

WRIGHT CITY  
BUILDING CODE  
SUPPLEMENTALS  
2018

2015 INTERNATIONAL BUILDING CODE SUPPLEMENTAL

2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-  
FAMILY DWELLINGS SUPPLEMENTAL

2015 INTERNATIONAL EXISTING BUILDING CODE  
SUPPLEMENTAL

2015 INTERNATIONAL MECHANICAL CODE SUPPLEMENTAL

2015 INTERNATIONAL FUEL GAS CODE SUPPLEMENTAL

2014 NFPA 70 NATIONAL ELECTRICAL CODE SUPPLEMENTAL  
ELECTRIC CODE OF THE CITY OF WRIGHT CITY, MISSOURI—  
ADDITIONS

2015 INTERNATIONAL PLUMBING CODE SUPPLEMENTAL

2015 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE  
SUPPLEMENTAL

2015 INTERNATIONAL ENERGY CONSERVATION CODE  
SUPPLEMENTAL

2015 INTERNATIONAL FIRE CODE SUPPLEMENTAL

2015 INTERNATIONAL SWIMMING POOL AND SPA CODE  
SUPPLEMENTAL

2009 PROPERTY MAINTENANCE CODE SUPPLEMENTAL

## 2015 INTERNATIONAL BUILDING CODE SUPPLEMENTAL

The CITY OF WRIGHT CITY, Missouri, hereby adopts the 2015 International Building Code, with the following amendments:

101.1 Title: Insert in the space provided: "the City of Wright City, Missouri." Wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of Wright City, Missouri.

101.2.1 Appendices: Delete text and add the following: Appendix Sections C, E, F, G, H, I, J and K shall hereby be adopted as referenced in this Section.

103.1 Creation of Enforcement Agency: Delete in its entirety and insert: "The City's Code Official, Building Official, and/or the City Engineer shall be the enforcement agency for this Code and the Code Official, Building Official, and/or the City Engineer shall be the building official referred to in this Code."

103.2 Appointment: Delete "by the chief appointing authority of the jurisdiction" and insert "as provided by ordinance."

105.1.1 Annual Permit: Delete in entirety

105.1.2 Annual Permit Records: Delete in entirety.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. Deleted. ~~One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m<sup>2</sup>).~~
2. Fences not over **24 inches** [7 feet] (2134 mm) high.
3. Deleted. ~~Oil derricks.~~
4. Retaining walls that are not over 4 feet (1219 mm) in height measured from **the adjacent grade** [the bottom of the footing] to the top of the wall, unless supporting a surcharge or impounding Class I, II or IIIA liquids.
5. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18 925 L) and the ratio of height to diameter or width is not greater than 2:1.
6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

7. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
8. Temporary motion picture, television and theater stage sets and scenery.
9. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,925 L) and are installed entirely above ground.
10. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
11. Swings and other playground equipment accessory to detached one- and two-family dwellings.
12. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
13. Nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height.
14. Add: Replacement of doors and windows where the opening size is not increased or decreased.

#### Electrical:

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

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

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

#### Gas:

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

#### Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.

3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.
7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (0.75 kW) or less.

Plumbing:

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

105.5 Expiration: Delete "~~180 days~~" and insert "90 days" throughout. Insert after first sentence "A permit expires automatically if 90 days elapse with no request for an inspection." Delete "and justifiable cause demonstrated" and insert "and shall be granted only upon a showing of justifiable cause and substantial progress. If a permit expires pursuant to this provision, the building official may issue a new permit upon advance payment of a permit reissuance fee of one hundred (\$100.00). The reissued permit must be picked up within seven (7) days of the issued date."

105.8 Integrated Permits: This Section shall be added and shall read as follows: "The Code Official may issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application."

(SECTION 107 SUBMITTAL DOCUMENTS)

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted as required by the building official [~~in two or more sets~~] with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

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

107.2.1.1 Electronic submission. Where design documents including, but not limited to, plot plans, site plans, design drawings, specifications, etc. are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review.

109.6 Refunds: Delete in its entirety and add the following: "The Code Official shall authorize the refunding of money as follows:

- (1) The full amount of any fee paid hereunder which was erroneously paid or collected;
- (2) Not more than 90% of the permit fee paid when no work has been done and is considered a "Same As" permit;
- (3) Not more than 80% of the permit fee paid when no work has been done and required a plan review to process the permit;
- (4) No refund if permit has been voided: if work has been stopped or if any work has been done at the site.

#### (SECTION 110 INSPECTIONS)

110.2 Preliminary Inspection: Add the following: "Any building being erected or constructed in reclaimed floodplain areas other than alterations or additions to existing buildings shall be laid out, staked, and approved elevations and foundation certified by a Registered Professional Engineer or Registered Land Surveyor, licensed in the State of Missouri, before approval of the required foundation inspection. Unless such lot and area has been officially removed from the flood plain by the Federal Emergency Management Agency (FEMA)."

110.3.8 Other Inspections: Add the following: "In addition to the required inspections hereto specified, the Code Official may make other inspections which in the judgment of the Code Official are reasonably necessary to perform due to unusual construction or circumstances. The Code Official shall have the authority to inspect any construction work in order to ascertain whether compliance with the building code is being met and in order that he/she may properly enforce the rules promulgated by this code. These inspections may include but are not limited to examination to determine whether zoning requirements are being met, and may include all other phases of building construction."

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

111.1 Use and Occupancy: Add the following: "This is in addition to any requirement of the zoning and subdivision ordinances for the CITY OF WRIGHT CITY, Missouri."

111.2.1 Certificate Issued: This Section shall be added and shall read as follows: "Failure of the owner/tenant of a building to obtain the Certificate of Use and Occupancy and to pay fees set forth shall be subject to penalties as specified in Section 114.4."

111.2.2 Change in Use or Tenancy: This Section shall be added and shall read as follows: "Prior to a proposed change in Use or Tenancy, the owner or prospective tenant of an existing building shall make a written request for a change in use permit to be issued. The Code Official shall issue a certificate of use and occupancy provided there are no violations of law, this code, orders of the Code Official pending, which are found to exist upon inspection of the building, and it has been established by inspection that the use is in conformance with all applicable ordinances and regulations.

111.2.3 Temporary Building, Use or Tent: This Section shall be added and shall read as follows: "Temporary building, structure, tent, use or occupancy shall be subject to Section 111.2.2."

#### (SECTION 113 BOARD OF APPEALS)

113.1 General: Delete in its entirety and replace with:

A Board of Appeals is established to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the Wright City Building Codes. The Wright City Board of Adjustment shall serve as the Board of Appeals and may adopt rules of procedure for conducting its business.

113.3 Delete in its entirety.

113.4 Means of Appeal: This Section shall be added and shall read as follows: "Except as provided in Section 115.2, a person shall have the right to appeal a decision of the building official to the CITY OF WRIGHT CITY Board of Adjustment. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the building official within twenty (20) days after the notice was served. The filing fee for an appeal to the Board of Adjustment shall be one hundred dollars (\$100.00) in addition to the cost of publication and any and all associated fees for services."

114.4 Violation Penalties: Delete "~~shall be subject to penalties as prescribed by law~~" and insert "shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than five hundred (\$500.00) or by imprisonment for a term not exceeding ninety (90) days, or by both such fine and imprisonment, and each day's continuance of a violation shall be deemed a separate offense."

116.1 Conditions: Delete "~~as provided for in this section~~" and insert "as provided for in SECTION 502.040 herein titled "Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal."

116.2 Record: After "unsafe condition" insert "as provided for in 502.040 herein titled "Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal."

116.3 Notice: Delete in entirety and insert: "Notice of an unsafe conditions shall comply with 502.040 herein titled "Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal."

116.4 Method of Service: Delete in its entirety and insert "Notice shall be served as provided for in SECTION 502.040 herein titled "Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal."

116.6 Workmanship: This Section shall be added and shall read as follows: "All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred."

(CHAPTER 3 USE AND OCCUPANCY)

(SECTION 310 RESIDENTIAL GROUP R)

310.5 Residential Group R-3. Residential Group R-3 occupancies where the occupants are primarily permanent in nature and not classified as Group R-1, R- 2, R-4 or I, including: Buildings that do not contain more than two dwelling units  
Boarding houses (nontransient) with 16 or fewer Occupants  
Boarding houses (transient) with 10 or fewer occupants  
Care facilities, other than child care, that provide accommodations for five or fewer persons receiving care  
Congregate living facilities (nontransient) with 16 or fewer occupants  
Congregate living facilities (transient) with 10 or fewer occupants  
Lodging houses with five or fewer guest rooms

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

Exception:

1. Child day care facilities in existing buildings complying with the International Residential Code shall not be required to be sprinklered.

903.1.1.1 Regulations Concerning Fire Sprinklers - Builders to Offer: This Section shall be added and shall read as follows: "Notwithstanding any provision to the contrary in any code adopted in this Ordinance of Wright City, Missouri, no purchaser of a single-family dwelling or residence or of a multi-unit dwelling having four (4) or fewer units shall

be denied the right to choose, or the right to decline, to have installed a fire sprinkler in such dwelling or residence. Builders of such units shall offer to purchasers on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the

dwelling, residence or unit. But the provision of such fire sprinklers systems shall not be a condition or requirement for issuance of any permit authorized or required by any code adopted in this Ordinance."

904.1.1 Regulations Concerning Fire Sprinklers - Builders to Offer: This Section shall be added and shall read as follows: "Notwithstanding any provision to the contrary in any code adopted in this Ordinance of Wright City, Missouri, no purchaser of a single-family dwelling or residence or of a multi-unit dwelling having four (4) or fewer units shall be denied the right to choose, or the right to decline, to have installed a fire sprinkler in such dwelling or residence. Builders of such units shall offer to purchasers on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence or unit. But the provision of such fire sprinklers systems shall not be a condition or requirement for issuance of any permit authorized or required by any code adopted in this Ordinance."

## (CHAPTER 12 INTERIOR ENVIRONMENT)

### (SECTION 1203 VENTILATION)

1203.7 Roof vents. The roof system of one (1) story buildings of unlimited area when of types 2, 3 or 4 construction shall be provided with smoke and heat vents.

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

1203.8 Vent size and spacing. Smoke and heat vents shall be spaced at a maximum spacing of one hundred fifty (150) feet between centers. One (1) square foot of open vent area is required per three hundred (300) square feet of floor area.

## (CHAPTER 16 STRUCTURAL DESIGN)

### (SECTION 1612 FLOOD LOADS)

1612.3 Establishment of Flood Hazard Areas: Delete in its entirety and insert the following: "Statement of Intent: It is the purpose of this Section to promote the public health, safety and general welfare; to minimize losses from periodic flooding; to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22 (a)(3); and to meet the requirements of 44 CFR 60.3 (d) by applying the provisions of this Article to:

1. Restrict or prohibit uses which are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities.

2. Require that uses vulnerable to floods, including public facilities which serve such uses, be provided with flood protection at the time of the initial construction.
3. Protect individuals from buying lands which are unsuited for intended purposes because of flood hazard."

(CHAPTER 31 SPECIAL CONSTRUCTION)

(SECTION 3107 SIGNS)

3107.1 General. Signs shall be designed, constructed and maintained in accordance with this code and the Ordinances of Wright City, Missouri.

(SECTION 3109 SWIMMING POOL ENCLOSURES AND SAFETY DEVICES)

3109.1 General. Aquatic recreation facilities shall comply with the 2015 International Swimming Pool and Spa Code of Wright City, Missouri.

3109.2 Definition. Delete in its entirety.

3109.3 Public swimming pools. Delete in its entirety.

3109.4 Residential swimming pools. Delete in its entirety.

3109.4.1 Barrier height and clearances. Delete in its entirety.

3109.4.1.1 Openings. Delete in its entirety.

3109.4.1.2 Solid barrier surfaces. Delete in its entirety.

3109.4.1.3 Closely spaced horizontal members. Delete in its entirety.

3109.4.1.4 Widely spaced horizontal members. Delete in its entirety.

3109.4.1.5 Chain link dimensions. Delete in its entirety.

3109.4.1.6 Diagonal members. Delete in its entirety.

3109.4.1.7 Gates. Delete in its entirety.

3109.4.1.8 Dwelling wall as a barrier. Delete in its entirety.

3109.4.1.9 Pool structure as barrier. Delete in its entirety.

3109.4.2 Indoor swimming pools. Delete in its entirety.

3109.4.3 Prohibited locations. Delete in its entirety.

3109.5 Entrapment avoidance. Delete in its entirety.

# **2015 RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLINGS SUPPLEMENTAL**

The CITY OF WRIGHT CITY, Missouri, hereby adopts the **2015 International Residential Code for One- and Two-Family Dwellings, First Printing (May 2014) including Appendices A, B, C, E, F, G, H, J, M, N, and P**, with the following amendments:

R101.1 Title: Insert in the space provided: "the City of Wright City, Missouri." Wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of Wright City, Missouri.

R103.1 Creation of Enforcement Agency: Delete in its entirety and insert: "The City's Code Official, Building Official, and/or the City Engineer shall be the enforcement agency for this Code and the Code Official, Building Official, and/or the City Engineer shall be the building official referred to in this Code."

R103.2 Appointment: Delete "~~by the chief appointing authority of the jurisdiction~~" and insert "as provided by ordinance."

R105.1.1: The Code Official may issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application.

R105.2 Work exempt from permit.

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

## Building

1. Deleted. ~~One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.~~
2. Delete: ~~Fences not over 7 feet (2134 mm) high~~ Add: Fences 24 inches or less in height in all zoning districts except the agricultural district as defined in Chapter 410 of the Wright City Code; fences located in the agricultural district are exempt from permitting, excluding platted subdivisions in said district.
3. Retaining walls that are not over 4 feet (1219 mm) in height measured from the adjacent grade [~~bottom of the footing to the top of the wall~~], unless supporting a surcharge.

4. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
5. Sidewalks and driveways.
6. Painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work.
7. Prefabricated swimming pools that are less than 24 inches (610 mm) deep.
8. Swings and other playground equipment.
9. Window awnings supported by an exterior wall that do not project more than 54 inches (1372 mm) from the exterior wall and do not require additional support.
10. Decks not exceeding 200 square feet (18.58 m<sup>2</sup>) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling, and do not serve the exit door required by Section R311.4.
11. Add: Replacement of doors and windows where the opening size is not increased or decreased.

Electrical:

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

Gas:

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

Mechanical:

1. Portable heating appliances.

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

Plumbing:

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

R105.5 Expiration: Delete "180 days" and insert "90 days" throughout. Insert after first sentence "A permit expires automatically if 90 days elapse with no request for an inspection." Delete "and justifiable cause demonstrated" and insert "and shall be granted only upon a showing of justifiable cause and substantial progress. If a permit expires pursuant to this provision, the building official may issue a new permit upon advance payment (subject to refund if overestimated) of a reissuance fee of one hundred dollars (\$100.00) for each 90 days or fraction thereof expected to lapse between the issuance of the new permit and the issuance of certificate of occupancy upon final inspection as pursuant to Section R110 of this Code."

(SECTION R106 CONSTRUCTION DOCUMENTS)

R106.1 Submittal documents. Submittal documents consisting of construction documents, and other data shall be submitted as required by the Building Official [~~shall be submitted in two or more sets~~] with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special

conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

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

R106.2.1 Electronic submission. Add new Section. "Where design documents including, but not limited to, plot plans, site plans, design drawings, specifications, etc. are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review."

R106.3.1 Approval of Construction Documents: Delete "~~REVIEWED FOR CODE COMPLIANCE~~" and insert "APPROVED FOR CONSTRUCTION." Delete "~~shall be kept at the site of work~~" and insert "may be kept at the site of work or made available at time of inspection."

#### (SECTION R108 FEES)

R108.6 Work commencing before permit issuance. Any person who commences work requiring a permit on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee established by the applicable governing authority that shall be in addition to the required permit fees.

Exceptions [~~Exemptions~~]:

1. Rough grading less than 5,000 square feet, not to include excavating for basements [~~Earthwork less than 5,000 square feet.~~]
2. Stakeouts and other similar preparatory actions [~~necessary planning procedures~~]

#### (SECTION R109 INSPECTIONS)

R109.5 Workmanship. All work shall be executed in a workmanlike and skilled manner so that, for example, floors are level, walls are plumb and square, windows and doors are plumb, square and easily operable, exterior building envelopes are weather-tight and exclude the elements, building materials are undamaged, and surfaces are unmarred. All work performed shall be in compliance with this code, per industry standards, and in accordance with the manufacturer's installation instructions.

R112 Board of Appeals.

R112.1 General: Delete in its entirety and replace with:

A Board of Appeals is established to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of the Wright City Building Codes. The Wright City Board of Adjustment shall serve as the Board of Appeals and may adopt rules of procedure for conducting its business.

R112.2 Delete in its entirety.

R112.3 Delete in its entirety.

R112.4 Delete in its entirety.

R112.5 Board of Appeals: This Section shall be added and shall read as follows:  
"Whenever "Board of Appeals" is used in this Code it shall mean "CITY OF WRIGHT CITY Board of Adjustment."

R112.6 Means of Appeal: This Section shall be added and shall read as follows: "Except as provided in Section 114.1, a person shall have the right to appeal a decision of the building official to the CITY OF WRIGHT CITY Board of Adjustment. An application for appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the building official within twenty (20) days after the notice was served. The filing fee for an appeal to the Board of Adjustment shall be one hundred dollars (\$100.00) in addition to the cost of publication and any and all associated fees for services."

#### (SECTION R113 VIOLATIONS)

R113.4: Violation Penalties: Delete in its entirety and insert in lieu the following: "Any person, firm, corporation who shall violate any provision of this ordinance, who shall fail to comply with any of the requirements thereof, who shall erect, construct, alter, or repair a structure in violation of an approved plan or directive of the Code Official and/or City Engineer, of a permit or certificate issued under the provisions of this Ordinance, or who shall continue any work in or about a structure after having been served a stop work order, except for such which that person, firm, or corporation has been directed to remove a violation or unsafe condition, or any owner or tenant of a building or premises or any other person who commits, takes part or assists in any violation of this code or who maintains any building or premises in which such violation shall exists shall be guilty of a "Class A. Misdemeanor" punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment, and each day's continuance of a violation shall be deemed a separate offense."

Section 114.2 is deleted in its entirety.

(CHAPTER 3 BUILDING PLANNING)  
 (SECTION R301 DESIGN CRITERIA)

TABLE R301.2(1)  
 CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

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

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

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index, “negligible,” “moderate” or “severe” for concrete as determined from Figure R301.2(3). The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map Figure R301.2(4)A. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the International Plumbing Code. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.

f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1. g. The jurisdiction shall fill in this part of the table with (a) the date of the jurisdiction's entry into the National Flood Insurance Program (date of adoption of the first code or ordinance for management of flood hazard areas), (b) the date(s) of the Flood Insurance Study and (c) the panel numbers and dates of the currently effective FIRMs and FBFMs or other flood hazard map adopted by the authority having jurisdiction, as amended.

h. In accordance with Sections R905.1.2, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."

i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF days) from Figure R403.3(2) or from the 100-year (99 percent) value on the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)."

j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°F)."

k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table. m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

#### (SECTION R302 FIRE-RESISTANT CONSTRUCTION)

R302.1 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings equipped throughout with an automatic sprinkler system installed in accordance with Section P2904 shall comply with Table R302.1(2).

##### Exceptions:

1. Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
2. Walls of dwellings and accessory structures located on the same lot.
3. Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.

4. Detached garages accessory to a dwelling located within 5 [2] feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
5. Foundation vents installed in compliance with this code are permitted.
6. Cantilevered manufactured fireplaces protected with 5/8 Type X gypsum.
7. Uncovered decks.

R302.2 Townhouses. Common walls separating townhouses shall be assigned a fire-resistance rating in accordance with Section R302.2, Item 1 or 2. The common wall shared by two townhouses shall be constructed without plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be in accordance with Chapters 34 through 43. Penetrations of the membrane of common walls for electrical outlet boxes shall be in accordance with Section R302.4.

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

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors~~[,equipped with a self-closing device]~~.

R302.13 Fire protection of floors. Floor assemblies that are not required elsewhere in this code to be fire resistance rated, shall be provided with a 1/2-inch (12.7 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaires, wires, speakers, drainage, piping and similar openings or penetrations shall be permitted. Fire blocking, draft stopping, fire taping, and/or additional framing is not required.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904, NFPA 13D, or other approved equivalent sprinkler system.
2. Floor assemblies located directly over a crawl space not intended for storage or fuel-fired appliances.

3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:

3.1. The aggregate area of the unprotected portions does not exceed ~~[80]~~ **100** square feet (9.3 m<sup>2</sup>) per story.

3.2. ~~[Fireblocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.]~~ Areas of the floor assembly covered by metal plenum, trunk lines and steel structural beams shall be considered protected. The gypsum wallboard membrane shall be within 2 inches of all previously listed items.

4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2- inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.

#### (SECTION R303 LIGHT, VENTILATION AND HEATING)

R303.1.90 Basements and cellars. The glazing area in basements and cellars shall not be less than one percent (1%) of the floor area served and shall be openable for natural ventilation.

R303.4 Mechanical ventilation. Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour ~~[or less]~~ where tested with a blower door at a pressure of 0.2 inch w.c (50 Pa) in accordance with Section N1102.4.1.2, the dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3.

R303.5.2 Exhaust openings. Exhaust air shall not be directed below 6 feet and 8 inches onto public walkways.

R303.8 Exterior stairway illumination. Exterior stairways shall be provided with an artificial light source ~~[located at the top landing of the stairway]~~. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the bottom landing of the stairway.

#### (SECTION R306 SANITATION)

R306.90 Hose bibb. Every dwelling shall be equipped with two (2) remote outside frost-proof hose bibbs which shall be protected from backflow in accordance with Section P2902.4.3 of this Code.

R306.91 Floor drain. All basements shall be equipped with a floor drain within twenty (20) feet of heating/cooling system(s) and water heaters and which shall comply with Chapter 27, Section P2719 of this Code.

#### (SECTION R309 GARAGES AND CARPORTS)

R309.5 Fire sprinklers. Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table R302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence in accordance with RSMo 67.281. Sprinklers in garages shall be connected to an

automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement.

(SECTION R310 EMERGENCY ESCAPE AND RESCUE OPENINGS)

R310.1 Emergency escape and rescue opening required. Basements, habitable attics and every sleeping room shall have not less than one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

Exceptions:

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

(SECTION R311 MEANS OF EGRESS)

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Every landing shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not to exceed 1/4 unit vertical in 12 units horizontal (2 percent).

Exceptions:

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

R311.3.2 Floor elevations for other exterior doors. 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 top landing is not required where a stairway of not more than three ~~two~~ risers is located on the exterior side of the door, provided that the door does not swing over the stairway.

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall

be permitted provided that the depth at the walk line and the total area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).

Exception:

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

#### (SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS)

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall **may** be installed in townhouses, in accordance with R313.90.

Exception:

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

R313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall **may** be installed in one- and two-family dwellings, in accordance with R313.90.

Exception:

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

#### R313.90 Sprinklers in Residential Structures.

Notwithstanding the provisions of the Building Code and International Residential Code, as amended and adopted by Wright City, Missouri, and in accordance with RSMo 67.281, a builder of one or two-family dwellings shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a one or two-family dwelling shall be denied the right to choose or decline to install a fire sprinkler system in such dwelling or residence being purchased.

#### R315.3 Carbon Monoxide Alarms

Location: Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. **Where a fuel-burning appliance is installed within an attic space or basement area, a carbon monoxide alarm shall be installed in the immediate vicinity of the gas-fired appliance.**

#### (CHAPTER 4 FOUNDATIONS)

#### (SECTION R403 FOOTINGS)

Section R403.1.1 Minimum size. The minimum width, W, and thickness, T, for concrete footings shall be in accordance with Tables R403.1(1), through **R403.1(4)** [R403.1(3)] and Figure R403.1(1) or R403.1.3, as applicable. The footing width shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Footing projections, P, shall be not less than 2 inches (51 mm) and shall not exceed the thickness of the footing. Footing thickness and projection for fireplaces shall be in accordance with Section R1001.2. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).

Table R403.1(4)

MINIMUM WIDTH OF CONCRETE,  
 PRECAST AND MASONRY FOOTINGS (inches).

6 Inch minimum thickness

	LOAD BEARING VALUE OF SOIL (psf)			
	1500	2000	3000	$\geq 4,000$
Conventional light-frame construction				
1-story	17	16	16	16
2-story	20	16	16	16
3-story	23	17	16	16
Masonry veneer over light frame				
1-story	21	16	16	16
2-story	26	20	16	16
3-story	32	24	16	16

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

**R403.1.4.1 Frost protection.** Except where otherwise protected from frost, foundation walls, piers and other permanent supports of buildings and structures shall be protected from frost by one or more of the following methods:

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

Exceptions:

1. Protection of freestanding accessory structures with an area of **200 square feet (18.5 m<sup>2</sup>)** [~~600 square feet (56 m<sup>2</sup>)~~] or less, of light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
2. Protection of freestanding accessory structures with an area of **200 square feet (18.5 m<sup>2</sup>)** [~~400 square feet (37 m<sup>2</sup>)~~] or less, of other than light-frame construction, with an eave height of 10 feet (3048 mm) or less shall not be required.
3. Decks not supported by a dwelling and not more than 4 feet (1.22 m) above the surrounding grade need not be provided with footings that extend below the frost line.

R403.1.7 Footings on or adjacent to slopes. The placement of buildings and structures on or adjacent to slopes steeper than one-unit vertical in three units horizontal (33.3-percent slope) shall conform to Sections R403.1.7.1 through R403.1.7.4. or designed and sealed by a registered engineer licensed in the State of Missouri with approval from the Building Official.

**(SECTION R404 FOUNDATION AND RETAINING WALLS)**

R404.1.3.2 Reinforcement for foundation walls. Concrete foundation walls shall be laterally supported at the top and bottom. Horizontal reinforcement shall be provided in accordance with Table R404.1.2(1). Vertical reinforcement shall be provided in accordance with Table R404.1.2(2), R404.1.2(3), R404.1.2(4), R404.1.2(5), R404.1.2(6), R404.1.2(7) or R404.1.2(8). Vertical reinforcement for flat basement walls retaining 4 feet (1219 mm) or more of unbalanced backfill is permitted to be determined in accordance with Table R404.1.2(9). For basement walls supporting above-grade concrete walls, vertical reinforcement shall be the greater of that required by Tables R404.1.2(2) through R404.1.2(8) or by Section R608.6 for the above-grade wall. In buildings assigned to Seismic Design Category D0, D1 or D2, concrete foundation walls shall also comply with Section R404.1.4.2.

Exception:

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

Table R404.1.2(10)

Concrete Foundation Walls

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

a. Concrete foundation walls may be constructed a minimum of nominal 8 inches thick where the wall height from the top of the footing to the top of the wall does not exceed 8 feet. A minimum of two #4 reinforcing bars shall be placed horizontally in the top and bottom of the foundation wall. A minimum of two #5 reinforcing bars shall be provided

around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24 inches beyond the corners of the openings.

b. Concrete foundation walls may be constructed a minimum of nominal 10 inches thick. A minimum of two #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of two #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24 inches beyond the corners of the openings.

c. Concrete foundation walls may be constructed a minimum of nominal 12 inches thick. A minimum of three #5 reinforcing bars shall be placed horizontally in the top, middle, and bottom of the foundation wall. A minimum of two #5 reinforcing bars shall be provided around all window and door openings in concrete foundation and basement walls; bars shall extend a minimum of 24 inches beyond the corners of the openings.

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

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

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

## (SECTION R405 FOUNDATION DRAINAGE)

R405.1 Concrete or masonry foundations. Drains shall be provided around concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend not less than 1 foot (305 mm) beyond the outside edge of the footing and 6 inches (152 mm) above the top of the footing and be covered with an approved filter membrane material. The top of open joints of drain tiles shall be protected with strips of building paper. Except where otherwise recommended by the drain manufacturer, perforated drains shall be surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain. Drainage tiles or perforated pipe shall be placed on a minimum of 2 inches (51 mm) of washed gravel or crushed rock not less than one sieve size larger than the tile joint opening or perforation and covered with not less than 6 inches (152 mm) of the same material.

### Exception:

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

R405.1.90 Soil evaluations. An evaluation of the soil for the presence or absence of ground water is required. The evaluation report shall be based on either a subsurface soil investigation or satisfactory data from adjacent areas together with an inspection of the excavation prior to pouring concrete.

R405.1.90.1 Ground water present. Provide drain tile, perforated pipe or other approved foundation drainage systems [~~(such as water channel system)~~] around perimeter of the outside of the foundation and inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.

R405.1.90.2 No ground water present. Provide drain tile, perforated pipe or other approved foundation drainage systems [~~(such as water channel system)~~] around perimeter of the outside of the foundation or inside the foundation. Drain discharge shall be by gravity to daylight or be connected to a basement floor sump.

R405.1.90.3 Filter membranes. An approved filter membrane shall be placed over the top of the joints/pipe perforations. The tile/pipe shall be placed on 2 inches minimum gravel or crushed stone and have 6 inch minimum cover.

R405.1.90.4 Drainage system. Drainage system shall discharge by gravity to daylight or be connected to an approved sump (18 inches in diameter x 24 inches deep with fitted cover) with pump. A sump pit shall be provided in each basement with pump discharge by an approved method, exception may be granted by a code official.

~~R507.2.4 Deck lateral load connection. [The lateral load connection required by Section R507.1 shall be permitted to be in accordance with Figure R507.2.3(1) or R507.2.3(2). Where the lateral load connection is provided in accordance with Figure R507.2.3(1), hold-down tension devices shall be installed in not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds (6672 N). Where the lateral load connections are provided in accordance with Figure R507.2.3(2), the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds (3336 N).]~~

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

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

(CHAPTER 6 WALL CONSTRUCTION)

(SECTION R602 WOOD WALL FRAMING)

R602.7.5: Delete in its entirety and replace with the following table:

Table R602.7.5

MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END  
OF HEADERS IN EXTERIOR WALLS <sup>a</sup>

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

a. For header spans between those given above, use the minimum number of full-height studs associated with the larger header span.

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

(CHAPTER 9 ROOF ASSEMBLIES)

(SECTION R905 REQUIREMENTS FOR ROOF COVERINGS)

R905.2.8.2 Valleys. Valley linings shall be installed in accordance with the manufacturer’s instructions before applying shingles. Valley linings of the following types shall be permitted:

1. For open valleys (valley lining exposed) lined with metal, the valley lining shall be not less than 24 inches (610 mm) wide and of any of the corrosion resistant metals in Table R905.2.8.2.

2. For open valleys, valley lining of two plies of mineral-surfaced roll roofing, complying with ASTM D 3909 or ASTM D 6380 Class M, shall be permitted. The bottom layer shall be 18 inches (457 mm) and the top layer not less than 36 inches (914 mm) wide.

3. For closed valleys (valley covered with shingles), valley lining of [one ply of smooth roll roofing] two-ply of 15 pound felt [er] complying with ASTM D 226 Type I, ASTM D 4869 Type I, or ASTM D 6757. [~~ASTM D 6380 and not less than 36 inches wide (914 mm)~~] or valley lining as described in Item 1 or 2 shall be permitted. Self-adhering polymer modified bitumen underlayment complying with ASTM D 1970 shall be permitted in lieu of the lining material.

R905.2.8.5 Drip edge. A drip edge shall be provided at eaves and rake edges of shingle roofs. Adjacent segments of drip edge shall be overlapped not less than 2 inches (51 mm). Drip edges shall extend not less than 1/4 inch (6.4 mm) below the roof sheathing and extend up back onto the roof deck not less than 2 inches (51 mm). Drip edges shall be mechanically fastened to the roof deck at not more than 12 inches (305 mm) o.c. with fasteners as specified in Section R905.2.5. Underlayment shall be installed over the drip edge along eaves and under the underlayment along rake edges.

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

#### (CHAPTER 10 CHIMNEYS AND FIREPLACES)

#### (SECTION R1004 FACTORY-BUILT FIREPLACES)

R1004.90 Required fire separation enclosure. All prefabricated metal chimneys shall be enclosed in a fire-resistant shaft with one (1) layer of five-eighths (5/8) inch type "X" gypsum board from the fireplace connector to the underside of the roof sheathing, securely attached with framing material. When the chimney chase is located on an exterior wall of the structure, it need only be separated by lining the wall between the chimney chase and the exterior wall with five-eighths (5/8) type "X" inch gypsum board. All joints are to be tight within one-eighth (1/8) of an inch or tape with joint compound. Required clearances shall be maintained between the chimney and the gypsum board per chimney manufacturer's specifications.

#### (SECTION R1005 FACTORY-BUILT CHIMNEYS)

R1005.7 Factory-built chimney offsets. Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees (0.52 rad) from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.

Exception: When allowed by the manufacturer's installation instructions.

(CHAPTER 11 ENERGY EFFICIENCY)

(SECTION N1101 GENERAL)

N1101.6 (R202) Defined terms.

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

N1101.13 (R401.2) Compliance. Projects shall comply with one of the following:

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

N1101.14 (R401.3) Certificate (Mandatory). **Unless otherwise presented to the homeowner and building official in writing**, a permanent certificate shall be completed by the builder or registered design professional and posted on a wall in the space where the furnace is located, a utility room or an approved location inside the building. Where located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawl space wall and/or floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration, and the results from any required duct system and building envelope air leakage testing done on the building. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

(SECTION N1102 BUILDING THERMAL ENVELOPE)

Table N1102.1.2 (R402.1.2) Delete in its entirety and insert the following table:

TABLE N1102.1.2 (R402.1.2)

INSULATION AND FENESTRATION REQUIREMENTS BY  
COMPONENT<sup>a</sup>

CLIMATE ZONE	4	
FENESTRATION U-FACTOR	0.35	
SKYLIGHT U-FACTOR	0.60 [0.55]	See Note B

GLAZED FENESTRATION SHGC	NR [0.40]	
CEILING R-VALUE	38 [49]	
WOOD FRAME WALL R-VALUE	13 [20 or	
MASS WALL R-VALUE	8 / 13	See Note I
FLOOR R-VALUE	19	
BASEMENT WALL R-VALUE	0 [10/13]	See Note J
SLAB R-VALUE AND DEPTH	10, 2 ft	See Note D
CRAWL SPACE WALL R-VALUE	10/13/17	See Note C

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs. e. – f. – g. – h. –

i. The second R-value applies when more than half the insulation is on the interior of the mass wall.

j. Band boards and cripple walls shall be insulated to R-13.

Section N1102.1.5 (R402.1.5) Total UA alternative. If the total building thermal envelope UA (sum of U-factor times assembly area) is less than or equal to the total UA resulting from using the U-factors in Table N1102.1.4 (multiplied by the same assembly area as in the proposed building), the building shall be considered in compliance with Table N1102.1.2. The UA calculation shall be done using a method consistent with the ASHRAE Handbook of Fundamentals and shall include the thermal bridging effects of framing materials. The SHGC requirements shall be met in addition to UA compliance.

Exception: In Climate Zone 4, permanently shaded vertical fenestration shall be permitted to satisfy SHGC requirements. The projection factor of an overhang, eave, or permanently attached shading device shall be greater than or equal to the value listed in Table N1102.2.2.1 for the appropriate orientation. The minimum projection shall extend beyond each side of the glazing a minimum of 12 inches. Each orientation shall be rounded to the nearest cardinal orientation (+/- 45 degrees or 0.79 rad) for purposes of calculations and demonstrating compliance.

TABLE N1102.1.5

MINIMUM PROJECTION FACTOR REQUIRED BY ORIENTATION  
FOR SHGC

ORIENTATION	PROJECTION FACTOR
North	$\geq 0.40^a$
South	$\geq 0.20$
East	$\geq 0.50$
West	$\geq 0.50$

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

N1102.2.4.90 Doors (except overhead garage doors). All metal doors shall be insulated.

Table N1102.4.1.1.1 (402.4.1.1)

Air Barrier and Insulation Installation

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be	Cavities within comers and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal

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

		readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall	Recessed light fixtures installed in the building thermal envelope shall be <del>[air tight and IC rated]</del> <b>sealed to the drywall by means such as, but not limited to, a gasketed fixture</b>
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	

Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings	

N1102.4.1.2 (R402.4.1.2) Testing Option. If testing is elected, the building or dwelling unit shall be tested and verified as having an air leakage rate of less than [not exceeding] five air changes per hour [in Climate Zones 1 and 2, and three air changes per hour in Climate Zones 3 through 8]. Testing shall be conducted in accordance with ASTM E 779 or ASTM E 1827 and reported at a pressure of 0.2 inches w.g. (50 pascals).

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

During testing:

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

N1102.4.1.90 Inspection option. The items listed in Table N1102.4.1.1 (402.4.1.1), applicable to the method of construction, may be field verified.

N1102.4.4 (R402.4.4) Rooms containing fuel-burning appliances. In Climate Zones 3 through 8, where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the

envelope requirements of Table N1102.1.2, where the walls, floors and ceilings shall meet a minimum of the basement wall R-value requirement. The door into the room shall be fully gasketed and any water lines and ducts in the room insulated in accordance with Section N1103. The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8.

Exceptions:

1. Direct vent appliances with both intake and exhaust pipes installed continuous to the outside.
2. Fireplaces and stoves complying with Sections N1102.4.2 and R1006.
3. Mechanical equipment in an unfinished space.

#### (SECTION N1103 SYSTEMS)

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

N1103.3.2 (R403.3.2) Sealing (Mandatory). Ducts, air handlers and filter boxes shall be sealed. Joints and seams shall comply with either the International Mechanical Code or Section M1601.4.1 of this code, as applicable.

Exceptions:

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

N1103.3.3 (R403.3.3) Duct testing (**Optional** [~~Mandatory~~]). **Ducts may be pressure tested** [~~Ducts shall be pressure tested~~] to determine air leakage by one of the following methods:

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

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

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

N1103.5.3 (R403.5.3) Hot water pipe insulation (Prescriptive). Insulation for hot water pipe with a minimum thermal resistance (R-value) of R-3 shall be applied to the following:

1. Piping larger than 3/4 inch (19 mm) [~~and larger~~] in nominal diameter.

2. Piping serving more than one dwelling unit.
3. Piping located outside the conditioned space.
4. Piping from the water heater to a distribution manifold.
5. Piping located under a floor slab.
6. Buried in piping.
7. Supply and return piping in recirculation systems other than demand recirculation systems.

N1103.6 (R403.6) Mechanical ventilation [~~Mandatory~~]. **Mandatory where required by N1102.4.1.2. If, in accordance with N1102.4.1.2, the resulting air changes per hour (ACH) at 50 Pascals is less than 5 air changes per hour**, the building shall be provided with ventilation that meets the requirements of Section M1507 of this code or the International Mechanical Code, as applicable, or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.

(SECTION N1104 ELECTRICAL POWER AND LIGHTING SYSTEMS)

N1104.1 (R404.1) Lighting equipment (Optional [~~Mandatory~~]). Not less than 75 percent of the lamps in permanently installed lighting fixtures shall be high efficacy lamps or not less than 75 percent of the permanently installed lighting fixtures shall contain only high-efficacy lamps.

Exception: Low-voltage lighting.

(SECTION N1105 SIMULATED PERFORMANCE ALTERNATIVE)

TABLE N1105.5.2(1) [R405.5.2(1)]  
SPECIFICATIONS FOR THE STANDARD REFERENCE AND  
PROPOSED DESIGNS

BUILDING COMPONENT	STANDARD REFERENCED DESIGN	PROPOSED DESIGN
Above-grade walls	Type: mass wall if proposed wall is mass; otherwise wood frame	As proposed
	Gross area: same as proposed	As proposed
	U-factor: as specified in Table N1102.1.4	As proposed
	Solar absorptance = 0.75	As proposed
	Remittance = 0.90	As proposed
Basement and crawl space walls	Type: same as proposed	As proposed
	Gross area: same as proposed	As proposed
	U-factor: from Table N1102.1.4, with insulation layer on interior side of walls	As proposed

Above-grade floors	Type: wood frame	As proposed
	Gross area: same as proposed	As proposed
	U-factor: as specified in Table N1102.1.4	As proposed
Ceilings	Type: wood frame	As proposed
	Gross area: same as proposed	As proposed
	U-factor: as specified in Table N1102.1.4	As proposed
Roofs	Type: composition shingle on wood sheathing	As proposed
	Gross area: same as proposed	As proposed
	Solar absorptance = 0.7	As proposed
	Emittance = 0.90	As proposed
Attics	Type: vented with aperture = 1 ft <sup>2</sup> per 300 ft <sup>2</sup> ceiling area	As proposed
Foundations	Type: same as proposed	As proposed
	Foundation wall area above and below grade and soil characteristics: same as proposed	As proposed
Opaque doors	Area: 40 ft <sup>2</sup>	As proposed
	Orientation: North	As proposed
	U-factor: same as fenestration from Table N1102.1.4	As proposed
Vertical fenestration other than opaque doors	Total area <sup>b</sup> = [[a) The proposed glazing area, where the proposed glazing area is less than 15 percent of the conditioned floor area (b)] 15 percent of the conditioned floor area[, where the proposed glazing area is 15 percent or more of the conditioned floor area]	As proposed
	Orientation: equally distributed to 4 cardinal compass orientations (N, E, S and W)	As proposed
	U-factor: as specified in Table N1102.1.4	As proposed
	SHGC: as specified in Table N1102.1.2, except that for climates with no requirement (NR) SHGC = 0.40 shall be used	As proposed
	Interior shade fraction: 0.92 - (0.21 x SHGC for the standard reference design)	0.92 - (0.21 x SHGC as proposed)
	External shading: none	As proposed
Skylights	None	
Thermally isolated sunrooms	None	

Air exchange rate	<p>Air leakage rate of 5 air changes per hour <del>in Climate Zones 1 and 2, and 3 air changes per hour in Climate Zones 3 through 8</del> at a pressure of 0.2 inches w.g. (50 Pa). The mechanical ventilation rate shall be in addition to the air leakage rate and the same as in the proposed design, but no greater than <math>0.01 \times \text{CFA} + 7.5 \times (\text{Nbr} + 1)</math> where:  CFA = conditioned floor area  Nbr = number of bedrooms  Energy recovery shall not be assumed for mechanical</p>	<p>For residences that are not tested, the same air leakage rate as the standard reference design.  For tested residences, the measured air exchange rate<sup>a</sup>.  The mechanical ventilation rate<sup>b</sup> shall be in addition to the air leakage rate and shall be proposed.</p>
Mechanical ventilation	<p>None, except where mechanical ventilation is specified by the proposed design, in which case:  Annual vent fan energy use: <math>\text{kWh/yr} = 0.03942 \times \text{CFA} + 29.565 \times (\text{Nbr} + 1)</math>  Where: CFA = conditioned floor area  N<sub>br</sub> = number of bedrooms</p>	As proposed
As proposed	$\text{IGain} = 17,900 + 23.8 \times \text{CFA} + 4104 \times \text{Nbr}$ (Btu/day per dwelling unit)	Same as standard reference design
Internal mass	<p>An internal mass for furniture and contents of 8 pounds per square foot of floor area</p>	<p>Same as standard reference design, plus any additional mass specifically designed as a thermal storage element<sup>c</sup> but not integral to the building envelope or structure.</p>
Structural mass	<p>For masonry floor slabs, 80% of floor area covered by R-2 carpet and pad, and 20% of floor directly exposed to room air</p>	As proposed
	<p>For masonry basement walls, as proposed, but with insulation required by Table R402.1.4 located on the interior side of the walls</p>	As proposed
	<p>For other walls, for ceilings, floors, and interior walls, wood frame construction</p>	As proposed
Heating systems <sup>d, e</sup>	<p><del>As proposed for other than electric heating without a heat pump, where the proposed design utilizes electric heating without a heat pump the standard reference design shall be an air source heat pump meeting the requirements of Section C403 of the IECC Commercial Provisions.</del>  Fuel type: same as the proposed design  Efficiencies:  Electric: air-source heat pump with prevailing federal minimum standards.  Non-electric furnaces: natural gas furnace with prevailing federal minimum standards.</p>	As proposed

	Non-electric boilers: natural gas boiler with prevailing federal minimum standards.	
	Capacity: sized in accordance with Section N1103.7.	
Cooling systems <sup>d, f</sup>	Fuel type: electric Efficiency: in accordance with prevailing federal minimum standards Capacity: sized in accordance with Section N1103.7	As proposed
Service water heating <sup>d, e, f</sup>	<del>[As proposed Use: same as proposed design]</del> Fuel type: same as proposed design Efficiency: in accordance with prevailing federal minimum standards Use: gal/day = 30 + 10 x N <sub>br</sub> Tank temperature: 120° F. Where: N <sub>br</sub> = number of bedrooms	As proposed gal/day = $30 + (10 \times N_{br})$ Same as standard reference
Thermal distribution systems	Duct insulation: from Section N1103.2.1  A thermal distribution system efficiency (DSE) of 0.88 shall be applied to both the heating and cooling system efficiencies for all systems other than tested duct systems. For tested duct systems, the leakage rate shall be 4 cfm (113.3 L/min) per 100 ft <sup>2</sup> (9.29 m <sup>2</sup> ) of conditioned floor area at a pressure of differential of 0.1 inches w.g. (25 Pa)	As tested or specified in Table R405.5.2(2) if not tested. Duct insulation shall be as proposed.
Thermostat	Type: Manual, cooling temperature setpoint = 75° F. Heating temperature setpoint = 72° F.	Same as standard reference

For SI: 1 square foot = 0.93 m<sup>2</sup>; 1 British thermal unit = 1055J; 1 pound per square foot = 4.88 kg/m<sup>2</sup>; 1 gallon (US) = 3.785 L; °C = (°F-32)/1.8; 1 degree = 0.79 rad

a. Where required by the code official, testing shall be conducted by an approved party. Hourly calculations as specified in the ASHRAE Handbook of Fundamentals, or the equivalent, shall be used to determine the energy loads resulting from infiltration.

b. The combined air exchange rate for infiltration and mechanical ventilation shall be determined in accordance with Equation 43 of 2001 ASHRAE and book of Fundamentals, page 26.24, and the "Whole-house Ventilation" provisions of 2001 ASHRAE Handbook of Fundamentals, page 26.19, for intermittent mechanical ventilation.

c. Thermal storage element shall mean a component not part of the floors, walls or ceilings that is part of a passive solar system, and that provides thermal storage such

as enclosed water columns, rock beds, or phase change containers. A thermal storage element must be in the same room as fenestration that faces within 15 degrees (0.26 rad) of true south, or must be connected to such a room with pipes or ducts that allow the element to be actively charged.

d. For a proposed design with multiple heating, cooling or water heating systems using different fuel types, the applicable standard reference design system capacities and fuel types shall be weighted in accordance with their respective loads as calculated by accepted engineering practice for each equipment and fuel type present.

e. For a proposed design without a proposed heating system, a heating system with the prevailing federal minimum efficiency shall be assumed for both the standard reference design and proposed design.

f. For a proposed design home without a proposed cooling system, an electric air conditioner with the prevailing federal minimum efficiency shall be assumed for both the standard reference design and the proposed design.

g. For a proposed design with a non-storage-type water heater, a forty-gallon storage-type water heater with the prevailing federal minimum energy factor for the same fuel as the predominant heating fuel type shall be assumed. For the case of a proposed design without a proposed water heater, a forty-gallon storage-type water heater with the prevailing federal minimum efficiency for the same fuel as the predominant heating fuel type shall be assumed for both the proposed design and standard reference design.

(CHAPTER 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS) (SECTION M1301 GENERAL)

M1301.2 Identification. Each length of pipe and tubing as produced by the manufacturer and prior to use in the field, and each pipe fitting utilized in a mechanical system shall bear the identification of the manufacturer.

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

(SECTION M1305 APPLIANCE ACCESS)

M1305.1.4.1 Ground clearance. Equipment and appliances supported from the ground shall be level and firmly supported on a concrete slab or other ~~[approved material extending not less than 3 inches (76 mm) above the adjoining ground]~~ **approved material extending not less than 2 inches (50.8 mm) above the adjoining ground.** Such support shall be in accordance with the manufacturer's installation instructions. Appliances suspended from the floor shall have a clearance of not less than 6 inches (152 mm) from the ground.

M1305.1.4.3 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be installed at or near the

appliance location in accordance with Chapter 39. Exposed lamps shall be protected from damage by location or lamp guards.

**Exception: Basements**

(SECTION M1307 APPLIANCE INSTALLATION)

M1307.2 Anchorage of appliances. Appliances designed to be fixed in position shall be fastened or anchored in an approved manner. In Seismic Design Categories D0, D1 and D2, [~~and in townhouses in Seismic Design Category C~~], water heaters and thermal storage units shall be anchored or strapped to resist horizontal displacement caused by earthquake motion in accordance with one of the following:

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

(CHAPTER 14 HEATING AND COOLING EQUIPMENT AND APPLIANCES)

(SECTION M1411 HEATING AND COOLING EQUIPMENT)

M1411.3.1 Auxiliary and secondary drain systems. In addition to the requirements of Section M1411.3, a secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Such piping shall maintain a minimum horizontal slope in the direction of discharge of not less than 1/8 unit vertical in 12 units horizontal (1-percent slope). Drain piping shall be not less than 3/4-inch (19 mm) nominal pipe size. One of the following methods shall be used:

1. An auxiliary drain pan with a separate drain shall be installed under the coils on which condensation will occur. The auxiliary pan drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The pan shall have a minimum depth of 1.5 inches (38 mm), shall be not less than 3 inches (76 mm) larger than the unit or the coil dimensions in width and length and shall be constructed of corrosion-resistant material. Galvanized sheet steel pans shall have a minimum thickness of not less than [~~0.0236-inch~~ (0.6010 mm) (No. 24 Gauge)] **No. 26 Gauge**. Nonmetallic pans shall have a minimum thickness of not less than 0.0625 inch (1.6 mm).
2. A separate overflow drain line shall be connected to the drain pan installed with the equipment. This overflow drain shall discharge to a conspicuous point of disposal to alert occupants in the event of a stoppage of the primary drain. The overflow drain line shall connect to the drain pan at a higher level than the primary drain connection.

3. An auxiliary drain pan without a separate drain line shall be installed under the coils on which condensation will occur. This pan shall be equipped with a water level detection device conforming to UL 508 that will shut off the equipment served prior to overflow of the pan. The pan shall be equipped with a fitting to allow for drainage. The auxiliary drain pan shall be constructed in accordance with Item 1 of this section.

4. A water level detection device conforming to UL 508 shall be installed that will shut off the equipment served in the event that the primary drain is blocked. The device shall be installed in the primary drain line, the overflow drain line or the equipment supplied drain pan, located at a point higher than the primary drain line connection and below the overflow rim of such pan.

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

(CHAPTER 15 EXHAUST SYSTEMS)

(SECTION M1502 CLOTHES DRYER EXHAUST)

M1502.4.1 Material and size. Exhaust ducts shall have a smooth interior finish and be constructed of metal having a minimum thickness of 0.0157 inches (0.3950 mm) [~~No. 28 gage~~]. The duct shall be 4 inches (102 mm) nominal in diameter.

M1502.4.2 Duct installation. Exhaust ducts shall be supported at intervals not to exceed 12 feet (3658 mm) and shall be secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Exhaust duct joints shall be sealed in accordance with Section M1601.4.1 [and shall be mechanically fastened]. Ducts shall not be joined with [~~screws or similar~~] fasteners that protrude more than 1/8 inch (3.2 mm) into the inside of the duct.

(SECTION M1503 RANGE HOODS)

M1503.4 Makeup air required. Exhaust hood systems capable of exhausting in excess of **600 cubic feet per minute** (0.285m<sup>3</sup>/s) [~~400 cubic feet per minute (0.19 m<sup>3</sup>/s)~~] shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with not less than one damper. Each damper shall be a gravity damper or an electrically operated damper that automatically opens when the exhaust system operates. Dampers shall be accessible for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced.

(SECTION M1601 DUCT SYSTEMS)

M1601.1.1 Above-ground duct systems. Above-ground duct systems shall conform to the following:

1. Equipment connected to duct systems shall be designed to limit discharge air temperature to not greater than 250°F (121°C).

2. Factory-made ducts shall be listed and labeled, as produced by the manufacturer and prior to use in the field, in accordance with UL 181 and installed in accordance with the manufacturer's instructions.
3. Fibrous glass duct construction shall conform to the SMACNA Fibrous Glass Duct Construction Standards or NAIMA Fibrous Glass Duct Construction Standards.
4. Field-fabricated and shop-fabricated metal and flexible duct constructions shall conform to the SMACNA HVAC Duct Construction Standards—Metal and Flexible or [~~except as allowed~~] by Table M1601.1.1. Galvanized steel shall conform to ASTM A 653.
5. The use of gypsum products to construct return air ducts or plenums is permitted, provided that the air temperature does not exceed 125°F (52°C) and exposed surfaces are not subject to condensation.
6. Duct systems shall be constructed of materials having a flame spread index of not greater than 200.
7. Stud wall cavities and the spaces between solid floor joists to be used as air plenums shall comply with the following conditions:
  - 7.1. These cavities or spaces shall not be used as a plenum for supply air.
  - 7.2. These cavities or spaces shall not be part of a required fire-resistance-rated assembly.
  - 7.3. Stud wall cavities shall not convey air from more than one floor level. Stud wall cavities shall be sealed at the floor to not draft air from the living space between the flooring and drywall.
  - 7.4. Stud wall cavities and joist-space plenums shall be isolated from adjacent concealed spaces by tight-fitting fire-blocking in accordance with Section R602.8.
  - 7.5. Stud wall cavities in the outside walls of building envelope assemblies shall not be utilized as air plenums.

#### M1601.4.1 Joints, seams and connections.

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

Joints of duct systems shall be made substantially airtight in an unconditioned area by means of tapes, mastics, liquid sealants, gasketing or other approved closure systems. Closure systems used with rigid fibrous glass ducts shall comply with UL 181A and shall be marked 181A-P for pressure-sensitive tape, 181A-M for mastic or 181A-H for heat-sensitive tape. Closure systems used with flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked 181B-FX for pressure sensitive tape or 181B-M for mastic. Duct connections to flanges of air distribution system equipment or sheet metal fittings shall be mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked 181B-C.

Crimp joints for round metal ducts shall have a contact lap of at least 1 inch and shall be mechanically fastened with at least three sheet metal screws or rivets equally spaced around the joint. Closure systems used to seal metal ductwork shall be installed in accordance with the manufacturer's installation instructions. [~~Joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic plus embedded fabric systems, liquid sealants, or tapes. Tapes and mastics used to seal fibrous glass ductwork shall be listed and labeled in accordance with UL 181A and shall be marked "181A-P" for pressure-sensitive tape, "181A-M" for mastic or "181A-H" for heat sensitive tape. Tapes and mastics used to seal metallic and flexible air ducts and flexible air connectors shall comply with UL 181B and shall be marked "181 B-FX" for pressure sensitive tape or "181 BM" for mastic. Duct connections to flanges of air distribution system equipment shall be sealed and mechanically fastened. Mechanical fasteners for use with flexible nonmetallic air ducts shall comply with UL 181B and shall be marked 181B-C. Crimp joints for round metallic ducts shall have a contact lap of not less than 1 inch (25 mm) and shall be mechanically fastened by means of not less than three sheet metal screws or rivets equally spaced around the joint. Closure systems used to seal all ductwork shall be installed in accordance with the manufacturers' instructions.~~]

Exceptions:

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

2. Where a duct connection is made that is partially inaccessible, three screws or rivets shall be equally spaced on the exposed portion of the joint so as to prevent a hinge effect.

3. **Continuously welded and locking-type longitudinal joints and seams in ducts operating at static pressure less than 2 inches of water column (500 Pa) pressure classification shall not require additional closure systems.** [~~For ducts having a static pressure classification of less than 2 inches of water column (500 Pa), additional closure systems shall not be required for continuously welded joints and seams and locking-type joints and seams of other than the snap-lock and button-lock types.~~]

M1602.2 Return air openings. Return air openings for heating, ventilation and air conditioning systems shall comply with all of the following:

1. Openings shall not be located less than 10 feet (3048 mm) measured in any direction from an open combustion chamber or draft hood of another appliance located in the same room or space.

2. The amount of return air taken from any room or space shall be not greater than the flow rate of supply air delivered to such room or space.

3. Return and transfer openings shall be sized in accordance with the appliance or equipment manufacturers' installation instructions, Manual D or the design of the registered design professional.

4. Return air shall not be taken from a closet, bathroom, toilet room, kitchen, garage, mechanical room, boiler room, furnace room or unconditioned attic.

Exceptions:

1. Taking return air from a kitchen is not prohibited where such return air openings serve the kitchen only, and are located not less than 10 feet (3048 mm) from the cooking appliances.

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

3. Taking return air from an unconditioned crawl space shall not be accomplished through a direct connection to the return side of a forced-air furnace. Transfer openings in the crawl space enclosure shall not be prohibited.

4. Return air from one dwelling unit shall not be discharged into another dwelling unit.

**5. Return air may be taken from a bedroom closet over 64 square feet in area.**

(CHAPTER 21 HYDRONIC PIPING)

(SECTION G2105 GROUND-SOURCE HEAT-PUMP SYSTEM LOOP PIPING)

M2105.19 Pipe penetrations. Openings for pipe penetrations in walls, floors and ceilings shall be larger than the penetrating pipe. Openings through concrete or masonry building elements shall be sleeved, **except where a drilled hole provides a natural and sufficient relieving arch as determined by the code official.** The annular space surrounding pipe penetrations shall be protected in accordance with Section VP2606.1.

(CHAPTER 24 FUEL GAS)

(SECTION G2408 INSTALLATION)

G2408.4 (305.7) Clearances from grade. Equipment and appliances installed at grade level shall be supported on a level concrete slab or other approved material extending not less than **2 inches** (50.8 mm) [~~3 inches (76 mm)~~] above adjoining grade or shall be suspended not less than 6 inches (152 mm) above adjoining grade. Such supports shall be installed in accordance with the manufacturer's instructions.

G2409.1 (308.1) Scope. This section shall govern the reduction in required clearances to combustible materials, including gypsum board, and combustible assemblies for chimneys, vents, appliances, devices and equipment. Clearance requirements for air-conditioning equipment and central heating boilers and furnaces shall comply with Sections G2409.3 and G2409.4.

Exception:

Where allowed by the Manufacturer's Installation Instructions and approved by the Building Official.

(SECTION G2412 GENERAL)

G2412.9 (401.9) Identification. Each length of pipe and tubing, as produced by the manufacturer and prior to use in the field, and each pipe fitting, utilized in a fuel gas system, shall bear the identification of the manufacturer.

(SECTION G2439 CLOTHES DRYER EXHAUST)

G2439.7.4.1 (614.8.4.1) Specified length. The maximum length of the exhaust duct shall be 35 feet (10 668 mm) from the connection to the transition duct from the dryer to the outlet terminal. Where fittings are used, the maximum length of the exhaust duct shall be reduced in accordance with Table M1502.4.5.1

G2439.7.4.1. The maximum length of the exhaust duct does not include the transition duct.

(SECTION G2442 FORCED-AIR WARM-AIR FURNACES)

G2442.4 (618.4) Prohibited sources. Outdoor or return air for forced-air heating and cooling systems shall not be taken from the following locations:

1. Closer than 10 feet (3048 mm) from an appliance vent outlet, a vent opening from a plumbing drainage system or the discharge outlet of an exhaust fan, unless the outlet is 3 feet (914 mm) above the outside air inlet.
2. Where there is the presence of objectionable odors, fumes or flammable vapors; or where located less than 10 feet (3048 mm) above the surface of any abutting public way or driveway; or where located at grade level by a sidewalk, street, alley or driveway.
3. A hazardous or insanitary location or a refrigeration machinery room as defined in the International Mechanical Code.
4. A room or space, the volume of which is less than 25 percent of the entire volume served by such system. Where connected by a permanent opening having an area sized in accordance with Section 2442.2, adjoining rooms or spaces shall be considered as a single room or space for the purpose of determining the volume of such rooms or spaces.

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

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

Exception: This shall not apply where:

1. The appliance is a direct-vent appliance or an appliance not requiring a vent in accordance with Section G2425.8.
2. The room or space complies with the following requirements:
  - a. The return air shall be taken from a room or space having a volume exceeding 1 cubic foot for each 10 Btu/h (9.6L/W) of combined input rating of all fuel burning appliances therein.

- b. The volume of supply air discharged back into the same space shall be approximately equal to the volume of return air taken from the space.
  - c. Return-air inlets shall not be located within 10 feet (3048 mm) of a draft hood in the same room or space or the combustion chamber of any atmospheric burner appliance in the same room or space.
3. Rooms or spaces containing solid fuel-burning appliances, provided that return-air inlets are located not less than 10 feet (3048 mm) from the firebox of such appliances.
6. A closet, bathroom, toilet room, kitchen, garage, boiler room, furnace room or unconditioned attic.

Exceptions:

- 1. Where return air intakes are located not less than 10 feet (3048 mm) from cooking appliances and serve only the kitchen area, taking return air from a kitchen area shall not be prohibited.
- 2. Dedicated forced air systems serving only a garage shall not be prohibited from obtaining return air from the garage.
- 3. Return air may be taken from a bedroom closet over 64 square feet in area.
- 4. A crawl space by means of direct connection to the return side of a forced-air system. Transfer openings in the crawl space enclosure shall not be prohibited.

(CHAPTER 25 PLUMBING ADMINISTRATION)

(SECTION P2503 INSPECTION AND TESTS)

P2503.5.1 Rough plumbing. DWV systems shall be tested on completion of the rough piping installation by water or ~~[, for piping systems other than plastic,]~~ by air, without evidence of leakage. Either test shall be applied to the drainage system in its entirety or in sections after rough-in piping has been installed, as follows:

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

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

(CHAPTER 26 GENERAL PLUMBING REQUIREMENTS)

(SECTION P2602 INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL)

P2602.1 General. The water-distribution and drainage system of any building or premises where plumbing fixtures are installed shall be connected to a public water supply or sewer system, respectively, when these public utilities are within 200 feet of the nearest property line ~~[if available]~~. Where either a public water-supply or sewer

system, or both, are not available within 200 feet, or connection to them is not feasible as determined by the Building Official, an individual water supply or individual (private) sewage-disposal system, or both, shall be provided.

#### (SECTION P2603 STRUCTURAL AND PIPING PROTECTION)

P2603.5 Freezing. Water, soil and waste pipes shall not be installed in exterior walls, crawl spaces or attics, unless approved by the Building Official upon a showing that such pipes installed in such locations are not at risk of freezing. Water service pipes shall be installed not less than 36 inches (915 mm) below grade. ~~[In localities having a winter design temperature of 32°F (0°C) or lower as shown in Table R301.2(1) of this code, a 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 12 inches (305 mm) deep and not less than 6 inches (152 mm) below the frost line.]~~

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a not less than 18 inches (453 mm) ~~[[NUMBER] inches (mm)]~~ below finished grade at the point of septic tank connection. Building sewers shall be not less than 30 inches (762 mm) ~~[[NUMBER] inches (mm)]~~ below grade.

#### (SECTION P2609 MATERIALS EVALUATION AND LISTING)

P2609.1 Identification. Each length of pipe and tubing, as produced by the manufacturer and prior to use in the field, and each pipe fitting, trap, fixture, material and device utilized in a plumbing system shall bear the identification of the manufacturer and any markings required by the applicable referenced standards. Nipples created from the cutting and threading of approved pipe shall not be required to be identified.

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

#### (CHAPTER 28 WATER HEATERS)

##### (SECTION P2801 GENERAL)

P2801.8 Water heater seismic bracing. In Seismic Design Categories D0, D1 and D2 ~~[and townhouses in Seismic Design Category C]~~, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations.

#### (CHAPTER 29 WATER SUPPLY AND DISTRIBUTION)

##### (SECTION P2903 WATER SUPPLY SYSTEM)

P2903.5 Water hammer. The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. Water-hammer arrestors shall be

installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010. A water-hammer arrestor shall be installed where quick-closing valves are utilized.

(SECTION P2904 DWELLING UNIT FIRE SPRINKLER SYSTEMS)

P2904.1 General. These regulations are subject to Section R313 of this Code as amended by Wright City. The design and installation of residential fire sprinkler systems shall be in accordance with NFPA 13D or Section P2904, which shall be considered equivalent to NFPA 13D. Partial residential sprinkler systems shall be permitted to be installed only in buildings not required to be equipped with a residential sprinkler system. Section P2904 shall apply to stand-alone and multipurpose wet-pipe sprinkler systems that do not include the use of antifreeze. A multipurpose fire sprinkler system shall provide domestic water to both fire sprinklers and plumbing fixtures. A stand-alone sprinkler system shall be separate and independent from the water distribution system. A backflow preventer shall not be required to separate a stand-alone sprinkler system from the water distribution system.

P2904.1.1 Required sprinkler locations. If installed as allowed by Section R313 of this Code as amended by Wright City, sprinklers shall be installed to protect all areas of a dwelling unit.

(CHAPTER 31 VENTS)

(SECTION P3103 VENT TERMINALS) P3103.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 12 inches (304 mm) [~~6 inches (152 mm)~~] above the roof or 4 inches (102 mm) [~~6 inches (152 mm)~~] above the anticipated snow accumulation, whichever is greater. Where a roof is to be used for assembly, as a promenade, observation deck or sunbathing deck or for similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

(CHAPTER 32 TRAPS)

(SECTION P3201 FIXTURE TRAPS) P3201.2.1 Trap seal protection. Traps seals of emergency floor drain traps and traps subject to evaporation shall be protected by one of the methods in Sections P3201.2.1.1 through P3201.2.1.4.

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

(CHAPTER 39 POWER AND LIGHT DISTRIBUTION)

(SECTION E902 GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION)

E3902.2 Garage and accessory building receptacles. 125-volt, single-phase, 15- or 20-ampere receptacles installed in garages and grade-level portions of unfinished accessory buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel. [~~210.8(A)(2)~~]

Exception: Fastened in place garage door openers.

E3902.5 Unfinished basement receptacles. 125-volt, single-phase, 15- and 20-ampere receptacles installed in unfinished basements shall have ground-fault circuit interrupter protection for personnel. For purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms and limited to storage areas, work areas, and similar areas. [210.8(A)(5)]

Exceptions:

1. A receptacle supplying only a permanently installed fire alarm or burglar alarm system. Receptacles installed in accordance with this exception shall not be considered as meeting the requirement of Section E3901.9. [210.8(A)(5) Exception]
2. Where a simplex receptacle is installed to serve an installed sump pump.

Section E3902.16 Arc-Fault Circuit-Interrupter Protection. Branch circuits that supply 120-volt, single phase, 15- and 20-ampere outlets installed in bedrooms and sleeping areas shall be protected by any of following: [210.12(A)]

Section E3902.17 Arc-fault circuit interrupter protection for branch circuit extensions or modifications. Where branch-circuit wiring is modified, replaced, or extended in any of the areas specified in Section E3902.16, the branch circuit shall be protected by one of the following:

1. A combination-type AFCI located at the origin of the branch circuit
2. An outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit. [210.12(B)]

Exception: AFCI protection shall not be required where the extension of the existing conductors is not more than [6-feet (1.8 m)] **30 feet (9 m)** in length and does not include any additional outlets or devices.

## CHAPTER 40 DEVICES AND LUMINAIRES

### SECTION E4002 RECEPTACLES

#### APPENDIX E MANUFACTURED HOUSING USED AS DWELLINGS

##### (SECTION AE101 SCOPE)

AE101.1 General. These provisions shall be applicable only to a manufactured home used as a single dwelling unit installed on any lot [~~on privately owned (nonrental) lots~~] and shall apply to the following:

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

and structures, and their building service equipment, shall comply with the requirements of the codes adopted by this jurisdiction.

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

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

## SECTION AE304 FEES

AE304.1 Permit fees. Fees shall be in accordance with Section R108 of the International Residential Code as adopted by Wright City, Missouri.

~~[The fee for each manufactured home installation permit shall be established by the building official. When permit fees are to be based on the value or valuation of the work to be performed, the determination of value or valuation under these provisions shall be made by the building official. The value to be used shall be the total value of all work required for the manufactured home installation plus the total value of all work required for the construction of accessory buildings and structures for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment which is a part of the accessory building or structure. The value of the manufactured home itself shall not be included.]~~

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

AE304.3 Other provisions. Delete in its entirety.

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

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

AE304.3.2.1 Investigation. Delete in its entirety.

AE304.3.2.2 Fee. Delete in its entirety.

AE304.3.3 Fee refunds. Delete in its entirety.

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

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

AE304.3.3.3 Plan review fee. Delete in its entirety.

## APPENDIX J EXISTING BUILDINGS AND STRUCTURES

### (SECTION AJ102 COMPLIANCE)

AJ102.3 Smoke detectors. Regardless of the category of work, smoke detectors shall be provided where required by Section R314.2.2 [R314.3.1].

(SECTION AJ501 ALTERATIONS)

AJ501.1 Newly constructed elements. Newly constructed elements, components and systems shall comply with the requirements of this code.

Exceptions:

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

AJ501.8 Stairs.

AJ501.8.1 Stair width. Existing [basement] stairs and handrails not otherwise being altered or modified shall be permitted to maintain their current clear width at, above and below existing handrails.

AJ501.8.2 Stair headroom. Headroom height on existing [basement] stairs being altered or modified shall not be reduced below the existing stairway finished headroom. Existing [basement] stairs not otherwise being altered shall be permitted to maintain the current finished headroom.

AJ501.8.3 Stair landing. Landings serving existing [basement] stairs being altered or modified shall not be reduced below the existing stairway landing depth and width. Existing [basement] stairs not otherwise being altered shall be permitted to maintain the current landing depth and width.

(APPENDIX M HOME DAY CARE - R-3 OCCUPANCY)

(SECTION AM101 GENERAL)

AM101.90 Sprinklers in Existing Buildings. Existing buildings used as a day care in accordance with this Appendix shall not be required to provide sprinkler systems.

# **2015 INTERNATIONAL EXISTING BUILDING CODE**

## **SUPPLEMENTAL**

The CITY OF WRIGHT CITY, Missouri, hereby adopts the **2015 International Existing Building Code**, with the following amendments:

(CHAPTER 1 SCOPE AND ADMINISTRATION)

(SECTION 101 GENERAL)

101.1 Title. Insert in the space provided: "the City of Wright City, Missouri." Wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of Wright City, Missouri.

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

Exception:

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

(SECTION 103 DEPARTMENT OF BUILDING SAFETY)

103.1 Creation of Enforcement Agency: Delete in its entirety and insert: "The City's Code Official, Building Official, and/or the City Engineer shall be the enforcement agency for this Code and the Code Official, Building Official, and/or the City Engineer shall be the building official referred to in this Code."

103.2 Appointment: Delete "by the chief appointing authority of the jurisdiction" and insert "as provided by ordinance."

(SECTION 105 PERMITS)

105.1 Required. Required permits shall comply with Section 105.1 of the Building Code of Wright City, Missouri. [~~Any owner or owner's authorized agent who intends to repair, add to, alter, relocate, demolish, or change the occupancy of a building or to repair, install, add, alter, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the code official and obtain the required permit.~~]

105.1.1 Annual Permit: Delete in entirety

105.1.2 Annual Permit Records: Delete in entirety.

105.2 Work exempt from permits. Work exempt from permits shall comply with Section 105.2 of the Building Code of Wright City, Missouri.

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

~~Building:~~

- ~~1. Sidewalks and driveways not more than 30 inches (762 mm) above grade and not over any basement or story below and that are not part of an accessible route.~~
- ~~2. Painting, papering, tiling, carpeting, cabinets, counter tops, and similar finish work.~~
- ~~3. Temporary motion picture, television, and theater stage sets and scenery.~~
- ~~4. Shade cloth structures constructed for nursery or agricultural purposes, and not including service systems.~~
- ~~5. Window awnings supported by an exterior wall of Group R-3 or Group U occupancies.~~
- ~~6. Movable cases, counters, and partitions not over 69 inches (1753 mm) in height.~~

~~Electrical:~~

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

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

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

~~Gas:~~

- ~~1. Portable heating appliance.~~
- ~~2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.~~

~~Mechanical:~~

- ~~1. Portable heating appliance.~~
- ~~2. Portable ventilation equipment.~~
- ~~3. Portable cooling unit.~~
- ~~4. Steam, hot, or chilled water piping within any heating or cooling equipment regulated by this code.~~

- ~~5. Replacement of any part that does not alter its approval or make it unsafe.~~
- ~~6. Portable evaporative cooler.~~
- ~~7. Self-contained refrigeration system containing 10 pounds (4.54 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.~~

#### Plumbing:

- ~~1. The stopping of leaks in drains, water, soil, waste, or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste, or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work, and a permit shall be obtained and inspection made as provided in this code.~~
- ~~2. The clearing of stoppages or the repairing of leaks in pipes, valves, or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes, or fixtures.~~

105.5 Expiration: Delete "480 days" and insert "90 days" throughout. Insert after first sentence "A permit expires automatically if 90 days elapse with no request for an inspection." Delete "and justifiable cause demonstrated" and insert "and shall be granted only upon a showing of justifiable cause and substantial progress. If a permit expires pursuant to this provision, the building official may issue a new permit upon payment of a permit reissuance fee of one hundred (\$100.00). The reissued permit must be picked up within seven (7) days of the issued date."

105.8 Integrated Permits: This Section shall be added and shall read as follows: "The Code Official may issue integrated building, plumbing, electrical and/or mechanical permits on a single permit application."

#### (SECTION 106 CONSTRUCTION DOCUMENTS)

106.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted as required by the building official [~~in two or more sets~~] with each permit application. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

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

106.2.1.1 Electronic submission. Where design documents including, but not limited to, plot plans, site plans, design drawings, specifications, etc. are originally created

electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review.

(SECTION 109 INSPECTIONS)

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

(SECTION 112 BOARD OF APPEAL)

112.1 General. For the purposes of this code, all appeals shall be in accordance with the procedure established for the Building Code of Wright City, Missouri, in Section 113. ~~[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 code, there shall be and is hereby created a board of appeals. The building official shall be an ex officio member of said board but shall not have a vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure.~~

~~The board shall adopt rules of procedure for conducting its business, and shall render decisions and findings in writing to the appellant with a duplicate copy to the building official.]~~

112.2 Limitations on authority. Delete in its entirety.

112.3 Qualifications. Delete in its entirety.

(SECTION 113 VIOLATIONS)

113.4 Violation penalties. Delete "~~shall be subject to penalties as prescribed by law~~" and insert "shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than five hundred (\$500.00) or by imprisonment for a term not exceeding ninety (90) days, or by both such fine and imprisonment, and each day's continuance of a violation shall be deemed a separate offense."

(CHAPTER 14 PERFORMANCE COMPLIANCE METHODS)

(SECTION 1401 GENERAL)

1401.2 Applicability. Structures existing prior to April 8, 1968, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this chapter or the provisions of Chapters 5 through 13. The provisions of Sections 1401.2.1 through 1401.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, I-2, M, R and S. These provisions shall not apply to buildings with occupancies in Group H or I-1, I-3 or I-4.

## **2015 INTERNATIONAL MECHANICAL CODE SUPPLEMENTAL**

The CITY OF WRIGHT CITY, Missouri, hereby adopts the **2015 International Mechanical Code, First Printing (May 2014)**, with the following amendments:

101.1 Title: Insert in the space provided: "the City of Wright City, Missouri." Wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of Wright City, Missouri.

103.2 Appointment: Delete "~~by the chief appointing authority of the jurisdiction~~" and insert "as provided by ordinance."

106.4.3 Expiration: Delete "~~180 days~~" and insert "90 days" throughout. Insert after first sentence "A permit expires automatically if 90 days elapse with no request for an inspection." Delete "~~and justifiable cause demonstrated~~" and insert "and shall be granted only upon a showing of justifiable cause and substantial progress. If a permit expires pursuant to this provision, the building official may issue a new permit upon advance payment of a permit reissuance fee of one hundred (\$100.00). The reissued permit must be picked up within seven (7) days of the issued date."

106.5.2 Fee Schedule. Delete in entirety and insert: New construction, alteration and miscellaneous work shall be charged a fee in accordance with the adopted fee ordinance.

106.5.3 Fee Refunds. Delete in entirety and insert: Fees shall be refunded in accordance with the adopted fee ordinance.

108.4. Violation Penalties. Delete in its entirety and insert in lieu the following: "Any person, firm, corporation who shall violate any provision of this ordinance, who shall fail to comply with any of the requirements thereof, who shall erect, construct, alter, or repair a structure in violation of an approved plan or directive of the Code Official and/or City Engineer, of a permit or certificate issued under the provisions of this Ordinance, or who shall continue any work in or about a structure after having been served a stop work order, except for such which that person, firm, or corporation has been directed to remove a violation or unsafe condition, or any owner or tenant of a building or premises or any other person who commits, takes part or assists in any violation of this code or who maintains any building or premises in which such violation shall exists shall be guilty of a "Class A. Misdemeanor" punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment, and each day's continuance of a violation shall be deemed a separate offense."

108.5 Stop Work Orders. Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The

notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be in violation of this ordinance and subject to prosecution pursuant to Section 108.4.

## **2015 INTERNATIONAL FUEL GAS CODE SUPPLEMENTAL**

The CITY OF WRIGHT CITY, Missouri, hereby adopts the **2015 International Fuel Gas Code, Third Printing (June 2015)**, with the following amendments:

101.1 Title: Insert in the space provided: "the City of Wright City, Missouri." Wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of Wright City, Missouri.

103.2 Appointment: Delete "~~by the chief appointing authority of the jurisdiction~~" and insert "as provided by ordinance."

106.6.2 Fee Schedule. Delete in entirety and insert: New construction, alteration and miscellaneous work shall be charged a fee in accordance with the adopted fee ordinance.

106.6.3 Fee Refunds. Delete in entirety and insert: Fees shall be refunded in accordance with the adopted fee ordinance.

108.4. Violation Penalties. Delete in its entirety and insert in lieu the following: "Any person, firm, corporation who shall violate any provision of this ordinance, who shall fail to comply with any of the requirements thereof, who shall erect, construct, alter, or repair a structure in violation of an approved plan or directive of the Code Official and/or City Engineer, of a permit or certificate issued under the provisions of this Ordinance, or who shall continue any work in or about a structure after having been served a stop work order, except for such which that person, firm, or corporation has been directed to remove a violation or unsafe condition, or any owner or tenant of a building or premises or any other person who commits, takes part or assists in any violation of this code or who maintains any building or premises in which such violation shall exist shall be guilty of a "Class A. Misdemeanor" punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment, and each day's continuance of a violation shall be deemed a separate offense."

108.5 Stop Work Orders. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

### (SECTION 903 FACTORY-BUILT FIREPLACES)

903.9 Required fire separation enclosure. All prefabricated metal chimneys shall be enclosed in a fire-resistant shaft with one (1) layer of five-eighths (5/8) inch gypsum board from the fireplace connection to the underside of the roof sheathing, securely attached with framing material. When the chimney chase is located on an exterior wall

of the structure, it need only be separated by lining the wall between the chimney chase and the exterior wall with five-eighths (5/8) inch gypsum board.

(CHAPTER 11 REFRIGERATION)

(SECTION 1101 GENERAL)

1101.10 Locking access port caps. *Delete in its entirety.*

# **2014 NFPA 70 NATIONAL ELECTRICAL CODE**

## **SUPPLEMENTAL**

The CITY OF WRIGHT CITY, Missouri, hereby adopts the **National Electrical Code 2014 Edition published by the National Fire Protection Association**, with the following amendments:

Electrical Code — Jurisdictional Titles.

Throughout the Electrical Code adopted in **Section 502.010 CITY OF WRIGHT CITY ORDINANCES**, wherever the term "Jurisdiction," "Local Jurisdiction" or "Name of Jurisdiction" appears, it shall be deemed to mean the City of Wright City, Missouri.

Electrical Code — Code Official Titles.

Throughout the Electrical Code adopted in **Section 502.010 CITY OF WRIGHT CITY ORDINANCES**, wherever the term "Code Official" or "authority having jurisdiction" or "Local Authority" is used, it is deemed to mean the Building Official.

(ARTICLE 90 INTRODUCTION)

90.1 (D) Administration of this code. The administration of this code shall be in accordance with Appendix K "Administrative Provisions" of the Building Code adopted in **Section 502.010 CITY OF WRIGHT CITY ORDINANCES**.

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

1. [Section 210.8 Ground-Fault Circuit Interrupter Protection for Personnel: a. In Subsection (A), insert after both numbers (2) and (5): "Exception No. 1: Receptacles that are not readily accessible."

"Exception No. 2: A single receptacle or duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)(7) or (A)(8)." b. In Subsection (A), Exception to (5): Delete "to (5)" and insert "No. 3" 2. Section 250.94 Bonding for Other Systems. Delete in its entirety.

NEC800.156 Dwelling Unit Communications Outlet. Delete in its entirety.]

Section 500.060. Persons Authorized to Do Work.

If required by the city building official, any contractor providing electrical contracting service within the corporate limits of the City of Wright City, Missouri, shall first be duly examined and licensed by a qualified licensing agency. No person having obtained a license under the provisions of this Code shall allow their license to be used by another person either for the purpose of obtaining permits or for doing business or work under the license.

Section 500.070. Appeals From Decisions of Building Inspector.

Whenever the Building Inspector rejects or refuses to approve the mode or manner of electrical installation proposed to be followed, or materials proposed to be used, or whenever any person feels aggrieved by any ruling of the Building Inspector, such person may appeal from the Building Inspector to the Board of Adjustment as outlined in Section 113.4 of the INTERNATIONAL BUILDING CODE

Section 500.075. Penalty. Delete in its entirety and insert in lieu the following:

"Any person, firm, corporation who shall violate any provision of this ordinance, who shall fail to comply with any of the requirements thereof, who shall erect, construct, alter, or repair a structure in violation of an approved plan or directive of the Code Official and/or City Engineer, of a permit or certificate issued under the provisions of this Ordinance, or who shall continue any work in or about a structure after having been served a stop work order, except for such which that person, firm, or corporation has been directed to remove a violation or unsafe condition, or any owner or tenant of a building or premises or any other person who commits, takes part or assists in any violation of this code or who maintains any building or premises in which such violation shall exists shall be guilty of a "Class A. Misdemeanor" punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment, and each day's continuance of a violation shall be deemed a separate offense."

# **ELECTRIC CODE OF THE CITY OF WRIGHT CITY, MISSOURI,** **- ADDITIONS:**

The CITY OF WRIGHT CITY, Missouri, hereby adopts the following provisions as part of and in addition to the **2014 NFPA National Electrical Code**. The following provision shall be referred to herein as "this Code."

## **1: ADMINISTRATION**

**E-1.2 Scope:** This Code shall regulate the design, installation, maintenance, alteration and inspection of electrical systems that are permanently or temporarily installed and utilized to provide electrical power and related within buildings, structures or premises. This Code shall also regulate, those electrical systems, system components, equipment and appliances specifically addressed in this Code.

**E-1.2.1 Application of References:** Unless otherwise specifically provided for in this Code, all 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 Code.

**E-1.3 Intent:** The purposes of this code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling design, construction, installation, quality of materials, location, operation and maintenance or use of an electrical systems.

**E-1.4 Jurisdiction Titles:** Throughout the electrical code adopted, wherever the term "jurisdiction," "local jurisdiction" or "governmental body" appears, it shall be deemed to mean the CITY OF WRIGHT CITY, Missouri. Wherever the term "code official" or "authority having jurisdiction" or "local authority" is used, it is deemed to mean the City's Code Official, Building Official, Zoning Officer, Building Commissioner, and/or the City Engineer.

## **2: APPLICABILITY**

**E-2.1 General:** The provisions of this Code shall apply to all matters affecting or relating to structures and premises, as set forth in Article I, Section 1.0. above titled "Administration." Where in a specific case, difference sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

**E-2.2 Existing Installations:** Except as otherwise provided for in this chapter, a provision in this code shall not require the removal, alteration or abandonment of, nor prevent the continued utilization and maintenance of, an existing electrical system lawfully in existence at the time of adoption of this code.

**E-2.3 Maintenance:** Electrical systems, both existing and new, and parts thereof shall be maintained in proper operating condition in accordance with the original design and in a safe condition. Devices or safeguards which are required by this code shall be maintained in compliance with the code edition under which installed. The owner or the owner's agent shall be responsible for maintenance of electrical systems. To determine compliance with this provision, the code official shall have the authority to require an electrical system to be reinspected.

**E-2.4 Additions, Alterations or Repairs:** Additions, alterations, renovations or repairs to an electrical system shall conform to that required for a new electrical system without

requiring the existing electrical system to comply with all of the requirements of this code. Additions, alterations or repairs shall not cause an existing electrical system to become unsafe, hazardous or overloaded.

**E-2.5 Change in Use/Occupancy:** It shall be unlawful to make a change in the use/occupancy of any structure which will subject the structure to any provision of this chapter applicable to the new use/occupancy without approval by the code official. The certificate of occupancy shall be administered by the City Building Official.

**E-2.6 Historic Buildings:** The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings.

**E-2.7 Moved Buildings:** Except as determined by Section 2.2, electrical systems that are part of buildings or structures moved into or within the jurisdiction shall comply with provisions of this code for new installation except those systems not disturbed in the move.

**E-2.8 Referenced Codes and Standards:** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each reference. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

**E-2.9 Requirements not Covered by Code:** Requirements necessary for the strength, stability or proper operation of an existing or proposed electrical system, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the code official.

### **3: ELECTRICAL INSPECTION**

**E-3.1 General:** The City's Code Official enforces all provisions of this code and the executive official in charge thereof shall be known as the code official.

**E-3.2 Deputies:** The code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees to carry out the provisions of this code.

**E-3.3 Liability:** The code official, officer or employee charged with the enforcement of this code, while acting for the jurisdiction, shall not thereby be rendered liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act required or permitted in the discharge of official duties. Any suit instituted against any officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The code official or any subordinate shall not be liable for costs in any action, suit or proceedings that is instituted in pursuance of the provisions of this code; and any officer of the department, acting in good faith and without malice, shall be free from liability for acts performed under any provisions or by reason of any act or omission in the performance of official duties in connection therewith.

### **4: DUTIES AND POWERS OF THE CODE OFFICIAL**

**E-4.1 General:** The code official shall enforce the provisions of this code and shall act on any question relative to the installation, alteration, repair, maintenance or operating of electrical systems, except as otherwise specifically provided for by statutory requirements or as provided for in Sections 4.2 through 4.8.

**E-4.2 Rule-Making Authority:** The code official shall have authority as necessary in the interest of public health, safety and general welfare, to adopt and promulgate rules and regulations; to interpret and implement the provisions of this code; to secure the intent thereof; and to designate requirements applicable because of local climatic or other conditions. Such rules shall not have the effect of waiving structural or fire performance requirements specifically provided for in this code, or of violating accepted engineering methods involving public safety.

**E-4.3 Applications and Permits:** The code official shall receive applications and issue permits for the installation and alteration of electrical systems, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

**E-4.4 Inspections:** The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All 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 code 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-4.5 Right of Entry:** Whenever it is necessary to make an inspection to enforce the provisions of this code, or whenever the code official has reasonable cause to believe that there exists in a building or upon any premises any conditions or violations of this code which make the building or premises unsafe, unsanitary, dangerous or hazardous, the code official shall have the authority to enter the building or premises at all reasonable times to inspect or to perform the duties imposed upon the code official by this code. If such building or premises is occupied, the code official shall present credentials to the occupant and request entry. If such building or premises is unoccupied, the code official shall first make a reasonable effort to locate the owner or other person having charge or control of the building or premises and request entry. If entry is refused, the code official has recourse to every remedy provided by law to secure entry. When the code official has first obtained a proper inspection warrant or other remedy provided by law to secure entry, an owner or occupant or person having charge, care or control of the building or premises shall not fail or neglect, after proper request is made as herein provided, to promptly permit entry therein by the code official for the purpose of inspection and examination pursuant to this code.

**E-4.6 Identification:** The code official shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

**E-4.7 Notices and Orders:** The code official shall issue all necessary notices or orders to ensure compliance with this code.

**E-4.8 Department Records:** The code official shall keep official records of applications received, permits and certificates issued, fees collected, reports of inspections, and notices and orders issued. Such records shall be retained in the official records as long as the building or structure to which such records relate remains in existence, unless otherwise provided for by other regulations.

## **5: APPROVAL**

**E-5.1 Modifications:** Whenever there are practical difficulties involved in carrying out the provisions of this code, the code official shall have the authority to grant modifications for individual cases, provided the code official shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the files of the electrical inspection department.

**E-5.2 Alternative Materials, Methods and Equipment:** The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material or method of construction shall be approved where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

**E-5.3 Required Testing:** Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the code official shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction.

**E-5.3.1 Test Methods:** Test methods shall be as specified in this code or by other recognized standards. In the absence of recognized and accepted test methods, the code official shall approve the testing procedures.

**E-5.3.2 Testing Agency:** All tests shall be performed by an approved agency.

**E-5.3.3 Test Reports:** Reports of tests shall be retained by the code official for the period required for retention of public records.

**E-5.4 Material and Equipment Reuse:** Materials, equipment and devices shall not be reused unless such elements have been reconditioned, tested and placed in good and proper working condition and approved.

## **6: PERMITS**

**E-6.1 When Required:** An owner authorized agent or contractor who desires to erect, install, enlarge, alter, repair, remove, convert or replace an electrical system, the installation of which is regulated by this code, or to cause such work to be done, shall first make application to the code official and obtain the required permit for the work. Exception: Where equipment replacements and repairs must be performed in an emergency situation, the permit application shall be submitted within the next working business day of the department.

**E-6.1.1 Licensing:** Any person or business wishing to perform electrical work in the CITY OF WRIGHT CITY, Missouri, shall be qualified and approved by the City of Wright City Building Official.

**E-6.2 Permits Not Required:** Permits shall not be required for the following:

1. Any portable electric generating appliance;
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe;

Exemption from the permit requirements of this code shall not be deemed to grant authorization for work to be done in violation of the provisions of this code or other laws or ordinances of this jurisdiction.

**E-6.3 Application for Permit:** Each application for a permit, with the required fee, shall be filed with the code official on a form furnished for the purpose and shall contain a general description of the proposed work and its location. The application shall be signed by the owner or an authorized agent. The permit application shall indicate the proposed occupancy of all parts of the building and of that portion of the site or lot, if any, not covered by the building or structure and shall contain such other information required by the code official.

**E-6.3.1 Construction Documents:** Construction documents, engineering calculations, diagrams and other data shall be submitted in two or more sets with each application for a permit. The code official shall require construction documents, computations, and specifications to be prepared and designed by a registered design professional when required by state law. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code. Construction documents for buildings more than two stories in height shall indicate where penetrations will be made for electrical systems and shall indicate the materials and methods for maintaining required structural safety, fire-resistance rating and fire-blocking.

Exception: The code official shall have the authority to waive the submission of constructions documents, calculations or other data if the nature of the work applied for is such that reviewing of construction documents is not necessary to determine compliance with this code.

**E-6.4 Permit Issuance:** The application, construction documents and other data filed by an applicant for a permit shall be reviewed by the code official. If the code official finds that the proposed work conforms to the requirements of this code and all laws and ordinances applicable thereto, and that the fees specified in Section 6.5 have been paid, a permit shall be issued to the applicant.

**E-6.4.1 Integrated Permits:** The code official may issue integrated building, plumbing, mechanical, electrical, etc. permits on a single permit application.

**E-6.4.2 Approved Construction Documents:** When the code official issues the permit where construction documents are required, the construction documents shall be endorsed in writing and stamped "APPROVED." Such approved construction documents shall not be changed, modified or altered without authorization from the code official. Work shall be done in accordance with the approved construction documents. The code official shall have the authority to issue a permit for the construction of a part of an electrical system before the entire construction documents for the whole system have been submitted or approved, provided adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holder of such permit shall proceed at their own risk without assurance that the permit for the entire electrical system will be granted.

**E-6.4.3 Validity:** The issuance of a permit or approval of construction documents shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this code or of other ordinances of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of this code shall be invalid. The issuance of a permit based upon construction documents and other data shall not

prevent the code official from thereafter requiring the correction of errors in said construction documents and other data or from preventing building operations from being carried on thereunder when in violation of this code or of other ordinances of this jurisdiction.

**E-6.4.4 Expiration:** Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within ninety (90) days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of ninety (90) days. Before such work recommences, a new permit shall be first obtained and the fee, therefore, shall be the amount required as for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one (1) year.

**E-6.4.5 Extensions:** A permittee holding an unexpired permit shall have the right to apply for an extension of the time within which the permittee will commence work under the permit when work is unable to be commenced within the time required by this section for good and satisfactory reasons. The code official shall extend the time for action by the permittee for a period not exceeding ninety (90) days if there is a reasonable cause. A permit shall not be extended more than once.

**E-6.4.6 Suspension or Revocation of Permit:** The code official shall revoke a permit or approval issued under the provisions of this code in case of any false statement or misrepresentation of fact in the application or on the construction documents upon which the permit or approval was based.

**E-6.4.7 Retention of Construction Documents:** One (1) set of construction documents shall be retained by the code official until final approval of the work covered therein. One set of approved construction documents shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby is in progress.

**E-6.5 Fees:** A permit shall not be issued until the fees prescribed in Section 6.5.2 have been paid, nor shall an amendment to a permit be released until the additional fee, if any, due to an increase of the electrical system, has been paid.

**E-6.5.1 Work Commencing Before Permit Issuance:** Any person who commences work on an electrical system before obtaining the necessary permits shall be subject to a two hundred fifty dollar (\$250.00) permit fee in addition to the required permit fees.

**E-6.5.2 Fee Schedule:** The fees for electrical work shall be set by Ordinance. The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than one hundred eighty (180) days after the date of fee payment.

## **7: INSPECTIONS AND TESTING**

**E-7.1 Required Inspections and Testing:** The code official, upon notification from the permit holder or the permit holder's agent, shall make the following inspections and other such inspections as necessary, and shall either release that portion of the construction or shall notify the permit holder or the permit holder's agent of violations that must be corrected. The holder of the permit shall be responsible for the scheduling of such inspections.

1. Underground inspection shall be made after trenches or ditches are excavated and bedded, piping installed, and before backfill is put in place. When excavated

soil contains rocks, broken concrete, frozen chunks and other rubble that would damage or break the piping or cause corrosive action, clean backfill shall be on the job site.

2. Rough-in inspection shall be made after the roof, framing, fireblocking and bracing are in place and all ducting and other components to be concealed are complete, and prior to the installation of wall or ceiling membranes.

3. Final inspection shall be made upon completion of the electrical system. The requirements of this Section shall not be considered to prohibit the operation of any electrical equipment installed to replace existing electrical equipment serving an occupied portion of a structure in the event a request for inspection of such electrical equipment has been filed with the department not more than forty-eight (48) hours after replacement work is completed, and before any portion of such equipment is concealed by any permanent portion of the structure.

**E-7.1.1 Approved Inspection Agencies:** The code official shall accept reports of approved agencies, provided that such agencies satisfy the requirements as to qualifications and reliability.

**E-7.1.2 Evaluation and Follow-up Inspection Services:** Prior to the approval of a prefabricated construction assembly having concealed electrical work and the issuance of an electrical permit, the code official shall require the submittal of an evaluation report on each prefabricated construction assembly, indicating the complete details of the electrical system, including a description of the system and its components, the basis upon which the system is being evaluated, test results and similar information, and other data as necessary for the code official to determine conformance to this code.

**E-7.1.2.1 Evaluation Service:** The code official shall designate the evaluation service of an approved agency as the evaluation agency, and review such agency's evaluation report for adequacy and conformance to this code.

**E-7.1.2.2 Follow-up Inspection:** Except where ready access is provided to electrical systems, service equipment and accessories for complete inspection at the site without disassembly or dismantling, the code official shall conduct the in-plant inspections as frequently as necessary to ensure conformance to the approved evaluation report or shall designate an independent, approved inspection agency to conduct such inspections. The inspection agency shall furnish the code official with the follow-up inspection manual and a report of inspections upon request, and the electrical system shall have an identifying label permanently affixed to the system indicating that factory inspections have been performed.

**E-7.1.2.3 Test and Inspection Records:** Required test and inspection records shall be available to the code official at all times during the fabrication of the electrical system and the erection of the building; or such records as the code official designates shall be filed.

**E-7.2 Testing:** Electrical systems shall be tested as required in this code and in accordance with Sections 7.2.1 through 7.2.3. Tests shall be made by the permit holder and observed by the code official.

**E-7.2.1 New, Altered, Extended or Repaired Systems:** New electrical systems and parts of existing systems, which have been altered, extended or repaired, shall be tested as prescribed herein to disclose defects.

**E-7.2.2 Equipment, Material and Labor For Tests:** Equipment, material and labor required for testing an electrical system or part thereof shall be furnished by the permit holder.

**E-7.2.3 Reinspection and Testing:** Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the code official for inspection and testing.

**E-7.3 Coordination of Inspection:** Whenever in the enforcement of this code or another code or ordinance, the responsibility of more than one code official of the jurisdiction is involved, it shall be the duty of the code officials involved to coordinate their inspections and administrative orders as fully as practicable so that the owners and occupants of the structure shall not be subjected to visits by numerous inspectors or multiple or conflicting orders. Whenever an inspector from any agency or department observes an apparent or actual violation of some provision of some law, ordinance or code not within the inspector's authority to enforce, the inspector shall report the findings to the code official having jurisdiction.

**E-7.4 Approval:** After the prescribed tests and inspections indicate that the work complies in all respects with this code, a notice of approval shall be issued by the code official.

**E-7.5 Temporary Connection:** The code official shall have the authority to authorize the temporary connection of an electrical system to the sources of energy for the purpose of testing electrical systems or for use under a temporary certificate of occupancy.

## **8: VIOLATIONS**

**E-8.1 Unlawful Acts:** It shall be unlawful for a person, firm or corporation to erect, construct, alter, repair, remove, demolish or utilize an electrical system, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

**E-8.2 Notice of Violation:** The code official shall serve a notice of violation or order to the person responsible for the erection, installation, alteration, extension, repair, removal or demolition of electrical work in violation of the provisions of this code, or in violation of a detail statement or the approved construction documents thereunder, or in violation of a permit or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

**E-8.3 Prosecution of Violation:** If the notice of violation is not complied with promptly, the code official shall request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

**E-8.4 Violation Penalties:** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair electrical work in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor to be prosecuted and penalized as provided in the Building Code of the CITY OF WRIGHT CITY, Missouri, Section 114.4. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**E-8.8 Stop Work Orders:** Upon notice from the code official that electrical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the

owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of a misdemeanor.

**E-8.6 Abatement of Violation:** The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to prevent unlawful construction or to restrain, correct or abate a violation, or to prevent illegal occupancy of a building, structure or premises, or to stop an illegal act, conduct, business or utilization of the electrical system on or about any premises.

**E-8.7 Unsafe Electrical Systems:** An electrical system that is unsafe, constitutes a fire or health hazard, or is otherwise dangerous to human life, as regulated by this code, is hereby declared as an unsafe electrical system. Use of an electrical system regulated by this code constituting a hazard to health, safety or welfare by reason of inadequate maintenance, dilapidation, fire hazard, disaster, damage or abandonment is hereby declared an unsafe use. Such unsafe equipment is hereby declared to be a public nuisance and shall be abated by repair, rehabilitation, demolition or removal.

**E-8.7.1 Authority to Condemn Electrical Systems:** Whenever the code official determines that any electrical system, or portion thereof, regulated by this code has become hazardous to life, health, property, the code official shall order in writing that such system either be removed or restored to a safe condition. A time limit for compliance with such order shall be specified in the written notice. A person shall not use or maintain a defective electrical system after receiving such notice. When such electrical system is to be disconnected, written notice as prescribed in Section 8.2 shall be given. In cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

**E-8.7.2 Authority to Order Disconnection of Energy Sources:** The code official shall have the authority to order disconnection of energy sources supplied to a building, structure or electrical system regulated by this code, when it is determined that the electrical system or any portion thereof has become hazardous or unsafe. Written notice of such order to disconnect service and the cause therefore shall be given within twenty-four (24) hours to the owner and occupant of such building, structure or premises, provided, however, that in cases of immediate danger to life or property, such disconnection shall be made immediately without such notice.

Where energy sources are provided by a public utility, the code official shall immediately notify the serving utility in writing of the issuance of such order to disconnect.

**E-8.7.3 Connection After Order to Disconnect:** A person shall not make energy source connections to electrical systems regulated by this code which have been disconnected or ordered to be disconnected by the code official, or the use of which has been ordered to be disconnected by the code official until the code official authorizes the connection and use of such electrical systems. When an electrical system is maintained in violation of this code, and in violation of a notice issued pursuant to the provisions of this section, the code official shall institute appropriate action to prevent, restrain, correct or abate the violations.

## **9: MEANS OF APPEAL**

**E-9.1 Application for Appeal:** A person shall have the right to appeal a decision of the Code Official and/or City Engineer to the CITY OF WRIGHT CITY Board of Adjustment. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within twenty (20) days after the notice was served. The filing fee for an appeal to the Board of Adjustment shall be one hundred dollars (\$100.00) in addition to the cost of publication and any and all associated fees for services.

## **2015 INTERNATIONAL PLUMBING CODE SUPPLEMENTAL**

The CITY OF WRIGHT CITY, Missouri, hereby adopts the **2015 International Plumbing Code, Second Printing (May 2015)**, with the following amendments:

Plumbing Code — Jurisdictional Titles.

Throughout the Plumbing Code adopted in **Section 502.010 CITY OF WRIGHT CITY ORDINANCES** wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of Wright City, Missouri.

Plumbing Code — Code Official Titles.

Throughout the Plumbing Code adopted in **Section 502.010 CITY OF WRIGHT CITY ORDINANCES** whenever the term "Code Official" or "Plumbing Code Official" appears, it shall be deemed to mean the Building Official.

Plumbing Code — Amendments.

The 2015 International Plumbing Code, Second Printing (May 2015), as it applies to commercial structures is amended by the following provisions. Each Section, Subsection or Clause of the Code that numerically corresponds to one (1) of the following numbered provisions is hereby deleted where so noted, or amended to read as set forth below. Each provision set out below without a corresponding Section, Subsection or Clause number in the Code is hereby enacted and added thereto.

101.1 Title. Amend: These regulations shall be known as the International Plumbing Code of the City of Wright City, Missouri, hereinafter referred to as "this Code."

106.6.2 Fee Schedule. Delete in entirety and insert: The fees for all plumbing work shall be in accordance with the adopted Fee Ordinance established by the City of Wright City.

106.6.3 Fee Refunds. Delete in entirety and insert: Fee refunds shall be in accordance with the adopted Fee Ordinance established by the City of Wright City.

120.100. Persons Authorized to Do Work.

If required by the city building official, any contractor providing plumbing contracting service within the corporate limits of the City of Wright City, Missouri, shall first be duly examined and licensed by a qualified licensing agency.

No person having obtained a license under the provisions of this Code shall allow their license to be used by another person either for the purpose of obtaining permits or for doing business or work under the license.

120.115. Penalty. All penalties shall be as outlined in Section 114.4 International Building Code.

312.9 Shower Liner Test. Delete

(SECTION 403 MINIMUM PLUMBING FACILITIES)

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

Exception:

Public toilet facilities shall not be required in:

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

(CHAPTER 6 WATER SUPPLY AND DISTRIBUTION)

(SECTION 602 WATER REQUIRED)

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

(SECTION 604 DESIGN OF BUILDING WATER DISTRIBUTION SYSTEM)

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

(SECTION 608 PROTECTION OF POTABLE WATER SUPPLY)

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

(CHAPTER 7 SANITARY DRAINAGE)

(SECTION 701 GENERAL)

701.2 Sewer required. The sanitary drainage system of any building in which plumbing fixtures are installed shall connect to a public sewer, if available. A public sewer shall be considered available when the nearest property line is located within two hundred (200) feet of a public sewer. When a public sewer is not available, the sanitary drainage shall be connected to an approved private sewage disposal system. All private sewage disposal systems shall be maintained and function without any ground surface discharge. ~~[Buildings in which plumbing fixtures are installed and premises having drainage piping shall be connected to a public sewer, where available, or an approved private sewage disposal system in accordance with the International Private Sewage Disposal Code.]~~

(SECTION 706 CONNECTIONS BETWEEN DRAINAGE PIPING AND FITTINGS)

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

Exception: Back-to-back water closet connections to double sanitary tees shall be permitted where **discharge is received by gravity flow**. ~~[the horizontal developed length between the outlet of the water closet and the connection to the double sanitary tee pattern is 18 inches (457 mm) or greater.]~~

(SECTION 708 CLEANOUTS)

~~[708.1.3 Building drain and building sewer junction. The junction of the building drain and the building sewer shall be served by a cleanout that is located at the junction or within 10 feet (3048 mm) of the developed length of piping upstream of the junction. For the requirements of this section, the removal of the water closet shall not be required to provide cleanout access.]~~

(CHAPTER 9 VENTS)

(SECTION 903 VENT TERMINALS)

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than **12 inches (305 mm)** ~~[[NUMBER] inches (mm)]~~ a promenade, observation deck, sunbathing deck or similar purposes, open vent pipes shall terminate not less than 7 feet (2134 mm) above the roof.

(SECTION 905 VENT CONNECTIONS AND GRADES)

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



# 2015 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE

## SUPPLEMENTAL

The CITY OF WRIGHT CITY, Missouri, hereby adopts the **2015 International Plumbing Code, Second Printing (May 2015)**, with the following amendments.

101.1 Title. Insert in the space provided: "the City of Wright City, Missouri." Wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of Wright City, Missouri.

103.1 Creation of Enforcement Agency: Delete in its entirety and insert: "The City's Code Official and/or the City Engineer shall be the enforcement agency for this Code and the Code Official and/or the City Engineer shall be the building official referred to in this Code."

Private Sewage Disposal Code — Amendments.

(CHAPTER 3 GENERAL REGULATIONS)

(SECTION 302 SPECIFIC LIMITATIONS)

302.6 Water softener and iron filter backwash. Water softener or iron filter discharge shall be diverted away from septic system, provided a nuisance is not created. ~~[Water softener or iron filter discharge shall be indirectly connected by means of an air gap to the private sewage disposal system or discharge onto the ground surface, provided that a nuisance is not created.]~~

(CHAPTER 4 SITE EVALUATION AND REQUIREMENTS)

(SECTION 403 SOIL BORINGS AND EVALUATION)

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

403.1.1 Number. There shall be not less than two [~~three~~] borings per soil absorption site. Where necessary, more soil borings shall be made for an accurate evaluation of a

site. Borings shall be constructed to a depth of not less than 3 feet (914 mm) below the proposed depth of the system.

Exception: Three borings are required for repairs of existing private sewage disposal systems, along with one backhoe excavation at a 5-foot depth. ~~[On new parcels, the requirement of six borings (three for initial area and three for replacement area) shall be reduced to five where the initial and replacement system areas are contiguous and one boring is made on each outer corner of the contiguous area and the fifth boring is made between the system areas (see Appendix A, Figure A-1).]~~

(SECTION 403 SOIL BORINGS AND EVALUATION)

404.1 General. The permeability of the soil in the proposed absorption system shall be determined by ~~[percolation tests or]~~ permeability evaluation.

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

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

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

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

TABLE 406.1

MINIMUM HORIZONTAL SEPARATION DISTANCES FOR SOIL ABSORPTION SYSTEMS ELEMENT

ELEMENT	DISTANCE (feet)
Cistern	50
Habitable building, below-grade foundation	25
Habitable building, slab-on-grade	15
Lake, high-water mark	50
Lot line (for new construction)	30 [5]
<b>Lot line (for repairs)</b>	10
Reservoir	50
Roadway ditches	10
Spring	100
Streams or watercourse (a)	50
Swimming pool	15
Uninhabited building	10
Water main	50

Water service	10
Well Water	<b>100</b> [50]

For SI: 1 foot = 304.8 mm.

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

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

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

(CHAPTER 5 MATERIALS)

(SECTION 501 GENERAL)

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

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

(SECTION 504 TANKS)

504.3 Steel tanks. *Delete in its entirety.*

504.5 Manholes. Manhole collars and extensions shall be of the same material as the tank. Manhole covers shall be of concrete [, steel, cast iron] or other approved material.

(CHAPTER 6 SOIL ABSORPTION SYSTEMS)

(SECTION 602 SIZING SOIL ABSORPTION SYSTEMS)

602.1 General. Effluent from septic tanks and other approved treatment tanks shall be disposed of by soil absorption or an approved manner. Sizing shall be in accordance with this chapter for systems with a daily effluent application of 3,000 gallons (11,356 925 L) [~~5,000 gallons (18,925 L)~~] or less. Two systems of equal size shall be required for systems receiving effluents exceeding 3,000 gallons (11,356 L) [~~5,000 gallons (18,925 L)~~] per day. Each system shall have a minimum capacity of 75 percent of the area required for a single system. An approved means of alternating waste application shall be provided. A dual system shall be considered as one system.

(SECTION 603 RESIDENTIAL SIZING)

603.1 General. All absorption fields shall be designed based on soil morphology revaluation reports prepared by a certified professional soil scientist or by a professional engineer licensed by the State of Missouri. ~~[The bottom area for seepage trenches or beds or the sidewall area for seepage pits required for a soil absorption system serving residential property shall be determined from Table 603.1 using soil percolation test data and type of construction.]~~

~~Delete [TABLE 603.1 MINIMUM ABSORPTION AREA FOR ONE- AND TWO-FAMILY DWELLINGS]~~

(SECTION 604 OTHER BUILDING SIZING)

604.1 General. Calculations to determine the size of absorption field shall be based upon sewage flow rates in Table 2A and soil groups in Tables 13 and 14 in 19 CSR 20-3.060 as currently promulgated or as amended hereafter and as provided in that rule. ~~[The minimum required soil absorption system area for all occupancies, except one- and two-family dwellings, shall be based on building usage, the percolation rate and system design in accordance with Tables 604.1(1) and 604.1(2). The minimum soil absorption area shall be calculated by the following equation:~~

$$A = U \times CF \times AA \text{ (Equation 6-1)}$$

where: A = Minimum system absorption area.

AA = Absorption area from Table 604.1(1).

CF = Conversion factor from Table 604.1(2).

U = Number of units.]

~~Delete [TABLE 604.1(1) MINIMUM ABSORPTION AREA FOR OTHER THAN ONE- AND TWO-FAMILY DWELLINGS]~~

~~Delete [TABLE 604.1(2) CONVERSION FACTOR]~~

604.2 Drain Field Calculations, rounding. Calculation for the length of the drain field shall be rounded up to the next 100 lineal feet.

(CHAPTER 7 PRESSURE DISTRIBUTION SYSTEMS)

(SECTION 706 DOSING)

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

TABLE 706.1 ESTIMATED VOLUME FOR VARIOUS DIAMETER PIPES

DIAMETER (inches)	VOLUME (gallons per foot length)

1	0.041
1 ¼	0.064
1 ½	0.092
2	0.164
3	0.368
4	0.655
5	1.47

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

(CHAPTER 8 TANKS)

(SECTION 802 SEPTIC TANKS AND OTHER TREATMENT TANKS)

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

802.2 Design of septic tanks. Septic tanks shall conform to the design standards set out in 19 CSR 20-3.060(4), as currently promulgated or as amended hereafter. [~~Septic tanks shall have not less than two compartments. The inlet compartment shall be not less than two-thirds of the total capacity of the tank, not less than a 500-gallon (1893 L) liquid capacity and not less than 3 feet (914 mm) wide and 5 feet (1524 mm) long. The secondary compartment of a septic tank shall have not less than a capacity of 250-gallons (946 L) and not more than one-third of the total capacity.~~

~~The secondary compartment of septic tanks having a capacity more than 1,500 gallons (5678 L) shall be not less than 5 feet (1524 mm) long. The liquid depth shall be not less than 30 inches (762 mm) and a maximum average of 6 feet (1829 mm). The total depth shall be not less than 8 inches (203 mm) greater than the liquid depth. Rectangular tanks shall be constructed with the longest dimensions parallel to the direction of the flow. Cylindrical tanks shall be not less than 48 inches (1219 mm) in diameter.]~~

802.7.1 Sizing of tank. The minimum liquid capacity for one- and two-family dwellings shall be in accordance with Table 802.7.1.

TABLE 802.7.1

SEPTIC TANK CAPACITY FOR ONE- AND TWO-FAMILY DWELLINGS

NUMBER OF BEDROOMS	SEPTIC TANK (gallons)
--------------------	-----------------------

1	<b>1,000</b> [750]
2	<b>1,000</b> [750]
3	1,000
4	<b>1,250</b> [1,200]
5	<b>1,500</b> [1,425]
[6]	[1,650]
[7]	[1,875]
[8]	[2,100]

For SI: 1 gallon = 3.785 L.

Exception:

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

802.7.2 Other buildings. For buildings, the liquid capacity shall be increased above the 750-gallon (2839 L) minimum as established in Table 802.7.1. In buildings with kitchen or laundry waste, the tank capacity shall be increased to receive the anticipated volume for a 24-hour period from the kitchen or laundry or both. The liquid capacities established in Table 2A "Quantities of Domestic Sewage Flows" in Section B 19 CSR 20-3.060 [Table 802.7.2] do not include employees.

Exception: One- or two-family dwellings.

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

802.8 Installation. Septic and other treatment tanks shall be located with a horizontal distance not less than ~~as~~ specified in Table 1 "Minimum Set-Back Distances" in 19 CSR 20-3.060(4), as currently promulgated or as amended hereafter, except that for new construction (a) sewage tanks shall be 100 feet from any private water supply and (b) both sewage tanks and absorption fields (disposal areas) shall be 30 feet from any property line. [~~Table 802.8 between various elements~~]. Tanks installed in ground water shall be securely anchored. A 3-inch-thick (76 mm) compacted bedding shall be provided for all septic and other treatment tank installations. The bedding material shall be sand, gravel, granite, lime-rock or other noncorrosive materials of such size that the material passes through a 0.5-inch (12.7 mm) screen.

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

802.11.1 Capacity sizing. The working capacity of the dosing or pumping chamber shall be sized to permit automatic discharge of the total daily sewage flow with discharge occurring not more than four times per 24 hours. Minimum capacity of a dosing chamber shall be 1,000 gallons (3790 L) [500 gallons (1893 L)] and a space shall be provided between the bottom of the pump and floor of the dosing or pumping chamber. A dosing chamber shall have a 1-day holding capacity located above the high-water alarm for one- and two-family dwellings based on 120 gallons (455 L) [~~400 gallons (379 L)~~] per day per bedroom, or in the case of other buildings, in accordance with Section 802.7. For one- and two-family dwellings, pump chambers shall at a minimum be 1,000-gallon, single compartment, time-dosed tanks. [~~Minimum pump chamber sizes are indicated for one- and two-family dwellings in Table 802.11.1.~~] Where the total developed length of distribution piping exceeds 1,000 feet (305 m), the dosing or pumping chamber shall have two siphons or pumps dosing alternately and serving one-half of the soil absorption system.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. Forms. Applications shall be on forms developed by the Division of Building and Code Enforcement that include:

- a. A statement that the Division of Building and Code Enforcement may inspect the private sewage disposal system serving the property for compliance with this code,
- b. A statement that the owner or owners shall maintain in force a service and maintenance agreement with an onsite sewage disposal system contractor duly licensed by Wright City for the purpose of maintaining that system in compliance with this code,
- c. An identification of the property served by that system (for example, by reference to Assessor's Parcel Identification Number), and
- d. Signatures of all record owners of the property.

2. Related submittals. Applications shall be accompanied by:

- a. An application fee authorized by ordinance;
- b. A copy of a current service and maintenance agreement meeting the requirements of this Subsection; and
- c. A certificate, prepared on a form developed by the Division of Building and Code Enforcement, signed by an on-site sewage disposal system contractor duly licensed by Wright City, and stating that the above-mentioned copy of the service and maintenance agreement is a true and accurate copy of it, stating that the agreement is in force, and identifying the agreement's term.

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

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

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

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

- 1. Alternative systems should be inspected yearly
- 2. Maintain those systems in compliance with this code,
- 3. Inspect those systems not less than every two (2) years for compliance with this code, and report the results of those inspections to the Division of Building and Code Enforcement, and

4. Report termination of those agreements to the Division of Building and Code Enforcement.

3. Service and maintenance agreements—property owners' duties upon termination or expiration. Upon expiration or termination of any service and maintenance agreement property owners shall renew that agreement or enter a new agreement with another contractor within thirty (30) days.

# **2015 INTERNATIONAL ENERGY CONSERVATION CODE**

## **SUPPLEMENTAL**

The CITY OF WRIGHT CITY, Missouri, hereby adopts the **2015 Energy Conservation Code, First Printing (May 2014) including Appendices A, B, C, E, F, G, H, J, M, N, and P, except as otherwise provided in this Chapter,** with the following amendments:

C101.1 Title. Insert in the space provided: "the City of Wright City, Missouri." Wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of Wright City, Missouri.

C103.1 General. Construction documents, technical reports and other supporting data shall be submitted as required by the Building Official [~~in one or more sets~~] with each application for a permit. The construction documents and technical reports shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require necessary construction documents to be prepared by a registered design professional.

Exception:

The code official is authorized to waive the requirements for construction documents or other supporting data if the code official determines they are not necessary to confirm compliance with this code.

C103.90 Electronic submission. Where design documents including, but not limited to, plot plans, site plans, design drawings, specifications, etc. are originally created electronically, the building official is authorized to require electronic submittal of documents in a portable document format (PDF) or similar format for review.

(SECTION C104 INSPECTIONS)

C104.90 Workmanship. Repairs, maintenance work, alterations or installations which are caused directly or indirectly by the enforcement of this Code shall be executed and installed in a workmanlike manner in compliance with this Code, in accordance with industry standards, and in accordance with the manufacturer's installation instructions.

(SECTION C108 STOP WORK ORDER)

C108.1 Authority. For the purposes of this code, all Stop Work Orders shall be in accordance with the procedure established for the Building Code of WRIGHT CITY, Missouri, in Section 115 of INTERNATIONAL BUILDING CODE. [~~Where the code official finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the code official is authorized to issue a stop work order.~~]

C108.2 Issuance. Delete in its entirety.

C108.3 Emergencies. Delete in its entirety.

C108.4 Failure to comply. Delete in its entirety.

(SECTION C109 BOARD OF APPEAL)

C109.1 General: This Section shall be added and shall read as follows: "Except as provided in Section 115.2, a person shall have the right to appeal a decision of the building official to the CITY OF WRIGHT CITY Board of Adjustment. An application for

appeal shall be based on a claim that the true intent of this Code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this Code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the building official within twenty (20) days after the notice was served. The filing fee for an appeal to the Board of Adjustment shall be one hundred dollars (\$100.00) in addition to the cost of publication and any and all associated fees for services."

C109.2 Limitations on authority. Delete in its entirety.

C109.3 Qualifications. Delete in its entirety.

## **2015 INTERNATIONAL FIRE CODE SUPPLEMENTAL**

The CITY OF WRIGHT CITY, Missouri, hereby adopts the **2015 International Fire Code, Second Printing (May 2015)**, with the following amendments:

101.1 Title. Insert in the space provided: "the City of Wright City, Missouri." Wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of Wright City, Missouri.

102.4 Application of building code. The design and construction of new structures shall comply with the International Building Code or International Residential Code based on the scope of the respective code. Any alterations, additions, changes in use or changes in structures required by this code[, which are within the scope of the International Building Code,] shall comply with the International Existing Building Code or International Residential Code based on the scope of the respective code [be made in accordance therewith].

103.1 General: Delete in its entirety and insert: "The City's Code Official and/or the City Engineer shall be the enforcement agency for this Code and the Code Official and/or the City Engineer shall be the building official referred to in this Code."

103.2 Appointment. Delete in its entirety and insert: The code official shall be appointed as provided by ordinance.

105.4.1 Submittals. Construction documents and supporting data shall be submitted, as required by the fire code official, [~~in two or more sets~~] with each application for a permit and in such form and detail as required by the fire code official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

Exception:

The fire code official is authorized to waive the submission of construction documents and supporting data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

105.7 Required construction permits. The fire code official is authorized to issue construction permits for work as set forth in Sections 105.7.1 through 105.7.18. The term "construction permit" shall mean building permit and shall follow the requirements of Section 105 of the Building Code in addition to the requirements of this code.

(SECTION 106 INSPECTIONS)

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

(SECTION 108 MEANS OF APPEAL)

108.1 General. For the purposes of this code, all appeals shall be in accordance with the procedure established for the Building Code of WRIGHT CITY, Missouri, in Section 113 of the INTERNATIONAL BUILDING CODE [~~In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The fire code official shall be an ex officio member of said board but shall not have a vote on any matter before the board. The board shall adopt rules of procedure for conducting its business, and shall render decisions and findings in writing to the appellant with a duplicate copy to the fire code official.~~]

108.2 Limitations on authority. Delete in its entirety.

108.3 Qualifications. Delete in its entirety.

109.4 Violation Penalties: Delete "shall be subject to penalties as prescribed by law" and insert "shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than five hundred (\$500.00) or by imprisonment for a term not exceeding ninety (90) days, or by both such fine and imprisonment, and each day's continuance of a violation shall be deemed a separate offense."

111.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, the owner's authorized agent or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work will be permitted to resume.

# **2015 INTERNATIONAL SWIMMING POOL AND SPA CODE**

## **SUPPLEMENTAL**

The CITY OF WRIGHT CITY, Missouri, hereby adopts the **2015 Swimming Pool and Spa Code, Second Printing (May 2015)**, with the following amendments:

101.1 Title: Insert in the space provided: "the City of Wright City, Missouri." Wherever the term "Name of Jurisdiction" or "Local Jurisdiction" appears, it shall be deemed to mean the City of Wright City, Missouri.

103.1 Creation of Enforcement Agency: Delete in its entirety and insert: "The City's Code Official, Building Official, and/or the City Engineer shall be the enforcement agency for this Code and the Code Official, Building Official, and/or the City Engineer shall be the building official referred to in this Code."

103.2 Appointment: Delete "~~by the chief appointing authority of the jurisdiction~~" and insert "as provided by ordinance."

105.5.3 Expiration: Delete "~~180 days~~" and insert "90 days" throughout. Insert after first sentence "A permit expires automatically if 90 days elapse with no request for an inspection." Delete "and justifiable cause demonstrated" and insert "and shall be granted only upon a showing of justifiable cause and substantial progress. If a permit expires pursuant to this provision, the building official may issue a new permit upon advance payment (subject to refund if overestimated) of a reissuance fee of one hundred dollars (\$100.00) for each 90 days or fraction thereof expected to lapse between the issuance of the new permit and the issuance of certificate of occupancy upon final inspection as pursuant to Section R110 of the INTERNATIONAL RESIDENTIAL Code."

107.4: Violation Penalties: Delete in its entirety and insert in lieu the following: "Any person, firm, corporation who shall violate any provision of this ordinance, who shall fail to comply with any of the requirements thereof, who shall erect, construct, alter, or repair a structure in violation of an approved plan or directive of the Code Official and/or City Engineer, of a permit or certificate issued under the provisions of this Ordinance, or who shall continue any work in or about a structure after having been served a stop work order, except for such which that person, firm, or corporation has been directed to remove a violation or unsafe condition, or any owner or tenant of a building or premises or any other person who commits, takes part or assists in any violation of this code or who maintains any building or premises in which such violation shall exist shall be guilty of a "Class A. Misdemeanor" punishable by a fine of not more than five hundred dollars (\$500.00) or by imprisonment not exceeding ninety (90) days, or by both such fine and imprisonment, and each day's continuance of a violation shall be deemed a separate offense."

SECTION 108 Means of Appeal: Delete in its entirety and insert “All appeals shall be in accordance with the provisions of Section 113 of the INTERNATIONAL BUILDING CODE of the CITY OF WRIGHT CITY.

(CHAPTER 3 GENERAL COMPLIANCE)

(SECTION 305 BARRIER REQUIREMENTS)

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

## 2009 PROPERTY MAINTENANCE CODE SUPPLEMENTAL

The CITY OF WRIGHT CITY, Missouri, hereby adopts the 2009 Property Maintenance Code, with the following amendments:

**Section 101.1 Title** is amended to read as follows (deleted language ~~strikethrough~~): These regulations shall be known as the ~~International~~ Property Maintenance Code of WRIGHT CITY, MISSOURI ~~NAME OF JURISDICTION~~, hereinafter referred to as "this code".

This code shall apply to properties in the CITY OF WRIGHT CITY, Missouri.

**2. Section 101.2 Scope** is amended to read as follows:

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

**3. Section 102.3 Application of Other Codes**, is amended to read as follows: (deleted language in ~~strikethrough~~):

Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Residential Code, International Fuel Gas Code, International Mechanical Code and NFPA 70. Nothing in this code shall be construed to cancel, modify or set aside any provision of the ~~International Zoning Code~~ or the CITY OF WRIGHT CITY Zoning Ordinance, or other Ordinances prescribed by the CITY OF WRIGHT CITY.

**4. Section 103.1 General.** Delete in its entirety and insert the following: "Whenever the term "Jurisdiction" is used, it is deemed to mean the "CITY OF WRIGHT CITY, Missouri, and whenever the term "Code Official" is used, it is deemed to mean "City Engineer, Building Official, Zoning Official, Building Commissioner, City Superintendent, or his/her designated agent."

**5. Section 103.2 Appointment** is amended to read as follows:

Occupancy permits. Occupancy permits shall be required for all existing structures upon any change in ownership, tenancy or occupancy of such structures. A new owner, tenant or occupant shall submit to the Code Official, on forms supplied by the Code Official, an application for an occupancy permit along with required inspection fees. The Code Official shall promptly schedule and conduct inspections for occupancy permits; shall order the applicant to correct any violations of this Code noted at the time of inspection; and shall issue an occupancy permit only after reinspecting to determine

that the applicant has complied with that order. It shall be a violation of this Code to occupy any structure subject to this provision without an occupancy permit. The occupancy permit shall contain such information as is determined by the Zoning official to be relevant to the enforcement of this Section including names, ages, relationships and number of occupants who will occupy the premises. Any person who knowingly makes false statement(s) in his/her application for an occupancy permit shall be guilty of a misdemeanor and shall be punishable by fine up to \$500.00. The Application for Occupancy Permit must be completed by the proposed occupant.

Exception: The Code Official may issue a temporary occupancy permit for a period not to exceed ninety (90) days, if the Code Official determines that, by type and amount, the violations of this Code that must be corrected do not constitute a health or safety risk to occupants or to surrounding properties.

**6. Section 103.5 Fees** is amended to read as follows: (deleted language in ~~strikethrough~~):

Fees: Any fees for activities or services performed pursuant to this code shall be set by ordinance. ~~The fees for activities and services performed by the department in carrying out its responsibilities under this code shall be as indicated in the following schedule.~~

**7. Section 104.6 Department Records** is amended to read as follows (deleted language in ~~strikethrough~~):

~~Records~~ Department records: The code official shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

**8. Section 105.1 Modifications** is amended to read as follows (deleted language in ~~strikethrough~~):

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

**9. Section 106.4 Violation Penalties** is amended to read as follows: (deleted language in ~~strikethrough~~):

Violation penalties. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Violations of this code are misdemeanors punishable by fines not exceeding \$500.00 or imprisonment not exceeding ninety days,

or both. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

**10.Sections 107.1 through Section 107.3** are amended to read as follows:  
Notices and orders. The provisions of WRIGHT CITY ORDINANCES SECTION 502.030: ABATEMENT OF VIOLATIONS and SECTION 502.040: NOTICES OF UNSAFE STRUCTURE, DECLARATION OF NUISANCE, ORDERS TO REPAIR OR DEMOLISH, ABATEMENT, NOTICE, HEARING AND APPEAL, as applicable, shall apply to notices and orders authorized by the 2009 Property Maintenance Code.

**11.Section 111 MEANS OF APPEAL** is deleted in its entirety and amended to read as follows:

The provisions of WRIGHT CITY ORDINANCES SECTION 502.030: ABATEMENT OF VIOLATIONS and SECTION 502.040: NOTICES OF UNSAFE STRUCTURE, DECLARATION OF NUISANCE, ORDERS TO REPAIR OR DEMOLISH, ABATEMENT, NOTICE, HEARING AND APPEAL, as applicable, shall apply to means of appeal authorized by the 2009 Property Maintenance Code.

**12.Section 108.1 General** is amended to read as follows: (deleted language in ~~strikethrough~~):

General. When a structure or equipment or premises is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

**13.Section 108.1.1 Unsafe Structures** is amended to read as follows: (deleted language in ~~strikethrough~~):

Unsafe structures or premises. An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Unsafe premises are also premises found by the code official to present hazards to owners, occupants, visitors or the public because of such conditions as contamination, outdoor storage or use of explosives, hazardous materials or chemical, unstable ground, subsidence or sinkholes, or falling, fallen or failing trees.

**14.Section 108.2 Closing of Vacant Structures** is amended to read as follows: (deleted language in ~~strikethrough~~):

Closing of condemned vacant structures: If the condemned structure is vacant and unfit for human habitation and occupancy or is unsafe, but is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. A structure may be closed by securing all openings with locks and/or by screwing them shut and/or by boarding. If boarding is used, it shall be a minimum of one half inch plywood or oriented strand board (OSB) securely fastened to the structure with

corrosion resistant screws and painted white or beige or the same color as the structures siding or trim. OSB shall be installed with its smooth side facing out. Upon failure of the owner or agent having charge of a property to comply with a correction order in a notice of violation of this section, that owner or agent shall be subject to prosecution in accordance with Section 106.3 of the International Property Maintenance Code, and the code official may cause the violation to be abated as provided by Section 502.110 – Abatement of Violations. ~~If the structure is vacant and unfit for human habitation and occupancy and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal resource.~~

**15. Section 108.4 Placarding** is amended to read as follows: (deleted language in strikethrough):

Placarding. Upon failure of the owner or person responsible to comply with the notice provisions within the time given, the code official may ~~shall~~ post on the premises or on defective equipment a placard bearing the word "Condemned" and a statement of the penalties provided for occupying the premises, operating the equipment or removing the placard. Whether to post a placard shall depend on whether the premises or equipment constitutes an unattractive nuisance or is threatened with vandalism.

**16. Section 108.6 Abatement Methods** is amended by addition of a new subsection 108.6.1 reading as follows:

**108.6.1 Mobile homes.** Any mobile, manufactured or modular home that has been condemned by any governmental agency (Federal, State, County or Municipal) shall be removed from CITY OF WRIGHT CITY jurisdiction at owner's expense within thirty (30) days after condemnation has been posted, unless the structure has been repaired.

**17. Section 109.5 Cost of Emergency Repairs** is amended to read as follows: (deleted language in strikethrough):

Costs of emergency repairs. Costs incurred in the performance of emergency work may be paid by the jurisdiction, subject to proceedings for their recovery including those authorized in Section 502.110 -Abatement of Violations. ~~Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the premises where the unsafe structure is or was located for the recovery of such costs.~~

**18. Section 110.1 General** is amended to read as follows: (deleted language in strikethrough):

General: The code official shall order the owner of any premises upon which is located any structure, which in the code official judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or

otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the owner's option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the code official shall order the owner to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless approved by the building official. The provisions of SECTION 502.120 titled Notices of Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, abatement, Notice, Hearing and Appeal, herein, shall apply to notices and orders authorized by this section.

**19. Section 110.2 Notices and Orders** is amended to read as follows: (deleted language in ~~strikethrough~~):

Notices and orders. The provisions of SECTION 502.120 titled "Notices of Unsafe Structure, Declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal", herein, shall apply to notices and orders authorized by the preceding section. ~~All notices and orders shall comply with Section 107.~~

**20. Section 110.3 Failure to Comply** is amended to read as follows: (deleted language in ~~strikethrough~~):

Failure to comply. The provisions of SECTION 502.120 titled " Notices of Unsafe Structure, declarations of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal ", herein, shall apply to failure to comply with notices and orders authorized by Section 110.3. ~~If the owner of a premises fails to comply with a demolition order within the time prescribed, the code official shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.~~

**21. Section 111.1 Application for Appeal** is amended to read as follows: (deleted language in ~~strikethrough~~):

Application for appeal: Except as provided below, any person affected by any notice which has been issued in connection with the enforcement of any provision of this code or of any rule or regulation adopted pursuant thereto may appeal to the CITY OF WRIGHT CITY Board of Adjustment, as provided in SECTION 502.030 herein titled "2009 International Building Code."

Any person affected by a Notice of Unsafe Structure issued pursuant to Section 110.2, above, may appeal that notice pursuant to Chapter 536, Revised Statutes of Missouri, as amended, as provided in SECTION 502.120 herein titled "Notices of Unsafe Structure, Declaration of Nuisance, Orders to Repair or Demolish, Abatement, Notice, Hearing and Appeal. "

~~Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or~~

~~order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.~~

**22. Sections 111.2 through 111.8 Membership of the board; Notice of meeting; Open hearing; Postponed hearing; Board decision; Court review; Stays of enforcement** are deleted in their entirety.

**23. Section 112.4 Failure to Comply** is amended to read as follows: (deleted language in ~~strikethrough~~):

Failure to comply: Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be prosecuted and penalized as provided in Section 106, above ~~liable to a fine of not less than [AMOUNT] dollars or more than [AMOUNT] dollars.~~

**24. Section 201.3 Terms Defined in Other Codes** is amended to read as follows:

Terms defined in other codes: Where terms are not defined in this code and are defined in WRIGHT CITY ORDINANCE Section 502.020 Adopted Codes, such terms shall have the meanings ascribed to them as stated in those codes.

**25. Section 201.5 Parts** is amended to read as follows: (deleted language in ~~strikethrough~~)

Parts: Whenever the words "dwelling unit", "dwelling", "premises", "building", "manufactured home", "mobile home", "modular home", "recreational vehicle", "rooming house", "rooming unit", "story" or "structure" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof. ~~Whenever the words "dwelling unit", "dwelling", "premises", "building", "rooming house", "rooming unit", "housekeeping unit" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof.~~

**26. Section 202. definitions of "CONDEMN" , "DETERIORATION", "DWELLING UNIT", "GARBAGE" AND "RUBBISH"** are amended to read as follows: (deleted language in ~~strikethrough~~)

CONDEMN: To adjudge unsafe or unfit for occupancy.

DETERIORATION: To weaken, disintegrate, corrode, rust or decay ~~and lose effectiveness.~~

DWELLING UNIT: A single unit providing complete, independent living facilities for one (1) or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. This term is intended to include, but not be limited to, mobile, manufactured and modular homes.

GARBAGE: Animal or vegetable waste. ~~The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.~~

RUBBISH: Combustible and non-combustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other

combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery, and dust and other similar materials. This term shall also include indoor furnishings and fixtures such as indoor furniture, appliances, lighting fixtures, mattresses, refrigerators, washers, dryers and water softeners, vehicle and boat parts, equipment, and machinery when left on exterior premises.

**27. Section 302.2 Grading and Drainage** is amended to read as follows: (deleted language in strikethrough)

Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Stagnant water is any water standing for three (3) days in the absence of any precipitation.

**28. Section 302.3 Sidewalks and Driveways** is amended to read as follows: (deleted language in strikethrough)

Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions. All pavement shall be maintained to prevent the accumulation of stagnant water thereon. Stagnant water is any water standing for three (3) days in the absence of any precipitation.

**29. Section 302.4 Weeds** is amended to read as follows: (deleted language in strikethrough)

Weeds: All developed premises or exterior property, and all vacant lots shall be maintained free from weeds or plant growth in excess of ten (10) inches within twenty (20) feet of curb or edge of pavement,. For purposes of this provision, premises or exterior property are "developed" if improved with any structure or if used for outdoor storage of materials or if within a platted subdivision. For purposes of this provision, premises or exterior property includes any public or private right-of way, so that it shall be the duty of all property owners to maintain premises or exterior property up to the curb or edge of pavement. However, the Code Official may waive the height requirements set out above for any premises or exterior property or part thereof unless doing so would adversely affect health or safety. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, but not trees or shrubs, or agricultural crops, or gardens in the rear yard, or cultivated flowers. Upon failure of the owner or agent having charge of a property to comply with a correction order in a notice of violation of this Section, that owner or agent shall be subject to prosecution in accordance with Section 106.3, above, and the code official may cause the violation to be abated as provided in SECTION 502.110 herein titled "Abatement of Violations. " ~~All premises and exterior property shall be maintained free from weeds or plant growth in excess of (Jurisdiction to insert height in inches). 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 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.~~

**30. Section 302.7 Accessory Structures** is amended to read as follows: (deleted language in strikethrough)

Accessory structures. All accessory structures, including detached garages, detached carports, fences, boat docks, antennas, satellite dishes, tents and walls, shall be maintained structurally sound and in good repair.

**31. Section 302.8 Motor Vehicles** is amended to read as follows: (deleted language in strikethrough)

Motor vehicles and trailers. ~~Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth. ] [Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.~~

**32. Section 302.10 Outdoor Storage** shall be added and shall read as follows:

Outdoor storage: All outdoor storage is subject to zoning restrictions. Outdoor storage on industrially zoned properties either shall be neatly stacked with uniform aisle ways and comply with the requirements of Section 302.4 or shall be screened from view from all public or private streets. Outdoor storage on any lot or tract that is residentially zoned or platted or that is used for residential purposes shall be restricted to (a) firewood stacked and stored for personal use on the same lot or tract, (b) composting of residential yard waste in compliance with any prescribed Ordinances of the CITY OF WRIGHT CITY and (c) other items incidental to residential occupancy such as mulch, building materials or landscaping materials, that are used for on-premises improvement projects related to such uses. But storage of such other items may be allowed only for a limited time, not to exceed 90 days, to complete such projects.

**33. Section 302.11** shall be added and shall read as follows:

Dead trees and dead tree limbs. All dead trees and dead tree limbs shall be removed from all tracts or lots (a) in residential subdivisions and one (1) acre or less in area, or (b) dedicated to any commercial or industrial use, or (c) improved with any structure or public electric utility which is at risk of damage due to the fall of such dead trees or dead tree limbs. Upon failure of the owner or agent having charge of a property to comply with a correction order in a notice of violation of this Section, that owner or agent shall be subject to prosecution in accordance with Section 106.3, above, and the code official

may cause the violation to be abated as provided in SECTION 502.120 herein entitled "Abatement of Violations. "

**34.Section 303.1 Swimming Pools** is amended to read as follows:

Swimming pools: Swimming pools shall be maintained in a clean and sanitary condition and in good repair. All swimming pools shall be operated and maintained through the use of equipment required by the International Swimming Pool and Spa Code of the CITY OF WRIGHT CITY, as applicable. All swimming pools shall be maintained to prevent the accumulation of stagnant water. If a swimming pool is equipped with a tight fitting cover, that cover must be maintained to prevent the accumulation of stagnant water thereon. Stagnant water is any water standing for three (3) days in the absence of any precipitation.

**35.Section 304.6 Exterior Walls** is amended to read as follows:

Exterior walls. All exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Exterior walls shall be free from mold and mildew. Painted exterior walls shall be free from faded colors that are not uniform, and touch up paint shall match the existing colors.

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**36.Section 304.14 Insect Screens** is amended to read as follows;

Insect screens. During the period from January 1 to December 31, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

**37.Section 304.18.1 Doors** is amended to read as follows:

Doors. All side-hinged doors providing access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

Exception: Dead bolts shall not be required on doors leading from dwelling units to attached garages where exterior garage doors are provided.

**38.Section 304.19 Skirting** shall be added and shall read as follows:

Skirting. Every manufactured and mobile home, now existing or subsequently located within the CITY OF WRIGHT CITY, shall have skirting around the entire structure. Skirting shall be made of aluminum or vinyl material.

**39.Section 305.3 Interior Surfaces** is amended to read as follows:

Interior surfaces. All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected as directed by the Code Official.

**40. Section 306 (Component Serviceability)** is deleted in its entirety.

**41. Section 308.1 Accumulation of Rubbish or Garbage** is amended to read as follows:

Accumulation of rubbish or garbage or Sewage. All exterior property and premises, including natural watercourses and setback areas on those premises and the interior of every structure shall be free from any accumulation of rubbish or garbage or sewage. No rubbish or garbage or sewage may be collected, stored or sorted on or within any vehicle or container other than a container designed or constructed for such use.

**42. Section 308.1.1** shall be added and shall read as follows:

Abatement by the CITY OF WRIGHT CITY of violations of Section 307.1 (rubbish or garbage or sewage). Upon failure of the owner or agent having charge of a property to comply with a correction order in a notice of violation of this Section, that owner or agent shall be subjected to prosecution in accordance with Section 106.3, above, and the code official may cause the violation to be abated as provided in SECTION 502.110 herein titled "Abatement of Violations.

**43. Section 308.1.2** shall be added and shall read as follows:

Abatement by the CITY OF WRIGHT CITY of violations of Section 307.1 (rubbish or garbage or sewage) (cost offset for salvage). If the CITY OF WRIGHT CITY causes the removal of accumulated rubbish or garbage or sewage pursuant to Section 307.1.2, the City is authorized to sell salvage and valuable materials and apply sales proceeds as provided by Section 110.4 of this International Property Maintenance Code.

**44. Section 308.2 Disposal of Rubbish** is amended to read as follows:

Disposal of rubbish. Every occupant of a structure shall dispose of all rubbish in a clean and sanitary manner by placing such rubbish in approved containers, that is, containers meeting the requirements of prescribed Ordinances of the CITY OF WRIGHT CITY.

**45. Section 308.3 Disposal of Garbage** is amended to read as follows:

Disposal of garbage. Every occupant of a structure shall dispose of garbage in a clean and sanitary manner by placing such garbage in an approved garbage disposal facility or approved garbage containers, that is, containers meeting the requirements of prescribed Ordinances of the CITY OF WRIGHT CITY.

**46. Section 308.4 On-site Storage of Approved Containers or Approved Garbage Containers** shall be added and shall read as follows:

On-site storage of approved containers or approved garbage containers. Containers required by this Section shall not be stored in the front yard or on a front porch or

landing of any building, nor shall such containers be stored so that they may be pushed about or turned over by wind.

**47. Section 404.5 Overcrowding** is amended to read as follows:

Overcrowding. Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5. ~~The number of persons occupying a dwelling unit shall not create conditions that, in the opinion of the Code Official, endanger the life, health, safety or welfare of the occupants.~~

Table 404.5			
Minimum Area Requirements			
SPACE	Minimum Area in Square Feet		
	1-2 Occupants	3-5 Occupants	6 or more Occupants
Living Room (a,b)	No Requirement	120	150
Dining Room (a,b)	No Requirement	80	100
Bedrooms	Shall comply with Section 404.4		
For SI: 1 square foot = 0.093 m <sup>2</sup>			
a. See section 404.5.2 for combined living room/dining room spaces			
b. See section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.			

**404.5.1 Sleeping area.** The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4. 404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

**48. Section 602.2 Residential Occupancies** is amended to read as follows:

Residential occupancies: Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms. Cooking appliances and/or portable heaters shall not be used to provide space heating to meet the requirements of this Section. Exception: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

**49. Section 602.3 Heat Supply** is amended to read as follows:

Heat supply: Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from January 1 to

December 31 to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions: In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

**50. Section 602.4 Occupiable Work Spaces** is amended to read as follows:

Occupiable work spaces: Indoor occupiable work spaces shall be supplied with heat during the period from January 1 to December 31 to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

**51. Section 604.2 Service** is amended to read as follows:

Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with NFPA 70. Dwelling units shall be served by a minimum three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

**52. Section 604.3.1.1 Electrical Equipment** is amended to read as follows:

Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the National Electric Code.

**53. Section 604.3.2.1 Electrical Equipment** is amended to read as follows:

Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits that have been exposed to fire, shall be replaced in accordance with the provisions of the National Electric Code.

**54. Section 702.3 Locked Doors** is amended to read as follows:

Locked doors. All means of egress doors shall be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the International Building Code or International Residential Code.