

Introduced by: _____

First Reading: _____

Second Reading: _____

Ordinance Number: _____

Council Bill Number: B 214-26

AN ORDINANCE

repealing Article VI of Chapter 6 of the City Code relating to the 2018 Edition of the International Residential Code for One- and Two-Family Dwellings and enacting in lieu thereof a new Article VI adopting the 2024 Edition of the International Residential Code for One- and Two-Family Dwellings; and fixing the time when this ordinance shall become effective.

Be it ordained by the Council of the City of Columbia, Missouri, as follows:

SECTION 1. Article VI of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2018 Edition of the International Residential Code for One- and Two-Family Dwellings, is hereby repealed and in lieu thereof a new Article VI, relating to the 2024 Edition of the International Residential Code for One- and Two-Family Dwellings, is hereby enacted reading in words and figures as follows:

CHAPTER 6. BUILDINGS AND BUILDING REGULATIONS

...

ARTICLE VI. ONE- AND TWO-FAMILY DWELLING CODE

Sec. 6-65. Adopted.

The 2024 Edition of the International Residential Code for One- and Two-Family Dwellings, published by the International Code Council, Inc., including Appendices BB, BE, BF, BG, BI, BJ, BN, BO, CA, CB, CD, and CE, one copy of which has been on file with the city clerk for a period of ninety (90) days prior to the adoption of this article, is hereby adopted by reference and made a part of the Code of Ordinances, City of Columbia, Missouri as fully as if set forth in its entirety. At least one (1) copy of the 2024 Edition of the International Residential Code for One- and Two-Family Dwellings shall remain on file in the office of the city clerk and shall be kept available for public use, inspection and examination.

Sec. 6-66. Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

R101.1 Title. These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the City of Columbia, and shall be cited as such and will be referred to herein as "this code."

R103.1 Director. The administration and enforcement of this code shall be the duty of the director of community development, who shall be referred to as the building official in this code. The building official is hereby authorized to take such action as may be reasonably necessary to enforce the provisions of this code. Such persons may be appointed and authorized as assistants or representatives of the director as may be necessary to carry out the provisions of this code.

R103.2 Appointment. Delete in its entirety.

R103.3 Deputies. Delete in its entirety.

R103.4 Restriction of employees. An employee connected with the Division of Building and Site Development shall not be engaged in or directly or indirectly connected with the furnishing of labor, materials or appliances for the construction, alteration or maintenance of a building, or the preparation of plans or of specifications therefore, unless such employee is the owner of the building; nor shall such employee engage in any work which conflicts with such employee's official duties or with the interest of the department.

R104.7 Department records. An official record shall be kept of all business and activities of the division specified in the provisions of this code, and all such records shall be open to public inspection at all appropriate times and according to reasonable rules to maintain the integrity and security of such records.

R104.8 Liability. Any officer or employee charged with the enforcement of this code, while acting on behalf of the city, shall not thereby render such individual liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act performed in the discharge of official duties. Any suit instituted against any officer or employee because of an act performed by that 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 officer or employee shall not be liable for costs in any action, suit or proceeding that is instituted pursuant to the provisions of this code; and any officer or employee acting within the scope of employment and in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith. Nothing contained herein shall be deemed a waiver of the immunities and protection afforded to the city or officers and employees pursuant to state and federal law.

R104.8.1 Legal defense. Delete in its entirety.

R104.2.3.1 Flood Hazard Areas. Delete in its entirety.

R105.1.1 License required. All building, electrical, plumbing, mechanical and fuel gas permits may be issued to the general contractor, on behalf of master electrical, master mechanical, and master plumbing contractors, for new one- and two-family dwellings and building alteration or building additions to one- and two-family dwellings. All electrical, mechanical, plumbing and fuel gas work must be performed by trade contractors licensed by the City of Columbia for the appropriate trade or as allowed by ordinance.

R105.1.2 Vacant lots. Vacant lot areas left from demolition shall be filled, leveled and graded to prevent ponding. The lot shall be left in a natural buildable condition without hazards and mowable. There shall be sufficient vegetative cover to prevent erosion. The

complete structure shall be removed and all accessory structures are to be removed at the time of demolition of the primary structure. All trash, vehicles, trailers, etc. must be removed from the lot.

R106.2 Site plan or plat plan. Add paragraph: More than two (2) single family dwellings, multiple duplexes, and/or townhomes on one (1) lot shall require commercial civil/site documents per section 6-17 of the City Code amending IBC 107.2.6, sealed by a professional engineer licensed in the State of Missouri.

R109.1.6.1 Elevation Documentation. Delete in its entirety.

R110.2 Certificate issued. Delete subsection 3. relating to the requirement for owner's address.

R112.1 General. Any aggrieved person shall have the right to appeal a decision of the code official to the building construction codes commission. Applications for appeal shall be filed in accordance with the procedures set out in Section 113 of the Building Code of Columbia, Missouri.

R112.3 Qualifications. Delete in its entirety.

R113.4 Violation penalties. Replace with the following: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof, shall be guilty of a misdemeanor and upon conviction thereof, shall be punished by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not exceeding one (1) year, or by both such fine and imprisonment. Each day that a violation continues shall be deemed a separate offense.

R202 Definitions. Accessory Structure. A structure not greater than three thousand (3,000) square feet (279m) in floor area, and not over three (3) stories or exceeding twenty-four (24) feet in height with separate means of egress, and shall not occupy more than thirty percent (30%) of the required rear yard, and shall not exceed the height of the main structure, the use of which is customarily accessory to and incidental to that of the dwelling(s) and which is located on the same lot. (See Unified Development Code Sec. 29-3.3(ii) for additional requirements.)

R202 Structure. Add following exception:

Exception: For existing decks being replaced, the same size will not be considered a structure for zoning purposes.

R202 Walking Surface. Any surface other than vegetation that has been altered in a way to create a pathway for pedestrian travel.

Table 301.2(1). The following values shall be inserted into Table R301.2(1):

Ground Snow Load - 20; Wind Speed (mph) - 109; Topographic Effects – No; Special Wind Region – No; Windborne Debris Zone – No; Seismic Design Category - B, Weathering - Yes Severe; Frost Line Depth - 30-inches; Termite - Moderate to Heavy; Winter Design Temperature - +4 Degrees Fahrenheit; Ice Barrier Underlayment Required - No; Flood Hazards - As regulated by City of Columbia Ordinance; Air Freezing Index - 0 to 1500; Mean Annual Temperature - 55 degrees Fahrenheit.

Elevation – 778; Latitude – 39 degrees; Winter Heating – 4 Degrees; Summer Cooling – 94 Degrees; Altitude Correction Factor – No; Indoor Design Temperature – 72 Degrees; Design Temperature Cooling – 75 Degrees; Heating Temperature Difference – 68 Degrees; Cooling Temperature Difference – 19 Degrees; Wind Velocity Heating – 25; Wind Velocity Cooling – 7.5; Coincident Wet Bulb – 78; Daily Range – Medium; Winter Humidity – 20; Summer Humidity - 60.

Table R301.5. Add note g.4.: Must also include a vertical egress component.

R302.5.1 Opening protection. Delete the last sentence: "Doors shall be self-latching and equipped with a self-closing or automatic-closing device".

R309.1 Townhouse automatic fire sprinkler systems. Delete in its entirety.

R309.2 One- and two-family dwelling automatic fire sprinkler systems. Delete in its entirety.

R309.3 Automatic fire sprinkler systems. A builder of one- or two-family dwelling or townhouses 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 an automatic fire sprinkler system in the dwelling or townhouse. Notwithstanding any other provision of law to the contrary, no purchaser of such a one- or two-family dwelling or townhouse shall be denied the right to choose or decline to install an automatic fire sprinkler system in such dwelling or townhouse being purchased by any code, ordinance, rule, regulation, order or resolution by any county or other political subdivision. Pursuant to RSMo. § 67.281, the mandatory option for purchasers to have the right to choose and the requirement that the builders offer to purchasers the option to purchase an automatic fire sprinkler system in connection with the purchase of any one- or two-family dwelling or townhouse is hereby incorporated into the code.

R318.7.5.1 Risers. Change the first sentence to read: The riser height shall be not more than seven and seven-eighth (7-7/8) inches (200mm). The remainder of the paragraph shall remain as written.

R318.7.5.1 Risers. At the end of the section, add the following exception 3.:

3. Closed risers are not required on exterior stairs where the riser is less than 10' above grade.

R321.2 Window fall protection. Delete in its entirety.

R322 Flood Resistant construction. Buildings and structures constructed in whole or in part in a floodplain overlay district shall meet the requirements of section 29-2.3(d) of the Code of Ordinances.

R325.4.2 Exhaust openings. At the end of the paragraph, add the following:

Exception: Bathroom exhaust fans may be exhausted into a soffit vent if composed of approved materials as determined by the building official.

Figure 327.1 Water closet: All water closets shall be spaced at least fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture, except the centerline of the water closet may be spaced twelve (12) inches if located next to a bathtub/shower.

R333 Erosion Control

R333.1 General. Unless otherwise recommended in a geotechnical report, fills shall comply with the provisions of this section.

R333.2 Fill material. Fill material shall not include organic, frozen, or other deleterious materials. Rock or similar irreducible material greater than 12 inches in any dimension shall not be included in fills.

R333.3 Maximum slope. The slope of cut and fill surfaces shall be not steeper than is safe for the intended use. Cut and fill slopes steeper than one unit vertical in three units horizontal (33.3 percent slope) shall be justified by a geotechnical report or engineering data.

Exception: A geotechnical report is not required where the building official determines that the nature of the work applied for is such that a report is not necessary.

R333.4 Erosion control. The faces of cut and fill slopes shall be prepared and maintained to control erosion. This control shall be permitted to consist of effective planting.

R334.1. General. The design and construction of pools shall comply with section 11-277 of the Code of Ordinances adopting the 2015 "Swimming Pool Ordinance and Guide for Swimming Pool Design and Operation." The Swimming Pool Ordinance and guide for Swimming Pool Design and Operation is attached to ordinance number 002439.

R334.2 Barrier requirements. Barrier requirements must meet the standards of the 2024 International Swimming Pool and Spa Code (ISPSC) Section 305.

ISPSC 305. The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F1346, the areas where those spas, hot tubs or pools are located shall not be required to comply with Sections ISPSC 305.2 through 305.7.

ISPSC 305.2 Outdoor swimming pools and spas. Outdoor pools and spas and indoor swimming pools shall be surrounded by a barrier that complies with Sections ISPSC 305.2.1 through 305.7.

ISPSC 305.2.1 Barrier height and clearances. Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 48 inches (1219 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.
2. The vertical clearance between grade and the bottom of the barrier shall not exceed 2 inches (51 mm) for grade surfaces that are not solid, such as grass or gravel, where measured on the side of the barrier that faces away from the pool or spa.

3. The vertical clearance between a surface below the barrier to a solid surface, such as concrete, and the bottom of the required barrier shall not exceed 4 inches (102 mm) where measured on the side of the required barrier that faces away from the pool or spa.
4. Where the top of the pool or spa structure is above grade, the barrier shall be installed on grade or shall be mounted on top of the pool or spa structure. Where the barrier is mounted on the top of the pool or spa, the vertical clearance between the top of the pool or spa and the bottom of the barrier shall not exceed 4 inches (102 mm).

ISPSC 305.2.2 Openings. Openings in the barrier shall not allow passage of a 4-inch-diameter (102 mm) sphere.

ISPSC 305.2.3 Solid barrier surfaces. Solid barriers that do not have openings shall not contain indentations or protrusions that form handholds and footholds, except for normal construction tolerances and tooled masonry joints.

ISPSC 305.2.4 Mesh fence as a barrier. Mesh fences, other than chain link fences in accordance with Section ISPSC 305.2.7, shall be installed in accordance with the manufacturer's instructions and shall comply with the following:

1. The bottom of the mesh fence shall be not more than 1 inch (25 mm) above the deck or installed surface or grade.
2. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall not permit the fence to be lifted more than 4 inches (102 mm) from grade or decking.
3. The fence shall be designed and constructed so that it does not allow passage of a 4-inch (102 mm) sphere under any mesh panel. The maximum vertical clearance from the bottom of the mesh fence and the solid surface shall be not greater than 4 inches (102 mm) from grade or decking.
4. An attachment device shall attach each barrier section at a height not lower than 45 inches (1143 mm) above grade. Common attachment devices include, but are not limited to, devices that provide the security equal to or greater than that of a hook-and-eye-type latch incorporating a spring-actuated retaining lever such as a safety gate hook.
5. Where a hinged gate is used with a mesh fence, the gate shall comply with Section ISPSC 305.3.
6. Patio deck sleeves such as vertical post receptacles that are placed inside the patio surface shall be of a nonconductive material.
7. Mesh fences shall not be installed on top of onground residential pools.

ISPSC 305.2.4.1 Setback for mesh fences. The inside of a mesh fence shall not be closer than 20 inches (508 mm) to the nearest edge of the water of a pool or spa.

ISPSC 305.2.5 Closely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches (1143 mm), the horizontal members shall be located on

the pool or spa side of the fence. Spacing between vertical members shall not exceed 1¾ inches (44 mm) in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 1¾ inches (44 mm) in width.

ISPSC 305.2.6 Widely spaced horizontal members. Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches (1143 mm) or more, spacing between vertical members shall not exceed 4 inches (102 mm). Where there are decorative cutouts within vertical members, the interior width of the cutouts shall not exceed 1¾ inches (44 mm).

ISPSC 305.2.7 Chain link dimensions. The maximum opening formed by a chain link fence shall be not more than 1¾ inches (44 mm). Where the fence is provided with slats fastened at the top and bottom that reduce the openings, such openings shall be not greater than 1¾ inches (44 mm).

ISPSC 305.2.8 Diagonal members. Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be not greater than 1¾ inches (44 mm). The angle of diagonal members shall be not greater than 45 degrees (0.79 rad) from vertical.

ISPSC 305.2.9 Clear zone. Where equipment, including pool equipment such as pumps, filters, and heaters, is on the same lot as the pool or spa and such equipment is located outside of the barrier protecting the pool or spa, such equipment shall be located not less than 36 inches (914 mm) from the outside of the barrier.

ISPSC 305.3 Doors and gates. Doors and gates in barriers shall comply with the requirements of Sections ISPSC 305.3.1 through 305.3.3 and shall be equipped to accommodate a locking device. Pedestrian access doors and gates shall open outward away from the pool or spa, shall be self-closing and shall have a self-latching device.

ISPSC 305.3.1 Utility or service doors and gates. Doors and gates not intended for pedestrian use, such as utility or service doors and gates, shall remain locked when not in use.

ISPSC 305.3.2 Double or multiple doors and gates. Double doors and gates or multiple doors and gates shall have not fewer than one leaf secured in place and the adjacent leaf shall be secured with a self-latching device.

ISPSC 305.3.3 Latches release. For doors and gates in barriers, the door and gate latch release mechanisms shall be in accordance with the following:

1. Where door and gate latch release mechanisms are accessed from the outside of the barrier and are not of the self-locking type, such mechanism shall be located above the finished floor or ground surface in accordance with the following:
 - 1.1 At public pools or spas, not less than 52 inches (1219 mm) and not greater than 54 inches (1372 mm).
 - 1.2 At residential pools and spas, not less than 54 inches (1372 mm).
2. Where door and gate latch release mechanisms are of the self-locking type such as where the lock is operated by means of a key, an electronic opener

or the entry of a combination into an integral combination lock, the lock operation control and the latch release mechanism shall be located in accordance with the following:

2.1 At public pools or spas, not less than 34 inches and not greater than 48 inches (1219 mm).

2.2 At private pools, where only the latch release mechanism of a self-latching device for a gate is located on the pool and spa side of the barrier, the release mechanism shall be located at a point that is at least 3 inches (76 mm) below the top of the gate.

ISPSC 305.3.4 Barriers adjacent to latch release mechanisms. Where a latch release mechanism is located on the inside of a barrier, openings in the door, gate and barrier within 18 inches (457 mm) of the latch shall not be greater than ½ inch (12.7 mm) in any dimension.

ISPSC 305.4 Structure wall as a barrier. Where a wall of a dwelling or structure serves as part of the barrier and where doors, gates or windows provide direct access to the pool or spa through that wall, one of the following shall be required:

1. Operable windows having a sill height of less than 48 inches (1219 mm) above the indoor finished floor and doors and gates shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be listed and labeled as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located 54 inches (1372 mm) or more above the finished floor. In dwellings or structures required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.
2. In dwellings not required to be Accessible units, Type A or Type B units, the operable parts of the alarm deactivation switches shall be located not less than 54 inches (1372 mm) above the finished floor.
3. In dwellings that are required to be Accessible, Type A or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1220 mm) above the finished floor.
4. In structures other than dwellings, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1220 mm) above the finished floor.
5. A safety cover that is listed and labeled in accordance with ASTM F1346 is installed for the pools and spas.
6. An approved means of protection, such as self-closing doors with self-latching devices, is provided. Such means of protection shall provide a

degree of protection that is not less than the protection afforded by Item 1 or 2.

ISPSC 305.5 Onground residential pool structure as a barrier. An onground residential pool wall structure or a barrier mounted on top of an onground residential pool wall structure shall serve as a barrier where all of the following conditions are present:

1. Where only the pool wall serves as the barrier, the bottom of the wall is on grade, the top of the wall is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, the wall complies with the requirements of Section ISPSC 305.2 and the pool manufacturer allows the wall to serve as a barrier.
2. Where a barrier is mounted on top of the pool wall, the top of the barrier is not less than 48 inches (1219 mm) above grade for the entire perimeter of the pool, and the wall and the barrier on top of the wall comply with the requirements of Section ISPSC 305.2.
3. Ladders or steps used as means of access to the pool are capable of being secured, locked or removed to prevent access except where the ladder or steps are surrounded by a barrier that meets the requirements of Section ISPSC 305.
4. Openings created by the securing, locking or removal of ladders and steps do not allow the passage of a 4-inch (102 mm) diameter sphere.
5. Barriers that are mounted on top of onground residential pool walls are installed in accordance with the pool manufacturer's instructions.

ISPSC 305.6 Natural barriers. In the case where the pool or spa area abuts the edge of a lake or other natural body of water, public access is not permitted or allowed along the shoreline, and required barriers extend to and beyond the water's edge not less than 18 inches (457 mm), a barrier is not required between the natural body of water shoreline and the pool or spa.

ISPSC 305.7 Natural topography. Natural topography that prevents direct access to the pool or spa area shall include but not be limited to mountains and natural rock formations. A natural barrier approved by the governing body shall be acceptable provided that the degree of protection is not less than the protection afforded by the requirements of Sections ISPSC 305.2 through 305.5.

ISPSC 305.8 Means of egress. Outdoor public pools provided with barriers shall have means of egress as required by Chapter 10 of the International Building Code.

Table R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS: Load-Bearing pressure (pounds per square foot) column, change value for clay, sandy clay, silty clay, clayey silt, silt and sandy silt clay (CL, ML, MH, and CH) from 1,500 to 2,000 leaving footnote b and changing the value in footnote b to match the 2,000 psf value.

R602.3.1 Stud size, height and spacing. Amend Exception 2. as follows:

2. Where snow loads are less than or equal to twenty-five (25) pounds per square foot, and the ultimate design wind speed is less than or equal to 130 mph, two (2) inch by six (6) inch studs supporting a roof load with not more than six (6) feet of tributary length shall have a maximum height of eighteen (18) feet where spaced at sixteen (16) inches on center, or twenty (20) feet where spaced at twelve (12) inches on center. Studs shall be a minimum No. 2 grade lumber. Alternatively two (2) inch by six (6) inch No. 2 grade studs supporting a roof and floor load with not more than ten (10) foot of tributary length shall have a maximum stud height of fourteen (14) feet.

R802.5.2.2 Rafter ties. Wood rafter ties shall not be less than 2 inches by 4 inches (51 mm x 102 mm) installed in accordance with Table R802.5.2(1) at a maximum of every other rafter. Other approved rafter tie methods shall be permitted.

R802.11.1.3 Uplift connection strap. Where energy bands are used and the sheathing does not extend to the nailer above the energy band, an uplift connection strap shall be placed every four (4) feet.

N1101.1 – N113.1.1 (Chapter 11 – Energy Efficiency). Delete in its entirety. See the currently adopted International Energy Conservation Code residential provisions and appendices in City Code section 6-235 et seq.

M1411.15 Locking access port caps. Delete in its entirety.

M1501.1 Outdoor discharge. At the end of the section, add a second exception:

Exception: Bathroom fan air may be exhausted into a soffit vent if composed of approved materials as determined by the building official.

M1505.2 Recirculation of air. At the end of the section, add the following:

Exception: Bathroom fan air may be exhausted into a soffit vent if composed of approved materials as determined by the building official.

G2414.4.3 Copper tubing. Replace the second paragraph with the following: Copper pipe and copper tubing shall not be allowed for fuel gas piping systems.

G2415.14 Piping underground beneath buildings. At the end of the section, add the following: Any underground gas piping allowed by this section shall only be approved for gas that is less dense than the atmospheric pressure and shall be installed in accordance with G2415.12.1.

G2415.14.2 Conduit with both ends terminating indoors. Delete in its entirety.

G2417.4.1 Test pressure. Replace the first sentence of the section with the following: The test pressure to be used shall be not less than one and one-half (1.5) times the proposed maximum working pressure, but not less than thirty (30) psig, irrespective of design pressure.

G2419.4 Sediment trap. Replace "any length" with "3½" minimum length" in the second sentence.

P2602.1.2 Availability. A potable public water supply system shall be considered available to a building when any portion of the property is located within two hundred twenty-five (225) feet of the public water main.

P2603.5 Freezing. A water, soil or waste pipe shall not be installed outside of a building, or concealed in outside walls, or in any place subjected to freezing temperature, unless adequate provision is made to protect such pipe from freezing by insulation, heat or both. Water pipes shall not be installed in an exterior wall cavity in one and two family dwellings. For purposes of this section exterior wall cavities shall mean all walls that rain can fall upon. Water service piping shall be installed below recorded frost penetration but not less than thirty (30) inches below grade.

P2603.5.1 Sewer depth. Building sewers, including the portion of the building drain beyond the exterior wall, shall be a minimum of thirty (30) inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of thirty (30) inches below grade. The building official may approve a lesser depth of the building drain portion if there are extraordinary circumstances (e.g., bedrock).

P2604.3 Backfilling. Replace the second sentence of the section with the following: Backfill shall be free from rocks, broken concrete and frozen chunks until the pipe is covered by not less than twelve (12) inches of tamped earth or granular material.

TABLE P2605.1 Piping support. Footnote B to be used for water distribution piping only.

P2705.1 General., 5. Water closets, lavatories and bidets. Amend first sentence to read: "All water closets shall be spaced fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture except the centerline of the water closet may be spaced twelve (12) inches is located next to the bathtub/shower." Remainder of the paragraph is unchanged.

P2903.5 Water hammer. Add: *Exception:* A water-hammer arrestor is not needed in water distribution systems using PEX piping or systems using a combination of PEX and copper.

P2906.9.1.3 CPVC/AL/CPVC pipe. Amend first sentence as follows: "Joint surfaces shall be clean and free of moisture, and purple primer shall be applied."

P2906.9.1.4 PVC plastic pipe. A primer that conforms to ASTM F 656 shall be applied to PVC solvent-cemented joints. Purple primer shall be used below grade. Solvent cement for PVC plastic pipe conforming to ASTM D 2564 shall be applied to all joint surfaces. If purple primer is used, Section P2503 Inspections and Tests shall not be required.

P3003.9.2 Solvent cementing. Delete exceptions. Add: If upon inspection the aboveground joints do not have purple primer, a water test shall be performed and inspected.

P3103.1.1 Roof extension. Replace first sentence with the following: Open vent pipes that extend through a roof shall terminate not less than twelve (12) inches above the roof.

P3113.1 Size of vents. Add sentence to paragraph: At least one (1) vent shall be three (3) inch unreduced in size extending from the main building drain through the roof.

Chapters 34 through 43 of the 2024 International Residential Code are superseded by the requirements as stated in the 2023 National Electrical Code (NFPA 70-2023).

Appendix BE, Radon Control Methods, Section BE101 Scope, BE101.1 General: Is amended to read: This appendix contains requirements for new construction and shall apply without regard to zone designation in Figure BE101 and Table BE101(1).

Appendix BE, Radon Control Methods, is amended by deleting section *BE103.4.2 Concrete joints* in its entirety.

Appendix BE, Radon Control Methods, is amended by deleting section *BE103.12 Power Source* in its entirety.

SECTION 2. The repeal of Article VI of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2018 Edition of the International Residential Code for One- and Two-Family Dwellings shall not affect any offense or act committed or done or any penalty or forfeiture incurred before the effective date of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after October 1, 2026.

PASSED: _____

Mayor and Presiding Officer

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Counselor