

ARTICLE II. BUILDING CODE

Sec. 18-40. Adoption of *International Building Code* (2006); amendments.

The *International Building Code* (2006), promulgated by the International Code Council, is adopted and incorporated in this article by reference as if fully set forth, except as it is amended by the following provisions of this section. Provisions of this article are in addition to the provisions of the *International Building Code*. The following provisions coinciding with provisions of the *International Building Code* supersede, or delete, when indicated, the corresponding provisions of the *International Building Code*:

All references within the model codes to any building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code shall be construed to be a reference to the respective building, electrical, gas, mechanical, plumbing, sewage disposal, elevator, energy conservation, or existing building code specifically adopted by reference in articles II through XIV of this chapter.

Chapter 1, Administration, is deleted. See article I of this chapter.

SECTION 421 PROHIBITED MATERIALS

421.1 General. Building materials containing nickel-zinc ferrite or other similar materials are prohibited in the construction of buildings and other structures if the use of such materials has the effect of blocking wireless public safety communication transmissions.

Exception: Materials essential to the structural or fire resistive integrity of the building or structure or as required in medical facilities.

903.3.1.1.1, Exception #2 (Exempt Locations). Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the fire code official and the building code official.

1004.3 Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit-access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall bear the following: the signature of the building official, the number of occupants permitted for each room use, the occupancy group of the space, and the year of the code in effect at time of approval. Posted signs shall be maintained by the owner or authorized agent.

Exception: The approved occupant load sign may be located behind a decorative openable panel in the room or space or may be located in the building manager's office whenever access to the approved sign is readily available 24 hours per day and the occupant load is otherwise posted in the room as required in this section, along with directions for locating the approved sign.

1007.3 (Accessible Means of Egress -- Exit Stairways), Exception 6. Areas of refuge are not required at exit stairways in buildings and facilities equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

1007.4 (Accessible Means of Egress -- Elevators), Exception 2. Elevators are not required to be accessed from an area of refuge or horizontal exit in buildings and facilities equipped throughout by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2.

1405.12.2 Window Sills is deleted.

SECTION 1612 FLOOD LOADS

See Code of Ordinances, **Chapter 28 – Floodplain Management.**

1805.2.1.1 Frost Line. The design frost line shall be 36 inches (915mm).

3001.2 Referenced standards. Except as otherwise provided for in this code, the design, construction, installation, alteration, repair and maintenance of elevators and conveying systems and their components shall conform to Article IX of this code.

SECTION 3201 GENERAL

3201.1.1 No part of any structure or any appendage thereto shall project beyond the property line of a building site and encroach below, on or above public property, except where allowed without a permit in this section, unless authorized by an encroachment permit, or as otherwise permitted by special ordinance.

3201.5 Encroachment permit required. The building official may issue an encroachment permit to construct an encroachment based on plans prepared according to the provisions of section 18-18 showing construction and clearances in compliance with section 3202 and required approval of the municipal art commission, the department of public works or the department of parks and recreation, and other public utilities and agencies. The building official shall find that the portion of the right-of-way to be used by the adjoining property owner is not required, or anticipated to be required in the immediate future, for special use by the city or other occupants of the right-of-way, and can be used by the adjoining property owner without impeding the public interest in maintaining the right-of-way. Encroachment permits requiring exceptions to the requirements of this chapter may be reviewed and approved by special ordinance of the city council.

The permittee shall keep in force insurance, issued by a company approved by the director of finance, meeting the following conditions:

3201.5.1 Liability insurance with either a combined single-limit policy of \$500,000.00, or a split-limit policy of \$100,000.00/\$300,000.00 bodily injury and \$100,000.00 property damage.

3201.5.2 The city shall be added as an additional insured to such policy by separate endorsement.

3201.5.3 The policy shall contain a separate endorsement requiring the insurance company to notify the city in writing of any change in or cancellation of the policy at least ten days prior thereto.

3201.5.4 Before the permit is issued, and annually thereafter, the permittee shall deposit with the city a certificate of insurance evidencing that the endorsements required by subsections (2) and (3) have been met.

Authorization for an encroachment shall be construed as a permit and not a grant and may be revoked by the city at any time; and, upon revocation, the permittee or the owner of the property adjacent to or adjoining such encroachment, at the same time the removal of the encroachment may be required, shall cause the removal of the encroachment and construction of necessary walls and footings to protect the public property, without expense to the city.

Exceptions: Encroachment permits shall not be required for:

1. Cornices, sills, pediments and similar projections of decorative character when not more than ten inches beyond the property line, provided that every part of such projection is not less than ten feet above the sidewalk and not less than 15 feet above any alley or vehicular trafficway.
2. Wheel guards of metal or concrete with rounded surfaces when encroaching onto public property, except alleys, not more than ten inches and not more than 18 inches above grade.
3. Metal wall plates and metal angle corners when projecting onto public property not more than one inch.
4. Sill cocks, fire department connections and sprinkler system control valves when encroaching onto public property not more than eight inches.
5. Awnings providing construction, projection, clearances and design conforming with section 3202.
6. Footings conforming with section 3202.1.1.

7. Curbs or buffer blocks projecting not more than nine (9) inches and not exceeding a height of nine (9) inches above grade.
8. Wall signs extending not more than one foot beyond the face of the wall and located not less than 10 feet above the grade of any public sidewalk or 15 feet above the grade of any public street or alley.

3201.6 Existing encroachments. Parts of existing buildings and structures which already lawfully project beyond the street lot line or building line may be maintained as constructed until their removal is directed by the building official.

3201.7 License fees. Encroachment into the right-of-way will be subject to the imposition of an annual license fee as required by Article I of this chapter. Encroachments granted to the State of Missouri and the United States will not require payment of an encroachment fee because it is in the public interest to permit such encroachments without additional costs to these public entities.

3201.8 Denial of an encroachment permit by the director of city planning and development. Denial of an encroachment permit by the director of **city planning and development** for any reason, including the finding that the proposed encroachment intrudes into the public right-of-way in such a way that it may impede the public's use of the right-of-way or that requirements of this code are not met, may not be appealed to the building and fire codes board of appeals. Upon denial by the director of codes administration, and upon the request of the applicant, an ordinance will be introduced by the director of **city planning and development** by which the city council will determine whether to approve the requested encroachment.

SECTION 3303 DEMOLITION.

3303.1 General. The work of demolition or moving of any building shall not commence until the structures required for protection of persons and property are in place. Such structures shall conform to the requirements as set forth in chapter 33 of this article.

The building official may require the permittee to submit plans and a complete schedule for demolition or moving work.

3303.2 Scope. In addition to the other requirements of this article and the general ordinances, this section shall govern the demolition and moving of buildings and structures. Any device or equipment such as scaffolds, ladders, derricks, hoists or similar items used in connection with demolition shall be constructed, installed and maintained and operated in accordance with the regulations governing the construction, installation, maintenance and operation of such device or equipment as specified in other portions of this article.

3303.3 Loads. Structures or parts of structures, or any floor or temporary support, scaffold, sidewalk barricade, bridge, device or equipment, shall not be loaded in excess of the safe carrying capacity.

3303.4 Warning signs. When required, demolition jobs shall be provided with danger signs, which shall be conspicuously posted around the property.

3303.5 Lights. Between sunset and sunrise, adequate lights shall be provided to properly protect persons and property from hazards of pits, excavations, fences, barriers, equipment, building materials or rubbish in, upon or near a sidewalk or street. All walkways shall be provided with lights as follows:

3303.5.1 Amber lights, with capacity of at least 100 watts, on the street side of the walkway at both ends and near the corner.

3303.5.2 Other lighting consisting of 60-watt lights spaced every ten feet along the walkway.

3303.6 Dust. All material to be removed shall be wet sufficiently to lay the dust incidental to its removal.

3303.7 Rubbish and waste. All adjacent streets, alleys and other public ways and places shall be kept free and clear of all rubbish, refuse and loose material resulting from the moving, demolition or demolition operations.

3303.8 Fences. The building official may require that a fence be constructed on or around any demolition site, when deemed necessary to protect the public.

3303.9 Methods of demolition.

3303.9.1 General. Except for the cutting of holes in floors for chutes and holes through which to drop materials, preparation of storage space and other necessary preparatory work, demolition of exterior walls and floor construction shall begin at the top of the structure and proceed downward, and each story or exterior wall and floor construction shall be removed and dropped into the storage space before commencing the removal of walls and floors in the story next below. This requirement shall not prohibit the demolition of a structure in sections if positive means are taken to prevent injury to person or damage to property. The use of other methods may be permitted when approved in advance by the building official.

3303.9.2 Protection of openings. All floor openings and shafts not used for material chutes shall be floored over or enclosed with guardrails and toe boards.

3303.9.3 Stairs and ladders. All stairs and ladders shall be maintained in a safe condition, and at least one stairway shall be accessible as each floor is demolished.

3303.10 Removal of materials.

3303.10.1 Through chutes. Materials shall not be dropped by gravity to any point lying outside the exterior walls of the building except through enclosed wood or metal chutes.

Exception: Where the distance from the property line or sidewalk is equal to or greater than the height of the demolition work, materials may be dropped to the ground, provided dust control is maintained in accordance with the provisions of other portions of this chapter.

3303.10.2 Through floor openings. If debris is dropped through holes in the floor without the use of chutes, the total area of the hole cut in any intermediate floor (one which lies between the floor that is being demolished and the storage floor) shall not exceed 25 percent of such floor area.

3303.11 Condition of site. Upon completion of the removal of the building, structure or utility, all fencing, pedestrian protection and demolition debris and refuse of any kind shall be removed from the site. Excavations, basements or cellars shall be filled with inorganic material; provided, however, the top one foot of fill shall be clean earth. The filling of such excavation may not be required when a building permit has been issued for a new building on a site and the construction thereof is to start within 60 days after the completion of demolition or moving operations. The holder of the building permit shall provide such excavation with a temporary barricade protecting the excavation on all sides as specified for safety by the director of city planning and development. Temporary barricades may remain in position for a time not exceeding five days, after which a solid barricade shall be provided or the excavation filled.

3307.2 Temporary Erosion and Sediment Control. Erosion and sediment control measures shall be provided for disturbed areas (clearing, grading, excavating, filling, storing, or disposing of soil and earth materials) greater than 300 square feet, where an application has been submitted or an application is required to be submitted to the building official for a building permit or grading permit. Erosion and sediment control measures shall comply with the adopted standards by the director of public works. Measures that fail to provide erosion and sediment control to the adopted standards by the director of public works shall be considered not in compliance with this manual. All control measures shall remain in place and maintained until the site has been stabilized and the measures are no longer necessary.

3407.1 Historic buildings. Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure or its building service equipment may be made without conformance to all the requirements of this code when authorized by the building official, provided:

3407.1.1 The building or structure has been designated by the city council as having special historical or architectural significance.

3407.1.2 Any unsafe conditions as described in this chapter are corrected.

3407.1.3 The restored building or structure and its building service equipment will be no more hazardous, based on life safety, fire safety and sanitation, than the existing building.

3407.2 Flood Hazard Areas is deleted.

3410.2 Applicability. Structures existing prior to 1878, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3407. The provisions in Sections 3410.2.1 through 3410.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S, and U. These provisions shall not apply to buildings with occupancies in Group H or I.

3410.2.1, 3410.2.2, 3410.2.3, 3410.2.4 and 3410.2.5 are adopted without amendment.

Chapter 35 Referenced Standards. The following standards are amended as noted. (All other referenced standards remain unchanged.)

ASME A17.1 See Article IX of this chapter.

Appendices: The following appendix chapters are hereby adopted:

Appendix C - Group U - Agricultural Buildings.

Appendix H – Signs, as amended by article X of this chapter.

Appendix J – Grading.

J103 – Delete

J105 - Delete

(Code of Gen. Ords. 1967, § 9.2.1; Ord. No. 51979, 9-25-80; Ord. No. 54403, 10-21-82; Ord. No. 61386, 8-10-89; Ord. No. 911125, 4-23-92; Ord. No. 931300, 5-19-94; Ord. No. 960296, § 1, 4-4-96; Ord. No. 981135, § C, 2-22-99; Ord. No. 010783, 8-23-01; Ord. No. 020982, 8-29-02; Ord. No. 030308, 3-20-03; Ord. No. 040477, § 1, 8-12-04; Ord. No. 070860, § 1, 9-13-07; Ord. No. 071193, § 1, 1-3-08; Ord. No. 090063, § 1, 2-12-09)

Secs. 18-41--18-56. Reserved.