121) square feet. Such work must be done by the owner or by members of the owner's immediate family.

SECTION 500.0070: - PENALTIES

- A. General penalty. Conviction of any violation of this Chapter, except those listed in subsection (B) of this Section, shall be punished by a fine of not more than five hundred dollars (\$500.00), by imprisonment of not more than ninety (90) days, or by both such fine and imprisonment.
- B. Penalties for offenses against the code enforcement system.

1. Persons convicted of certain repeat violations as set forth in Subsection (B)(2) of this Section at any premises shall be punished as set forth in Subsection (B)(3) of this Section.
 2. Person convicted of violating any of the following provisions of this Chapter shall be punished as set forth in Subsection (B)(3) of this Section:
 - a. Violating an order to stop work issued pursuant to Section 500.0040(G).
 - b. Making any connection after a disconnection pursuant to Section 500.0050.
 - c. Failure to obtain a permit, or working without a permit, when required by this Chapter in addition to the fees of the Comprehensive Fee Schedule in Section 500.100.
 - d. Failure to obtain an inspection when required by this Chapter.
 - e. Failure to obtain a certificate of occupancy when required by this Chapter in addition to penalties in Section 500.0085(G).
 - f. Failure to comply with all responsibilities of a licensed contractor, as set forth in Chapter 605.
 - g. Failure to comply with all responsibilities of a holder of a certificate of qualification, as set forth in Chapter 605.
 - h. Providing false information to the Building Official when submitting an application for an occupational license, certificate of qualification, or permit.
 - i. Permitting occupancy of any structure for which a temporary certificate of occupancy has been issued and such temporary certificate of occupancy has expired in addition to penalties in Section 500.0085(G).
 3. Conviction of any violation enumerated in Subsection (B)(2) of this Section shall be punished by a fine as set forth in the following minimum punishment schedule, but not more than five hundred dollars (\$500.00), or by imprisonment of not more than ninety (90) days, or by both such fine and imprisonment:
 - a. First conviction: a fine of not more than five hundred dollars (\$500.00); imprisonment for not more than ninety (90) days may be adjudged.
 - b. Second conviction: a fine of not less than two hundred and fifty dollars (\$250.00) and not more than five hundred dollars (\$500.00); imprisonment for not more than ninety (90) days may be adjudged.
 - c. Third conviction: a fine of five hundred dollars (\$500.00); imprisonment for not more than ninety (90) days may be adjudged.
 - d. Fourth and subsequent convictions: a fine of five hundred dollars (\$500.00) and/or imprisonment for not less than ten (10) days and not more than ninety (90) days.
 4. For purposes of this Section, only convictions within the prior three (3) years before the date of the offense alleged shall be considered. Conviction(s) within the prior three (3) years shall be subject to an occupational license suspension or revocation as prescribed in Chapter 605 of the City Code.
- C. Other remedies. The imposition of penalties prescribed in this Section shall not preclude the City attorney from instituting appropriate action, including equitable and extraordinary remedies, to prevent any unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, or to restrain, correct or abate a violation, or to prevent the occupancy of a building or structure or portion thereof, or of the premises, or to prevent an illegal act, conduct of business or use in or about the premises.

SECTION 500.0075: - INSPECTIONS

- A. Authority of Building Official; duties of permittee.
 - 1. All construction or work for which a permit is required under this Chapter shall be subject to inspection by the Building Official, and all such construction or work shall remain accessible and exposed for inspection purposes until approved by the Building Official.
 - 2. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Chapter or of any other ordinances. Inspection presuming to give authority to violate or cancel the provisions of this Chapter or any other ordinances shall not be valid.
 - 3. It shall be the duty of the permit holder to cause the work to remain accessible and exposed for inspection purposes. Neither the Building Official nor the City shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.
 - 4. A survey of the lot may be required by the Building Official to verify that the structure is located in accordance with approved plans.
 - 5. It shall be the duty of the permit applicant to install and maintain effective erosion and sediment control as specified in Section 3307 of the International Building Code and Chapter 425 of the City Municipal Code. Should it be found that required erosion and sedimentation control measures have not been installed; the Building Official may refuse any inspection requests for work requiring inspections until such time as the site complies with the requirements of this Chapter. Should it be found that the installed erosion and sediment control measures are ineffective or are not being maintained properly, the Building Official shall give notice to the permit holder. Subsequent inspections may be refused if the erosion and sediment control measures are ineffective, or not being maintained.
 - 6. Before issuing a permit, the Building Official is authorized to examine or cause to be examined buildings, structures and sites for which an application has been filed.
- B. Inspection requests. It shall be the duty of the person doing the work authorized by a permit to notify the Building Official that such work is ready for inspection. The Building Official may require that every request for inspection be filed at least one (1) working day before such inspection is desired. Such request may be in writing or by telephone at the option of the Building Official.
- C. Approval of successive portions of work, final inspection.
 - 1. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official. The Building Official, upon notification, shall make the requested inspections and shall either indicate that the portion of the construction or demolition is satisfactory as completed, or shall notify the permit holder or an agent of the permit holder wherein the construction or demolition fails to comply with this Chapter. Any portions of work which do not comply shall not be covered or concealed until authorized by the Building Official.
 - 2. There shall be a final inspection and approval of all buildings and structures when completed and ready for occupancy and use.
- D. Required inspections.
 - 1. Reinforcing steel or structural framework of any part of a building or structure shall not be covered or concealed without first obtaining the approval of the Building Official.
 - 2. The Building Official, upon notification from the permit holder or permit holder's agent, shall make the following inspections and shall either approve that portion of the construction or demolition work as completed or shall notify the permit holder or permit holder's agent wherein the construction or demolition work fails to comply with this Chapter:
 - a. Footing or foundation inspection. A footing and foundation inspection shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. All materials for the foundation shall be on the job; except, where concrete is ready-mixed in accordance with ASTM C94, the concrete need not be on the job. Where the foundation is

to be constructed of approved treated wood, additional inspections may be required by the Building Official.

- b. Concrete slab or under-floor inspection. Concrete slab and under-floor inspection shall be made after all in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place but before any concrete is poured or floor sheathing installed, including the subfloor.
 - c. Pre-backfill. A pre-backfill inspection shall be made after the foundation drainage and damp-proofing systems are complete and prior to backfilling.
 - d. Rough-in inspection. A rough-in inspection shall be made after such work as framing, fireblocking, roof, piping, vents, ductwork, chimneys, wiring, building service equipment, etc., are in place and prior to concealment.
 - e. Fire resistive rated assembly. A fire resistive rated assembly inspection shall be made at such time so as to verify that the construction of each fire resistive rated assembly is in accordance with its listing.
 - f. Fire resistant penetrations. An inspection shall be made of the firestopping or fireblocking of all penetrations, joints, etc. prior to concealment.
 - g. Masonry throat inspection. For masonry fireplaces only, a masonry throat inspection shall be made after the firebox is built and the first flue liner is in place. Construction of chimney may not continue until this inspection is approved.
 - h. Utility connection inspection. Gas or electric service inspections shall be made prior to connection to the utility source. See Section 500.0050 of this Article.
 - i. Performance tests. Performance tests shall be conducted by the permit holder as required by this Chapter, or as otherwise required by the Building Official.
 - j. Demolition (basement and sewer) inspection. A basement and sewer inspection shall be made prior to the filling of the excavation and/or final grading of the property.
 - k. Final inspection. A final inspection shall be made after all work under permit has been completed for the building, tenant space or demolition.
- E. Other inspections. In addition to the inspections specified in Subsection (D) of this Section, the Building Official may make or require other inspections of any construction or demolition work to ascertain compliance with the provisions of this Chapter or any other ordinances.
- F. Building service equipment inspection. The requirements of this Section shall not be considered to prohibit the operation of any building service equipment installed to replace existing building service equipment serving an occupied portion of the building if a request for inspection of such building service equipment has been filed with the Building Official not more than forty-eight (48) hours after such replacement work is completed, and before any portion of such building service equipment is concealed by any permanent portion of the building.
- G. Periodic inspections.
- 1. Elevators. All elevator equipment, vertical and inclined, shall be inspected as required by state law, by persons authorized to make periodic inspections and tests.
 - 2. Existing commercial buildings or spaces.
 - a. Generally. All new and existing commercial buildings or spaces shall be inspected for structural adequacy, occupancy use, building service equipment, etc, at least once every five (5) years. A report of the findings of such inspection shall verify the conditions found on each occasion. The report shall state that, in the opinion of the Building Official or an authorized agent, the commercial building or space is safe and in such condition that it is in code compliance for which it was originally designed with any repairs or modifications, or what areas require repair before such certification can be given.

- b. Issuance of certificate of inspection. Where the inspection indicates that the commercial building or space is in a safe operating condition, and, in the case of a new installation, conforms to this Chapter and this Article, a certificate of inspection shall be issued to the owner or the owner's agent. Such certificate shall be maintained in an appropriate location.
- c. Revocation of certificate of inspection. Any certificate issued may be revoked if it is determined that the commercial building or space is not in compliance with this Chapter, and/ or the owner or owner's agent has taken no action to correct or abate any violation(s) when notified by the Building Official.

SECTION 500.0080: - SPECIAL INSPECTIONS

When required by the Building Official, and in addition to the inspections required by Section 500.0075, the owner or the engineer or architect of record acting as the owner's agent shall employ one or more special inspectors, who shall provide inspections during construction on the types of work listed in Chapter 17 of the International Building Code. All special inspection activities shall be in accordance with the policies established by the Building Official.

SECTION 500.0085: - CERTIFICATE OF OCCUPANCY

- A. Required. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made, until the Building Official has issued a certificate of occupancy therefor as provided in this Section. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Chapter or of any other ordinances. Certificates presuming to give authority to violate or cancel the provisions of this Chapter or any other ordinances shall not be valid.
- B. Change in use. Changes in the character or use of a building shall not be made except as specified in the City of Peculiar Municipal Code, Zoning Regulations.
- C. Issuance; contents. It shall be the responsibility of the permit holder to request a final inspection and to apply for a certificate of occupancy when required. The permit holder shall be excused from this responsibility only if the owner of property has applied for and secured a certificate of occupancy. After the Building Official or an authorized representative inspects the building or structure and finds no violations of the provisions of this Chapter or other laws which are enforced by the City, the Building Official shall issue a certificate of occupancy, which shall contain the following:
 - 1. The building permit number.
 - 2. The address of the structure.
 - 3. A description of that portion of the structure for which the certificate is issued.
 - 4. A statement that the described portion of the structure has been inspected for compliance with the requirements of this Chapter for the occupancy and the use for which the proposed occupancy is classified.
 - 5. The name of the Building Official.
 - 6. The edition of the code under which the permit was issued.
 - 7. The use and occupancy, in accordance with the provisions of Chapter 3 of the International Building Code.
 - 8. The type of construction as defined in Chapter 6 of the International Building Code.
 - 9. Any special stipulations and conditions of the building permit.

10. Whether an automatic sprinkler system is provided throughout the building.
- D. Temporary certificate of occupancy in commercial construction. If the Building Official finds that no substantial hazard will result from occupancy of any building or portion thereof before the building is completed, a temporary certificate of occupancy may be issued for the use of a portion of a building or structure prior to the completion of the entire building or structure.
- E. Temporary certificate of occupancy in residential construction. The Building Official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided the following conditions have been met:
 1. Such portion or portions of work cover by the permit shall be occupied safely.
 2. The owner, licensed building or general contractor pay a one thousand dollar (\$1,000.00) bond that shall be refundable upon issuance of a permanent certificate of occupancy.
 3. The Building Official determines in his/her professional opinion the work items to be completed are of such a nature as to not create a situation that is of any danger to the public health, safety, or welfare.

The Building Official shall identify what work items must be completed in order for a permanent certificate of occupancy to be issued. All identified work items shall be completed within the time period established by the Building Official.

The Building Official shall set a time period of no more than one hundred twenty (120) days during which the temporary certificate of occupancy is valid. If all of the identified work items are not completed within the specified time period as established by the Building Official, the temporary certificate of occupancy becomes null and void; the owner, licensed builder or general contractor shall forfeit the one thousand dollar (\$1,000.00) bond and shall be subject to the violations and penalties in Subsection F. and G. below.

- F. Violations. It shall be unlawful for:
 1. A permit holder or building owner to permit occupancy of a structure before a certificate of occupancy is issued.
 2. A permit holder or building owner to permit occupancy of any structure for which a temporary certificate of occupancy has been issued and the temporary certificate has expired.
 3. Any person to occupy any structure for which a certificate of occupancy has not been issued.
 4. Any person to occupy any structure for which a temporary certificate of occupancy has been issued and the temporary certificate has expired.
- G. Penalties.
 1. No building or owner shall allow any person or persons to occupy any newly constructed, remodeled dwelling or building prior to final inspection (certificate of occupancy) by the Building Official or authorized agent in the Building Department, which inspection shall be requested at least twenty-four (24) hours prior to time of final inspection. Any violation of this Subsection shall incur a fine of one thousand dollars (\$1,000.00) against the offending party's next permit to build.
 2. Should the same builder or owner be found guilty a second (2nd) time of the offense described above within a twelve (12) month period, a fine of two thousand dollars (\$2,000.00) against the offending party may be assessed to the builder's or owner's next permit to build.
 3. Should the same builder or owner be found guilty a third (3rd) time of the offense described above within a twelve (12) month period, a fine of three thousand dollars (\$3,000.00) against the offending party may be assessed to the builder's or owner's next permit to build. Additionally, said builder or owner may be prohibited from obtaining a building permit within the City of Peculiar for a period of one (1) year from the date of the third (3rd) violation at the

discretion of the Building Official. Said builder or owner may appeal the Building Official's decision to Board of Adjustment.

- 4. No further building permit(s) shall be issued in Peculiar to a builder or owner who violates this Section of City Code by not obtaining the required certificate of occupancy. When said structure(s) which is/ are in violation is issued a certificate of occupancy, then said builder or owner is again eligible for further building permits. A re-inspection fee shall be charged, minimum two (2) hour fee, to the builder or owner of a structure which violates this Section of code and desires an inspection after said structure is inhabited.
 - 5. In addition to the fines imposed by the City as outlined above, any person violating any provision of this Section shall be subject to the penalties of Section 500.0070.
- H. Suspension or revocation. The Building Official may, in writing, suspend or revoke a certificate of occupancy issued under the provisions of this Chapter whenever the certificate is issued in error, or on the basis of incorrect information supplied, or when it is determined that the building or structure or portion thereof is in violation of any provisions of this Chapter, or other pertinent laws or ordinances within this code. The holder of a suspended certificate of occupancy may request a hearing before the Board of Adjustment, as established in Section 400.2300 of the City Municipal Code, to consider the suspension or revocation of a certificate of occupancy.

SECTIONS 500.0090 – 500.0095 RESERVED

SECTION XIV: The effective date of this ordinance shall be _____, 2015.

First Reading: October 5, 2015

Second Reading: _____

BE IT REMEMBERED THE PRECEDING ORDINANCE WAS ADOPTED ON ITS SECOND READING THIS ___ DAY OF _____, 2015, BY THE FOLLOWING VOTE:

Alderman Ford _____
Alderman Hammack _____
Alderman McCrea _____

Alderman Ray _____
Alderman Roberts _____
Alderman Turner _____

Approved:

Attest:

Holly Stark, Mayor

Janet Burlingame, City Clerk