

AN ORDINANCE AMENDING WRIGHT CITY MUNICIPAL CODE CHAPTER 502 "BUILDING CODES," SECTIONS 502.010 AND 502.020, ADOPTING CERTAIN BUILDING CODES AND AMENDMENTS THERETO.

WHEREAS, pursuant to Chapter 79 of the Revised Statutes of Missouri, inter alia, the City of Wright City, Missouri ("City") is authorized to adopt ordinances to secure the general health of the inhabitants of the City, to pass ordinances for the prevention of nuisances and their abatement, and to maintaining the peace, good government and welfare of the City; and

WHEREAS, pursuant to the Revised Statutes of Missouri, Section 67.280, the City is authorized to adopt or repeal an ordinance which incorporates by reference the provisions of any code or portions of any code, or any amendment thereof, properly identified as to date and source, without setting forth the provisions of such code in full; and

WHEREAS, the Board of Aldermen deems it to be in the best interest of the City and its residents, and to promote the health, safety, and general welfare of its residents, that it amend and update its Building Codes; and

WHEREAS, the City Board of Aldermen desires to support and encourage uniformity in building regulations within Warren County and neighboring municipalities and counties; and

WHEREAS, required copies of such codes, portion, or amendment or public record were filed with the City Clerk for a period of ninety (90) days prior to the adoption of this ordinance which incorporates such code, portion, or amendment by reference.

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

Section 1: After having one (1) copy on file, beginning December 1, 2017, in the office of the City Clerk for a period of ninety (90) days prior to the adoption of this Ordinance, the Board of Aldermen hereby adopts as the Building Codes of the City of Wright City: The 2015 International Building Code; 2015 International Residential Code for One- and Two-Family Dwellings (with Appendices A, B, C, E, F, G, H, J, M, N, and P); 2015 International Existing Building Code; 2015 International Mechanical Code; 2015 International Fuel Gas Code; 2014 NFPA 70 National Electrical Code; 2015 International Plumbing Code; 2015 International Fire Code; and 2015 International Private Sewage Disposal Code; and 2009 International Property Maintenance Code, all as amended by the document entitled "*Wright City Building Code Supplementals (Adopted 2018)*" (attached as **Exhibit A** hereto). The Building

Codes including the *Wright City Building Code Supplementals (Adopted 2018)*, shall be filed in the office of the City Clerk and there kept available for public use, inspection, and examination.

Section 2: Pursuant to Section 1 above, Wright City Municipal Code Section 502.010 "Adoption" is hereby amended by repealing Section 502.010 in its entirety and in its place adopting a new Section 502.010 to read as follows:

Section 502.010 Adoption; Public Inspection; Penalty

A. **Codes Adopted.** The following technical codes, along with the *Wright City Building Code Supplementals (Adopted 2018)*, amending same, are adopted by reference:

2015 International Building Code;

2015 International Residential Code for One- and Two-Family Dwellings
(with Appendices A, B, C, E, F, G, H, J, M, N, and P);

2015 International Existing Building Code;

2015 International Mechanical Code;

2015 International Fuel Gas Code

2014 NFPA 70 National Electrical Code;

2015 International Plumbing Code;

2015 International Fire Code;

2015 International Private Sewage Disposal Code; and

2009 International Property Maintenance Code.

B. **Building Code.** The codes referenced in Subsection A are hereby referred to collectively as the Wright City "Building Code" or "Building Codes", and are adopted and made part hereof, as if fully set out in this Chapter, with the additions, insertions, deletions, and changes, prescribed in this Chapter, all as amended by the *Wright City Building Code Supplementals (Adopted 2018)*, which are on file in the City offices and incorporated herein, **and are incorporated herein and adopted hereby by reference.**

C. **Copies Available.** The Building Code including the Wright City Building Code Supplementals (Adopted 2018), is available in the office of the City Clerk for public use, inspection, and examination.

D. **Penalty.** Any person convicted of violating any provision of the Building Code shall be punishable by a fine not to exceed five hundred dollars (\$500.00) and costs, or imprisonment not to exceed ninety (90) days, or both such fine and imprisonment.

Section 3: The Wright City Municipal Code is further amended by repealing Section 502.020 "Jurisdictional Titles Through the International Codes 2009" in its entirety and in its place adopting a new Section 502.020 to read as follows:

Section 502.020. Clarification of Terms.

In the Building Code, whenever the following terms appear, they shall have the meaning set forth below:

- A. "Name of Jurisdiction" shall mean City of Wright City, Missouri.
- B. "Building Official" shall mean the Code Official, Building Official, Building Commissioner, Zoning Official or City Engineer of the City, as applicable.
- C. "Board of Appeals" shall mean the Board of Adjustment of the City of Wright City, Missouri.

Section 4: Except as expressly set forth herein, nothing contained in this Ordinance shall in any manner be deemed or construed to alter, modify, supersede, supplant or otherwise nullify any other Ordinance of the City or the requirements thereof whether relating to or in manner connected with the subject matter hereof.

Section 5: The recitals in the "Whereas" clauses above are incorporated herein as part of this Ordinance. The portions of this Ordinance shall be severable. In the event that any portion of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of this Ordinance are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board of Aldermen would have enacted the valid portions without the invalid ones, or unless the court finds that the valid portions standing alone are incomplete and are incapable of being executed in accordance with the legislative intent.

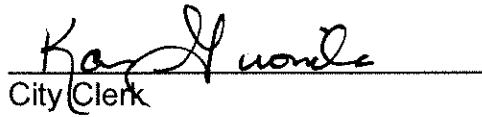
Section 6: This Ordinance shall be in full force and effect both from and after its passage and approval.

READ TWO TIMES AND PASSED by the Board of Aldermen of the City of Wright City, Missouri, this 8th day of March, 2018.



President of the Board of Aldermen

ATTEST:



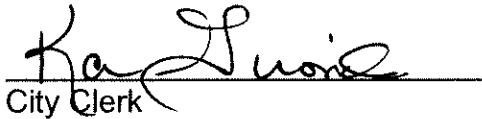
City Clerk

APPROVED BY THE MAYOR of the City of Wright City, Missouri, this 8th day of March, 2018.



Mayor

ATTEST:



City Clerk