

Introduced by Treece

First Reading 4-18-16

Second Reading 5-2-16

Third Reading 6-6-16

Ordinance No. 022828

Council Bill No. B 107-16 A

AN ORDINANCE

repealing Article VI of Chapter 6 of the City Code relating to the 2012 Edition of the International Residential Code for One- and Two-Family Dwellings and enacting in lieu thereof a new Article VI adopting the 2015 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relating to the 2012 Edition of the International Residential Code for One- and Two-Family Dwellings, is hereby repealed and in lieu thereof a new Article VI, relating to the 2015 Edition of the International Residential Code for One- and Two-Family Dwellings, is hereby enacted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 2015 Edition of the International Residential Code for One- and Two-Family Dwellings, published by the International Code Council, Inc., including Appendices A, B, C, E, F, G, H, K, N, R, and U 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 2015 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."

R102.5.1 Appendices A, B, C, E, F, G, H, K, N, R and S are hereby adopted as published.

R103.1 Creation of enforcement agency. Delete in its entirety.

R103.2 General. The building official is hereby authorized and directed to administer and enforce all provisions of this code. The building official shall be the director of community development.

R104.10.1 Flood Hazard Areas. Delete in its entirety.

R105.1 Permits required. Add to paragraph: 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.

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.

R105.2, No. 2. Fences not over twelve (12) feet high.

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 IBC 107.2.5 (including Columbia Code of Ordinances amendment), sealed by a professional engineer licensed in the State of Missouri.

R109.1.6.1 Elevation Documentation. Delete.

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.

R112.2.1 Determination of substantial improvements in areas prone to flood. Delete in its entirety.

R112.2.2 Criteria for issuance of a variance for areas prone to flooding. Delete in its entirety.

R112.3 Qualifications. Delete in its entirety.

R113.4 Violation penalties. 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.

R202 Attic, Habitable. Add: 4. The occupiable space is provided with an egress door in accordance with Section R311.2 or by a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

R202 Structure. Add following exception:

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

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

Ground Snow Load – 20; Wind Speed (mph) – 115; Topographic Effects – No, Weathering - Yes Severe; Frost Line Depth – Yes; 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.

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

R302.1 Exterior walls. Add exception # 6: A detached accessory garage or shed located not less than three (3) feet from any side lot line.

R302.5.1 Delete "equipped with a self-closing device."

R302.6 Dwelling/garage fire separation. Replace one-half (½) inch gypsum board with five-eighth (5/8) inch gypsum board in referenced Table R302.6 Dwelling/garage fire separation. Add last sentence to paragraph of R302.6: The garage shall be completely separated from the residence and its attic area by means of five-eighth (5/8) inch gypsum board or equivalent applied to the garage side.

R303.4 Mechanical ventilation. The dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3. Alternatively, an insulated duct from the outside connected to the return air or HVAC unit ahead of the filter with balancing damper may be provided. The duct size shall be based on the conditioned area the HVAC unit serves. The duct shall be four (4) inches in diameter for areas 1,500 square feet or less, six (6) inches in diameter for areas over 1,500 square feet and less than or equal to 2,400 square feet, and eight (8) inches in diameter for areas over 2,400 square feet.

R303.6 Add Exception: Bathroom exhaust fans may be exhausted into a soffit vent if composed of approved materials as determined by the building official.

Figure 307.1 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.

R311.7.5.1 Risers. Change the first sentence to read: The maximum riser height shall be seven and seven-eighth (7-7/8) inches (200mm). The rest of the paragraph remains as stated.

R311.7.5.1 Risers. Add Exception: Closed risers are not required on exterior stairs where the riser is less than 10' above grade.

R312.1.1 Where Required: Add: Grassed or landscaped areas a minimum of three feet wide behind a retaining wall shall not be deemed a walking surface. Delete, "at any point within 36" horizontally to the edge of the open side."

R312.2 Window fall protection. Deleted in its entirety.

R313.1 Townhouse automatic fire sprinkler systems. Delete in its entirety.

R313.2 One- and two-family dwelling automatic fire sprinkler systems. Delete in its entirety.

R313.3 Automatic fire sprinkler systems. A builder of a single-family dwelling or residences or multi-unit 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 an automatic fire sprinkler system in the dwelling, residence or unit. Notwithstanding any other provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or

decline to install an automatic fire sprinkler system in such dwelling or residence 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 single-family dwelling, residence, or multi-unit dwelling of four (4) or fewer units is hereby incorporated into the code.

R314.4 Add to exception: In alterations smoke alarms shall not be required to be interconnected if the dwelling is no more than two (2) stories.

R314.6 Add Exception 3.: Smoke alarms in alterations shall be permitted to be battery operated if the dwelling is no more than two (2) stories.

R322 Flood Resistant Construction. Section 29-22 of the Code of Ordinances applies. Delete section in its entirety.

R401.1 Application. Add Exception: Foundation repairs for one- and two-family dwellings shall not require geotechnical evaluation or structural calculations.

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 (CL, ML, MH, and CH) from 1,500 to 2,000 leaving footnote b.

Figure R403.1(1) Concrete and Masonry foundation details. A slab on ground with turned down footings shall have the following: a #4 reinforcement bar spaced a minimum of forty-eight (48) inches on centers to provide connection of footing to slab. The vertical rods shall extend to within four (4) inches of the bottom of the footing and be turned to provide a horizontal leg that extends a minimum of twelve (12) inches into the slab.

R403.1.6 Foundation anchorage. Add the following to the end of the section, prior to the Exceptions: The connection of the foundation walls to floors shall be per the alternatives labeled 1.1, 1.2, 1.3, 1.4, 2.1, 2.1, 3.1, 3.2 or 4.

NOTE: Drawings as stated above are on file in the office of the building official.

R404.4 Retaining Walls. Add to the end of the section: As an alternative, retaining walls may be built per Alternative 4 listed in the amendment of Section R403.1.6 with a six (6) foot dead man placed for lateral support at each end of the unsupported wall and at the spacing shown. The retaining wall must be drained per Figure 405.1 or equivalent.

R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage tiles, gravel or crushed stone drains, shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an

approved drainage system. Gravel or crushed stone drains shall extend at least one (1) foot (305 mm) beyond the outside edge of the footing and six (6) inches (152 mm) above the top of the footing and be covered with an approved filter membrane material and shall include a drain tile pipe surrounded with an approved filter membrane or the filter membrane shall cover the washed gravel or crushed rock covering the drain as shown in figure R405.1. The drain pipe can be placed directly on top of the footing. The top of open joints of the drainage tiles or perforated pipe shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed directly on the top of the footing or placed on a minimum of two (2) inches (51 mm) of washed gravel or crushed rock at least one size larger than the tile joint opening or perforation and covered with not less than six (6) inches (152 mm) of the same material. Foundation Drainage Figure R405.1 as adopted, shall be considered to satisfy the provisions of this subsection.

NOTE: Foundation Figure R405.1 as stated above, is on file in the office of the building official

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.

R802.3.1 Ceiling joist and rafter connections. Add last sentence to second paragraph: Rafter ties shall be spaced not more than four (4) feet (1219 mm) on center.

ADD: R802.11.1.3 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.

N1101.3 Scope. Add the following: The figure labeled 2015 Residential Energy Code Requirements Diagram is an approved alternative means of compliance.

NOTE: Drawing as stated above is on file in the office of the building official.

N1102.2.9 (R402.2.9) Basement walls. Amend first sentence as follows: Walls associated with finished basements shall be insulated from the top of the basement wall down to 10 feet (3048 mm) below grade or to the basement floor, whichever is less.

N1103.5.2 (R403.5.2) Demand recirculation systems. Delete.

M1411.8 Locking access port caps. Delete.

M1501.1 Outdoor discharge. List first exception as number 1. and add exception number 2. as follows:

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

M1502.4.2 Duct installation. Delete the following words from the last sentence: "...that protrude more than 1/8 inch (3.2 mm) into the inside of the duct".

M1507.2 Recirculation of air. Add exception: Bathroom fan air may be exhausted into a soffit vent if composed of approved materials as determined by the building official.

G2414.5.2 Copper tubing. Replace second paragraph with: Copper pipe and copper tubing shall not be allowed for fuel gas piping systems.

G2415.14 Piping underground beneath buildings. Add to last sentence: 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 Delete in its entirety.

G2417.4.1 Test pressure. 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. (Rest of section remains as stated.)

G2419.4 Sediment trap. Change "any length" to "3½" minimum length".

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.

P2603.4 Pipes through foundation walls. Add the following: Alternatively, the sleeve may be sized in accordance with the sealing system manufacturer's published recommendations.

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. Is amended to read: 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. Add: The building official may approve a lesser depth of the building drain portion if there are extraordinary circumstances (e.g., bedrock).

P2604.3 Backfilling. The second sentence shall read as follows: "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."

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

P2705.1 #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.

P2905 Heated Water Distribution Systems. Delete entire section.

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.

P3008.1 Sewage backflow. Delete last sentence.

P3103.1 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.

P3111.1 Type of fixtures. Add exception: Residential food waste grinders shall be allowed to discharge into a combination waste and vent system provided an air admittance valve is installed.

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.

Except as stated in sections E3608.1.1 Exception, E3609.6.1 and E3609.7 of this ordinance, Chapters 34 through 43 of the 2012 International Residential Code are superseded by the requirements as stated in the 2011 National Electrical Code (NFPA 70-2011).

E3608.1.1 Exception: When a concrete-encased electrode and/or ground ring are not available for use in a grounding electrode system, a rod or other electrode as specified in E3608.1.4 Rod and pipe electrodes and 3608.1.5 Plate electrodes can be used as a substitute. The second rod electrode shall not be connected in series with the first rod electrode except where there exists a metal water pipe in contact with earth for ten (10) feet or more, for one- and two – family dwellings a single grounding electrode placed at the outside of the building at the nearest point of the service disconnect shall be permitted to fill the requirements of this section.

E3609.6.1 Water Heater Bonding Jumper. The interior metal water piping bonding shall include a bonding jumper between the hot and cold waterlines at the water heater fixture if the entire system is copper excluding the service.

Appendix F, Radon Control Methods, Section AF101 Scope, AF101.1 General: Is amended to read: This appendix contains requirements for new construction and shall apply without regard to zone designation in Figure AF101 and Table AF101(1).

Appendix F, Radon Control Methods, is amended by deleting subsection AF103.12 Power Source in its entirety.

ISPSC Section 305 Outdoor swimming pool. An outdoor swimming pool, including an in-ground, above-ground pool, hot tub or spa shall be surrounded by a barrier which shall comply with the following:

1. The top of the barrier shall be at least seventy-two (72) inches (1836 mm) above finished ground level measured on the side of the barrier which faces away from the swimming pool. The maximum vertical clearance between finished ground level and the barrier shall be two (2) inches (51 mm) measured on the side of the barrier which faces away from the swimming pool. Where the top of the pool structure is above grade, such as an above ground pool, the barrier may be at ground level, such as the pool structure, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be four (4) inches (102mm).

Exception: The top of the barrier shall be at least forty-eight (48) inches (1219mm) above ground level measured on the side of the barrier which faces away from the swimming pool provided the swimming pool is equipped with a rigid safety cover complying with ASTM F 1346.

2. through 10. Same as stated in International Residential Code.

SECTION 2. The repeal of Article II of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 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, 2016.

PASSED this 6th day of June, 2016.

ATTEST:



City Clerk



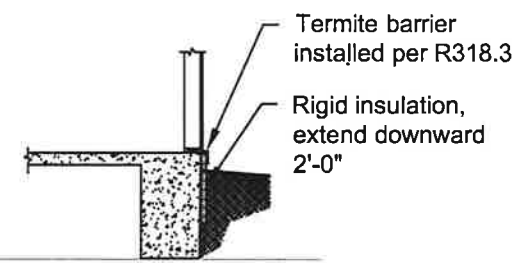
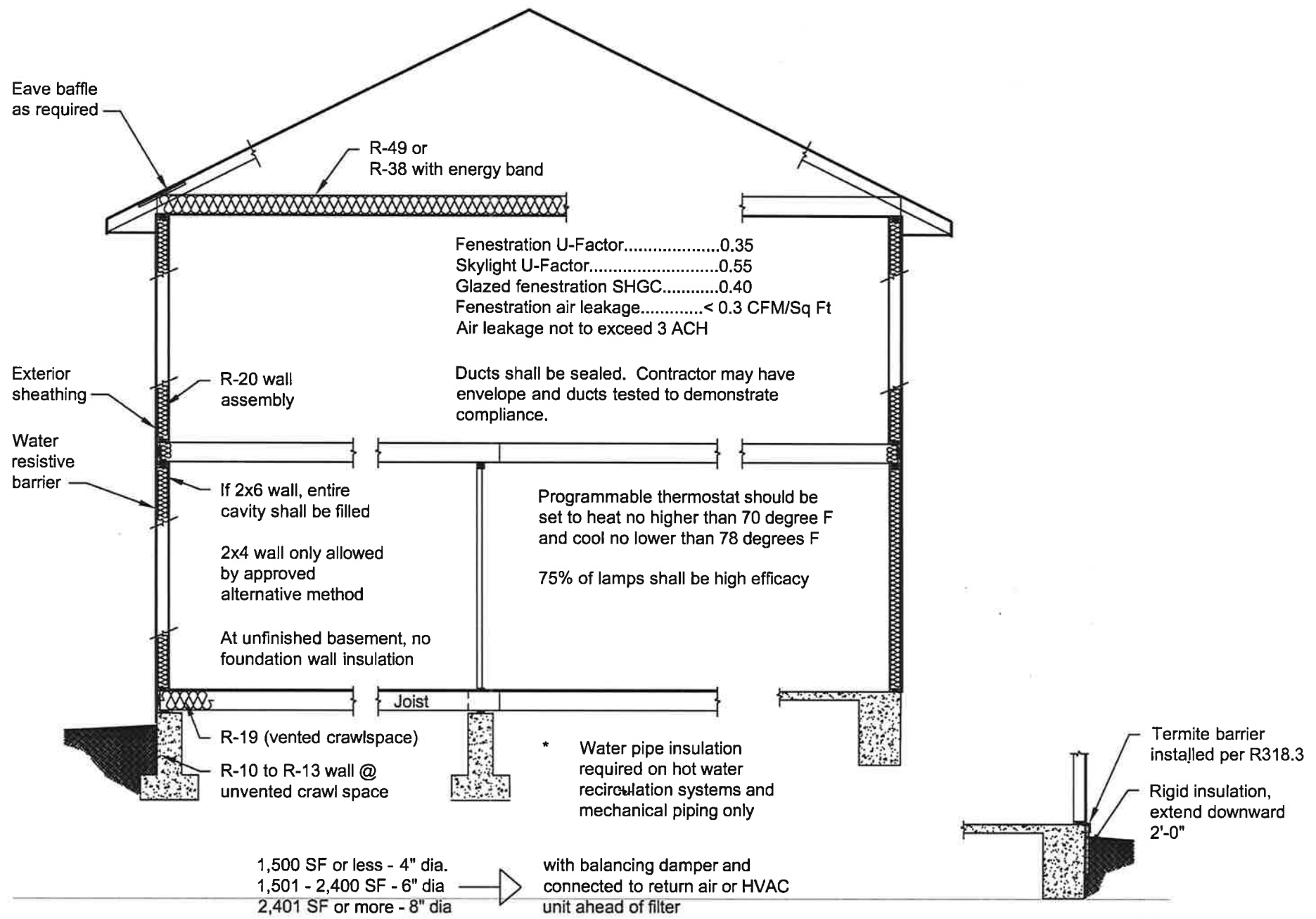
Mayor and Presiding Officer

APPROVED AS TO FORM:



City Counselor

City of Columbia, MO 2015 RESIDENTIAL ENERGY CODE REQUIREMENTS DIAGRAM



REQUIRED