

CITY OF FARMINGTON

BILL 67122017

ORDINANCE 15-11

AN ORDINANCE OF THE CITY OF FARMINGTON, MISSOURI, AMENDING THE MUNICIPAL CODE OF THE CITY OF FARMINGTON; ESTABLISHING MINIMUM REGULATIONS GOVERNING THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF BUILDINGS, STRUCTURES, AND APPURTENANCES THERETO; TO ENSURE THAT PROPERTY, BUILDINGS, STRUCTURES, AND APPURTENANCES THERETO ARE SAFE, SANITARY AND FIT FOR OCCUPATION AND USE.

WHEREAS, the City Council desires to amend the Municipal Code according to said recommendation; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, MISSOURI, AS FOLLOWS:

SECTION 1. That Title V: Building Code, Chapter 500, Building Codes: Article I, Article II, Article III, Article IV, Article V, Article VI, Article VII, Article VIII, Article IX, Article X, and Article XI are hereby deleted and replaced with the following new Articles as follows:

ARTICLE I. BUILDING CODE

SECTION 500.010

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Farmington, Missouri being marked and designated as the *International Building Code*, 2015 edition, including Appendix Chapters Appendix B, Appendix E, Appendix F, Appendix H, Appendix I. (see *International Building Code* Section 101.2.1, 2015 edition), as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Farmington, in the State of Missouri for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.020 of this ordinance.

SECTION 500.020: AMENDMENTS

The following Sections of the International Building Code, 2015 Edition, are hereby revised as follows:

Section 101.1: The City of Farmington, Missouri

Section 103.0: Enforcement

Section 103.3.1 The Fire Chief or authorized designee shall be authorized to enforce any provisions of this code necessary to ensure compliance with minimum requirements pertaining to fire safety.

Section 105.2: Delete Building: #2

Section 113.3: *Qualifications is hereby deleted.*

Section 1612.3: City of Farmington, Missouri

Section 1612.3: August 2, 2012

Section 1809.5.1: The frost line of the locality shall be 30 inches.

Section H101.2: Delete #1

Appendix B: Board of Appeals, Section B101.2 *Membership of board is hereby deleted and replaced with the following:*

B101.2 Membership of Board. The Building Code Advisory Board shall serve as the Board of Appeals for all applications for appeal filed pursuant to this Chapter.

Appendix B: Board of Appeals, Section B101.2.1 *Alternate members is hereby deleted.*

Appendix B: Board of Appeals, Section B101.2.2 *Qualifications is hereby deleted.*

Appendix B: Board of Appeals, Section B101.3.3 *is hereby deleted in its entirety and replaced with:*

B101.3.3 Postponed Hearing. When a quorum of the appointed members is not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

ARTICLE II. ELECTRICAL CODE

SECTION 500.030

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Farmington, Missouri being marked and designated as the International Electrical Code-Administrative Provisions, 2003 Edition, as published by the International Code Council, Inc., be and is hereby adopted as the Electrical Code of the City of Farmington, Missouri, in the State of Missouri for regulating and governing the conditions and maintenance of all electrical work; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Electrical Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.035 of this ordinance.

SECTION 500.035: AMENDMENTS

Chapter 11 *Means of Appeal* is hereby deleted.

Section 101.1: City of Farmington, Missouri

Article 210.52 A(2)(3) [NFPA 70 2014]: *Add Exception 1:* The wall space of an open railing used for a stairway guard may be exempted from the spacing requirements when installed in conjunction with a dwelling unit constructed in accordance with the International Residential Code.

Article 210.12. *Add Exception 1:* In residential dwellings, arc-fault circuit-interrupter protections shall only be required in bedrooms.

Section 301.1: The Code Official shall be responsible for the general enforcement of this code. Exception: The Electric Department shall be responsible for the enforcement of the provisions of the code up to the main service disconnect or power shut-off.

Section 301.3: The Fire Chief or authorized designee shall be authorized to enforce or coordinate the enforcement of any provisions of this code necessary to ensure compliance with minimum requirements pertaining to fire safety.

Section 404.2: Schedule of Permit Fees. See Section 500.250

Article 406.9(B)(1) Hereby deleted.

Section 702.1.7: To be deleted.

Chapter 11: MEANS OF APPEAL is hereby deleted and replaced with the following new chapter:

Chapter 11: MEANS OF APPEAL

1101.1 Appeals. Applications for appeal of a decision of the code official shall be made in accordance with Section 113 and Appendix B of the Building Code.

1201.1.1.1. The referenced NFPA 70 is NEC 2014, one (1) of which shall be on file in the office of the City Clerk of the City of Farmington marked and designated as NFPA 70 NEC 2014.

ARTICLE III. PLUMBING CODE

SECTION 500.040: INTERNATIONAL PLUMBING CODE ADOPTION

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Farmington marked and designated as the *International Plumbing Code*, 2015 edition published

by the International Code Council, be and is hereby adopted as the Plumbing Code of the City of Farmington, in the State of Missouri regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code on file in the office of the City of Farmington, Missouri are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.050 of this ordinance.

Section 500.040: AMENDMENTS

The following Sections of the International Plumbing Code, 2015 Edition, are hereby revised as follows:

Section 101.1. Insert: City of Farmington, Missouri

Section 103.3.1 The Fire Chief shall be authorized to enforce any provisions of this code necessary to ensure compliance with minimum requirements pertaining to fire safety.

Section 106.6.2. Insert: As referenced in Section 500.250.

Section 106.6.3. Insert: As referenced in Section 500.260.

Section 108.4. Insert: As referenced in Section 500.990.

Section 108.5. Insert: As referenced in Section 500.410.

Section 109. Means of appeal is hereby deleted and replaced with the following:

SECTION 109 MEANS OF APPEAL

Section 109.1 Appeals. Applications for appeal of a decision of the code official shall be made in accordance with Section 113 and Appendix B of the Building Code.

Section 305.4.1. Insert: Thirty (30) Inches, Thirty (30) Inches, or as approved by Code Official.

Section 410.2.1. In buildings or tenant spaces with an occupant load of less than fifty (50), bottled water dispensers shall be permitted to be substituted for the required drinking fountains.

Section 603.3. The installation and maintenance of water service piping from the curb valve shall be the responsibility of the property owner.

Section 603.4. The installation and maintenance of water service piping from the curb valve to the public water main and the tap shall be the responsibility of the City of Farmington.

Section 603.5. Water Service pipe shall be installed in accordance with the following additional procedures and specifications:

Specifications.

1. Water service pipe shall be a minimum of three quarter ($\frac{3}{4}$) inch, Type K copper or three quarter ($\frac{3}{4}$) inch high density blue polyethylene (ASTM D2737 SDR 9) water service pipe, with single strand 12 gauge copper tracer wire bedded with screenings or sand.
 2. Fire protection water supply piping shall be ductile iron or AWWA C900 PVC.
 3. Water service piping shall be protected by a sleeve consisting of Schedule 40 or better P.V.C. pipe under the full width of all public street rights-of-way.
 4. Water service connections shall not be tapped from any part of fire protection water supply piping.
 5. All water service piping shall be installed at least thirty (30) inches below finished grade.
 6. Water service taps shall not be located nearer than two (2) feet, to be measured from tapping saddle to tapping saddle.
 7. A water main extension shall be required where a water service line would exceed six hundred (600) feet or cross other private property, except as authorized by the Water and Sewer Superintendent.
 8. Water service lines installed during development in accordance with the Subdivision Code shall be terminated with a curb valve.
 9. Curb valves shall be located on private property as close to the lot line as practicable
- Procedures.
1. Water meters shall be installed outdoors whenever practicable in the opinion of the Water and Sewer Superintendent.
 2. A trench shall be excavated from the building to the location of the curb valve by the owner or authorized agent.
 3. A trench shall also be excavated from the location of the curb valve to the water main by the authorized agent whenever a curb valve, piping and tap were not installed by the developer.
 4. The owner or authorized agent shall install water service pipe from the building to the location of the curb valve.
 5. The owner or authorized agent shall notify the Water and Sewer Department after the required trenching has been completed, the water service piping from the building to the curb valve is substantially completed and a water main tap is needed.
 6. The Water and Sewer Department shall install water supply piping from the water main to the curb valve and tap the water main as soon as practicable, except in new developments where the installation shall be made by the developer in accordance with the Subdivision Code.
 7. When in the opinion of the Water and Sewer Superintendent that the water meter should be installed indoors, the water meter yoke or setter shall be installed indoors by the owner or authorized agent at least twelve (12) inches but not greater than fifty-four (54) inches from the floor.
 8. The water meter shall be installed by the Water and Sewer Department.
 9. The water service piping shall be filled with water for thirty (30) minutes prior to backfilling the trench to ensure that the piping is free from leaks.

10. The owner or authorized agent shall be responsible for backfilling the trench after the test is completed and approved by the Water and Sewer Department.

Section 701.10: Building sewers shall be installed in accordance with the following additional procedures and specifications.

1. The public sewer shall be considered available whenever it is within four hundred (400) feet of the property line.
2. When a public sewer becomes available to a property served by a private sewage disposal system, the property owner shall connect to the public sewer within ninety (90) days after receipt of notice by the City and properly abandon any private sewage disposal system.
3. The property owner shall not be required to connect to the public sewer, where the Water and Sewer Superintendent determines it would be technically infeasible.
4. A sewer main extension shall be required where a building sewer pipe would exceed four hundred (400) feet in length or cross any private property, except as authorized by the Water and Sewer Superintendent.
5. All new building sewer pipe and appurtenances thereto installed hereafter shall be Schedule 40 PVC.
6. Repairs consisting of other existing materials shall be permitted, but replacement of the building sewer shall be Schedule 40 PVC, as required for a new installation.
7. Building sewer pipes installed in conjunction with new development shall be terminated in a ninety degree (90°) angle at least four (4) feet above grade, and the end of the pipe shall be capped.

Section 903.1. Insert: Twelve (12) Inches

ARTICLE IV. MECHANICAL CODE

SECTION 500.060: INTERNATIONAL MECHANICAL CODE ADOPTION

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City Of Farmington, Missouri, being marked and designated as the *International Mechanical Code*, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Farmington, in the State of Missouri regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.070 of this ordinance.

Section 500.070. The following sections are hereby revised:

Section 101.1. Insert: City of Farmington, Missouri.

Section 103.3.1 The Fire Chief shall be authorized to enforce any provisions of this code necessary to ensure compliance with minimum requirements pertaining to fire safety.

Section 106.5.2. Insert: As referenced in Section 500.250.

Section 106.5.3. Insert: As referenced in Section 500.260.

Section 108.4. Insert: As referenced in Section 500.990.

Section 108.5. Insert: As referenced in Section 500.410.

Section 109. Means of appeal is hereby deleted and replaced with the following:

SECTION 109 MEANS OF APPEAL

Section 109.1 Appeals. Applications for appeal of a decision of the code official shall be made in accordance with Section 113 and Appendix B of the Building Code.

ARTICLE V. PROPERTY MAINTENANCE CODE

SECTION 500.080: INTERNATIONAL PROPERTY MAINTENANCE CODE

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as the *International Property Maintenance Code*, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Farmington, in the State of Missouri for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use, and the demolition of such existing structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.090 of this ordinance.

Section 500.090: AMENDMENTS

Section 101.1. Insert: City of Farmington, Missouri.

Section 103.5. Insert: No fees shall be required except the fines and liens specified in Chapter 505.

Section 111 Means of Appeal is hereby deleted and replaced with the following:

SECTION 111 MEANS OF APPEAL

111.1 Appeals. Applications for appeal of a decision of the code official shall be made in accordance with Section 113 and Appendix B of the Building Code.

Section 112.4. Delete narrative in its entirety and insert: As referenced in Section 500.410

Section 201.3. (Change from the International Zoning Code to The Zoning Ordinance of the City of Farmington, Missouri.)

Section 302.4 is hereby deleted.

Section 302.8 is hereby deleted.

Section 304.14. Insert: January 1 to December 31

Section 602.3. Insert: October 1 to March 30

Section 602.4. Insert: October 1 to March 30

Section 606.1.1 State Certification. Any elevator, conveying system, or component for which a current State operating certificate has been issued shall satisfy the intent of this Section.

Section 606.1.2 Operation Prohibited. The operation of any elevator, conveying system or component for which a current State certificate has not been issued shall be prohibited.

Chapter 8: Change from The International Zoning Code to The Zoning Code of the City of Farmington, Missouri.

ARTICLE VI. FIRE CODE

SECTION 500.100: INTERNATIONAL FIRE CODE ADOPTION

Section 1. That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as the *International Fire Code*, 2015 edition, including Appendix Chapters Appendix C and Appendix D (except that fire apparatus access roads and fire lanes shall have a minimum unobstructed width of not less than twenty-six (26) feet.) (see *International Fire Code* Section 101.2.1, 2015 edition), as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Farmington, in the State of Missouri regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City of Farmington, Missouri are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.110 of this ordinance

SECTION 500.110: AMENDMENTS

Section 101.1. Insert: City of Farmington, Missouri

Section 103.0 Fire Department

Section 103.1. General. The Fire Chief shall be responsible for the implementation, administration, and enforcement of the provisions of this code.

Section 103.3.1. Building Official. The Building Official shall be authorized to enforce or coordinate the enforcement of any provisions of the Fire Code necessary to ensure the requirements of this code, other codes, ordinances, and standards of the City for which said office is responsible.

Section 103.3.2. Zoning Administrator. The Zoning Administrator shall be authorized to enforce or coordinate the enforcement of any provisions of the Fire Code necessary to ensure the requirements of this code, other codes, ordinances, and standards for the City for which said office is responsible.

Section 108 Board of Appeals is hereby deleted and replaced with the following:

SECTION 108 MEANS OF APPEAL

Section 108.1 Appeals. Applications for appeal of a decision of the code official shall be made in accordance with Section 113 and Appendix B of the Building Code.

Section 111.4. Insert as referenced in Section 500.410

Section 307.2. Permit required. No person shall kindle any fire for Open Burning until a permit has been obtained from the Fire Department. Permits for Open Burning need not be in writing, except that the Fire Department shall keep a log of the dates, names of applicants, locations where Open Burning was requested and whether Open Burning permit was approved.

Section 307.2.1. Open Burning Prohibited. No person shall kindle any fire in City streets, sidewalks, parking lots, gutters, or other public facility. Open Burning on property in Commercial Zoning Districts shall be prohibited except by written permission of the Fire Chief or his authorized designee, and only under approved special conditions.

Section 308.7. Aerial Luminaries Prohibited. As used in this Section, the term "Aerial Luminaire" shall mean and refer to, a lantern, commonly of paper with a bamboo or other frame, using an attached heat source to become and remain airborne by the use of heated air. Other common names for an "Aerial Luminaire," include, but are not limited to, Chinese Sky Lantern, Hawaii Sky Lantern, Sky Lantern, Kongming Lantern, Flying Lanterns, Floating Lanterns, Sky Candles, or Wish Candles. This definition does not include a hot air balloon capable of transporting human beings or those designed to loft scientific or other payloads, such as a weather balloon or other similar device.

Section 308.7.1: It shall be unlawful to discharge, light, fly, release into the atmosphere, or otherwise use within the City "Aerial Luminaries," as defined in this Section.

Section 405.2. Group E Frequency: Once per semester while school is in session.

Section 503.2.1. Dimensions. Fire apparatus access roads shall have a minimum unobstructed width of not less than 26 feet, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

Section 503.2.1.1: The full width of the fire apparatus access road shall be provided on both sides of any median or island.

Section 503.2.2. The Fire Chief or authorized designee.

Section 505.1.1. The required height of address numbers more than 150 feet from the nearest public roadway shall not be less than six (6) inches high with a stroke width of one (1) inch.

Section 505.1.2. The height and stroke width of address numbers shall be increased, as approved by the Fire Chief or Code Official, for all buildings greater than 150 feet from the nearest public roadway.

Section 505.1.3. The address or unity range including in buildings such as apartment buildings or strip malls shall be marked on the face of the building most visible from a public street. The proper address or unity number for each unit shall also be marked near the entrance to each unit.

Section 505.1.4. A directory of addresses or units shall be provided where required by the Fire Chief or Building Official.

Section 5601.1.3. Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions: Delete and replace with:

1. A fire prevention permit may be issued for a maximum period of twenty-four (24) consecutive hours for the possession and use of fireworks for the purpose organized public fireworks exhibitions.
 - a. Such displays shall meet all applicable requirements of this code, and all applicable state and federal requirements.
 - b. In addition to review and approval by the Fire Chief or Authorized Designee, such fire prevention permits shall be signed by the Mayor or the President Pro-Tem of the City Council in absence of the Mayor.
2. Manufacture and assembly of fireworks as permitted in Section 5605.

3. The possession, and use of small Division 1.4G fireworks such as poppers, snappers, and smoke devices which conform to all other local, state and federal requirements.
4. A fire prevention permit may be issued by the Fire Chief or Authorized Designee for the sale and storage of small Division 1.4G fireworks such as poppers, snappers, and smoke devices in accordance with all other local, state, and federal requirements.

Section 1103.5.3. Insert: Sprinkler system must be installed in existing buildings within one year after discovery or notification that said products are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg) unless the Fire Chief or Authorized Designee determines a different time parameter is more appropriate based on Fire Safety needs in the existing building.

SPECIAL PROVISIONS

That the geographic limits referred to in certain sections of the 2015 *International Fire Code* are hereby established as follows:

Section 5704.2.9.6.1 (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): Storage shall be prohibited on property of residential zoning or use, except for approved storage in conjunction with agricultural uses.

Section 5706.2.4.4 (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited): Storage shall be prohibited on property of residential zoning or use, except for approved storage in conjunction with agricultural uses.

Section 5806.2 (geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited): Storage shall be prohibited on property or residential zoning or use except for approved storage at hospitals.

Section 6104.2 (geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas):

1. Liquefied Petroleum Gas for consumer use in 100# Cylinder (25 Water Gallons) and under is permitted in all Zoning Districts.
2. Liquefied Petroleum Gas in above ground storage tanks over 100# (25 Water Gallons) but not greater than 200# (50 Water Gallons) are allowable as specified in Table A of the City of Farmington Zoning Ordinance.
3. Liquefied Petroleum Gas in above ground storage tanks over 200# (50 Water Gallons) but not greater than 2000 Water Gallons are allowable as specified in Table A of the City of Farmington Zoning Ordinance.

4. Liquefied Petroleum Gas in above ground storage tanks over 2,000 water gallons are allowable as specified in Table A of the City of Farmington Zoning Ordinance.
5. Liquefied Petroleum Gas Sales Offices are allowable as specified in Table A of the City of Farmington Zoning Ordinance.
6. Sales, Refill, and Exchange of Liquefied Petroleum with storage cylinders less than 200# (50 Water Gallons) are allowable as specified in Table A of the City of Farmington Zoning Ordinance.
7. Sales, Refill, and Exchange of Liquefied Petroleum with storage cylinders 200# (50 Water Gallons) or greater are allowable as specified in Table A of the City of Farmington Zoning Ordinance.
8. Liquefied Petroleum Gas in Underground Storage Tanks (300 or less Water Gallons) are allowable as specified in Table A of the City of Farmington Zoning Ordinance.
9. Liquefied Petroleum Gas in Underground Storage Tanks (301 to 2000 Water Gallons) are allowable as specified in Table A of the City of Farmington Zoning Ordinance.
10. Liquefied Petroleum Gas in Underground Storage Tanks (over 2000 Water Gallons) are allowable as specified in Table A of the City of Farmington Zoning Ordinance.
11. Liquefied Petroleum Gas Production Facilities are allowable as specified in Table A of the City of Farmington Zoning Ordinance.

Chapter 80: Zoning. The Zoning Ordinance of the City of Farmington, Missouri, which is set out in the Farmington City Code at Chapter 405.

ARTICLE VII. RESIDENTIAL CODE

SECTION 500.120: INTERNATIONAL RESIDENTIAL CODE ADOPTION

Section 1. That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as the *International Residential Code*, 2015 edition, including Appendix Chapters (Appendix E, Appendix I, and Appendix J) (see *International Residential Code* Section R102.5, 2015 edition), as published by the International Code Council, be and is hereby adopted as the Residential Code of the City of Farmington, in the State of Missouri for regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of detached one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.130 of this ordinance.

Section 500.130. AMENDMENTS

Section R101.1: City of Farmington, Missouri

Section R105.2

Building

#1 One-story detached accessory structures not exceeding one hundred twenty (120) square feet

#2 is deleted

#5 Sidewalks, driveways and patios (concrete slab or pavers) not more than 30 inches above adjacent grade and no over any basement or story below.

#10. Delete and replace with "Replacement of floor finishing materials, wall finishing materials, siding, roofing, windows and doors for an existing structure otherwise complying with this code except if alterations to structural members or required fire resistant construction are necessary.

Electrical

A permit shall not be required for minor work in an existing structure such as replacement of existing lighting fixtures or receptacle outlets, installations of home appliances, and similar work unless new wiring is required for such replacements or installations.

Mechanical

#9. Installation of heating and cooling equipment in compliance with this code for an existing structure.

Plumbing

#3. Replacement of water heating equipment, dishwashers, and similar appliances complying with this code for an existing structure.

Section R112 Board of Appeals is hereby deleted in its entirety.

Section R112 Means of Appeal is hereby added as follows:

SECTION R112 MEANS OF APPEAL

R112 Appeals. Applications for appeal of a decision of the code official shall be made in accordance with Section 113 and Appendix B of the Building Code.

R302.13. Fire protection of floors. Delete section.

R303.4. Mechanical Ventilation. Delete Section

Section R303.6: Add Exception 1: Exterior discharge of a bathroom exhaust system may terminate into a vented soffit area in lieu of discharging to the exterior of the structure.

R312.1.1. Guards shall also be required at basement entrances that drop below grade.

Delete Section R313.2 and replace with the following:

R313.2 Builder to offer automatic fire sprinkler systems – purchaser may decline. A builder of single-family dwellings or residences or multifamily dwellings of four (4) or fewer units 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.

R317.3.1: The exceptions shall be deleted.

Section R403.1.4.1 Frost Protection. The frost line of the locality shall be 30 inches below finish grade. Source U.S. Weather Bureau of the University of Missouri Extension.

R405.1. Concrete or Masonry Foundations.

Acceptable Alternative: It is acceptable to use Schedule 35 Perforated Pipe.

R405.1.1. Clean Rock. Sixteen (16) total inches of one (1) inch or greater clean rock is required for bedding and coverage for all concrete or masonry foundation drain tile and pipe.

Section 1609.4.2. The surface roughness category shall be assumed to be "Surface Roughness C" unless sufficient information is submitted for the code official to determine that the site should be permitted to be classified as a different exposure category.

P2501.3. Plumbing systems, equipment or components not specifically covered in these Chapters shall comply with the applicable provisions of the 2015, International Plumbing Code as amended.

Section P2603.5.1 Insert: Thirty (30) Inches, Thirty (30) Inches

AE101: General. The provisions of this section shall be applicable to all manufactured homes.

E3902.16. Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20- ampere outlets installed in bedrooms shall be protected by any of the following: [210.12(A)]

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANN- UAL TEMP
	Speed (mph)	Topo- graphic Effects	Special wind region	Wind- borne Debris zone		Weathering	Frost line depth	Termite					
20 psf	115 mph	NO	NO	NO	D ₀	Severe	30"	Moderate To Heavy	10°	NO	Contact Flood- plain Admin- istrator	<1500	55° F

ARTICLE VIII. FUEL GAS CODE

SECTION 500.140: INTERNATIONAL FUEL GAS CODE ADOPTION

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as the *International Fuel Gas Code*, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the City of Farmington, in the State of Missouri for regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.150 of this ordinance.

SECTION 500.150: AMENDMENTS

Section 101.1. Insert: City of Farmington, Missouri.

Section 106.6.2. See Section 500.250.

Section 106.6.3. See Section 500.260

Section 108.4. See Section 500.990

Section 108.5. See section 500.410

Section 109 Means of Appeal is hereby deleted and replaced with the following:

SECTION 109 MEANS OF APPEAL

109.1 Appeals. Applications for appeal of a decision of the code official shall be made in accordance with Section 113 and Appendix B of the Building Code.

ARTICLE IX. PRIVATE SEWER DISPOSAL CODE

SECTION 500.160: INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE ADOPTION

Section 1. That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as the International Private Sewage Disposal Code, 2003 edition, as published by the International Code Council, be and is hereby adopted as the Private Sewage Disposal Code of the City of Farmington in the State of Missouri regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, re-placement, addition to, use or maintenance of individual sewage disposal systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Private Sewage Disposal Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in 500.170 of this ordinance.

SECTION 500.170: AMENDMENTS

Section 101.1. Insert: City of Farmington, Missouri

Section 106.4.2. See Section 500.250

Section 106.4.3. See Section 500.260

Section 108.4. See Section 500.990

Section 108.5. See Section 500.410

Section 108 Means of Appeal is hereby deleted and replaced with the following:

SECTION 108 MEANS OF APPEAL

108.1 Appeals. Applications for appeal of a decision of the code official shall be made in accordance with Section 113 and Appendix B of the Building Code.

Section 325: Private Sewage Disposal Systems shall comply with the following procedures and specifications.

1. The owner shall operate and maintain private wastewater disposal facilities in a sanitary manner at all times, at no expense to the City.

2. No statement contained in this code shall be construed to interfere with any additional requirements that may be imposed by the County Health Department or Department of Natural Resources.
3. When a public sewer becomes available, and the building sewer is connected thereto, the private wastewater disposal system shall be cleaned of sludge and filled with clean bank-run gravel or dirt.

Section 405.2.5. Insert: As Determined by Building Code Official; As Determined by Building Code Official; As Determined By Building Code Official

Section 405.2.6. Insert: As Determined By Building Code Official; As Determined by Building Code Official

ARTICLE X. ENERGY CONSERVATION CODE

SECTION 500.180: INTERNATIONAL ENERGY CONSERVATION CODE ADOPTION

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as the *International Energy Conservation Code*, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Energy Conservation Code of the City of Farmington, in the State of Missouri for regulating and governing energy-efficient building envelopes and installation of energy-efficient mechanical, lighting and power systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Energy Conservation Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.190 of this ordinance.

SECTION 500.190: AMENDMENTS

Sections C101.1 and R101.1. Insert: City of Farmington, Missouri.

Section 109 Board of Appeals is hereby deleted and replaced with the following:

SECTION 109 BOARD OF APPEALS

109.1 Appeals. Applications for appeal of a decision of the code official shall be made in accordance with Section 113 and Appendix B of the Building Code

ARTICLE XI EXISTING BUILDING CODE

SECTION 500.192: INTERNATIONAL EXISTING BUILDING CODE

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as the *International Existing Building Code*, 2015 edition, including Appendix Chapters Appendix A, Appendix B, and Resource A (see

International Existing Building Code Section 101.6, 2015 edition), as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the City of Farmington, in the State of Missouri for regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.193 of this ordinance.

SECTION 500.193. The following sections are hereby revised:

Section 101.1 Insert: City of Farmington, Missouri.

Section 1401.2 Insert: January 1, 2018.

ARTICLE XII: OTHER INTERNATIONAL CODES

The ICC Performance Code for Buildings and Facilities, International Zoning Code, International Wildland-Urban Interface Code, International Solar Energy Provisions, and International Green Construction Code are not adopted and made part of this Chapter. Any references to the ICC Performance Code for Buildings and Facilities, International Zoning Code, International Wildland-Urban Interface Code, International Solar Energy Provisions, International Green Construction Code, and International Existing Building Code contained within the codes adopted in this Chapter are hereby deleted.

SECTION 2. That Title V: Building Code, Chapter 500, Building Codes is hereby amended by adding the following new Article XV as follows:

ARTICLE XV. SWIMMING POOL AND SPA CODE

SECTION 500.1000: INTERNATIONAL SWIMMING POOL AND SPA CODE

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as the *International Swimming Pool and Spa Code*, 2015 edition, as published by the International Code Council, be and is hereby adopted as the Pool and Spa Code of the City of Farmington in the State of Missouri regulating and governing the design, construction, alteration, movement, renovation, replacement, repair and maintenance of swimming pools, spas, hot tubs, aquatic facilities and related equipment as herein provided; providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, penalties, conditions and terms of said Pool and Spa Code on file in the office of the City Clerk are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in 500.1010 of this ordinance.

SECTION 500.1010: AMENDMENTS

Section 101.1. Insert: City of Farmington, Missouri

Section 105.6.2. Replace with:

Fee Schedule: See Section 500.250

Section 105.6.3: Replace with:

Fee refunds. See Section 500.260

Section 107.4. Replace with:

Violation Penalties: See Section 500.990

Section 107.5. Replace with:

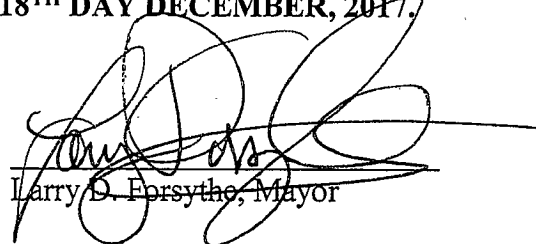
Stop work orders: See Section 500.410

SECTION 3. The officers, agents and employees of the City are hereby authorized and directed to execute all documents and take such necessary steps as they deem necessary and advisable in order to carry out and perform the purpose of this Ordinance.

SECTION 4. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that: (a) the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council has or would have enacted the valid sections without the void ones; and (b) the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

SECTION 5. This Ordinance shall be in full force and effect from and after sixty (60) days of the date of its passage.

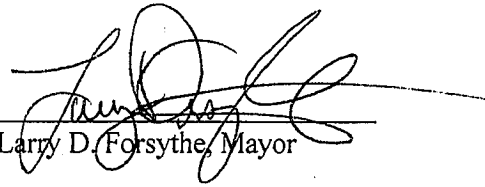
DULY READ AND PASSED THIS 18TH DAY DECEMBER, 2017.


Larry D. Forsythe, Mayor

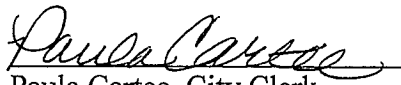
ATTEST:


Paula Cartee, City Clerk

Approved this 19th day of December, 2017.


Larry D. Forsythe, Mayor

ATTEST:


Paula Cartee, City Clerk

APPROVED AS TO FORM:


R. Scott Reid, City Counselor