

**CITY OF FARMINGTON**

**BILL 43062005**

**ORDINANCE 15-1 G**

**AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF FARMINGTON, MISSOURI; 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.**

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

**SECTION 1.** That Article II, Chapter 203, Title II; Chapter 500, Title V; #3, Section 505.050, Article II, Chapter 505, Title V; Sections 705.120 and 705.130, Chapter 705, Title VII; Section 710.030, Section 710.040, Chapter 710, Title VII; and Paragraphs C, D, E, F, G, H, I, J and K, Section 710.050, Chapter 710, Title VII; of the Municipal Code of the City of Farmington, Missouri are hereby repealed and a new Chapter 500, Title V is hereby enacted in lieu thereof as follows.

**CHAPTER 500: BUILDING CODES**

**ARTICLE I. BUILDING CODE**

**SECTION 500.010: INTERNATIONAL BUILDING CODE ADOPTION**

Certain documents, three (3) copies of which are on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as International Building Code 2003 Edition, as published by the International Code Council, be and is hereby adopted as the Code of the City of Farmington, Missouri, for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.020.

## **SECTION 500.020: AMENDMENTS**

The following Sections of the International Building Code, 2003 Edition, are hereby revised as follows:

*Section 101.1:* The City of Farmington, Missouri

*Section 101.2.1.1:* The following appendices are hereby specifically adopted: Appendix B Board of Appeals, Appendix E Supplementary Accessibility Requirements, Appendix F Rodent Proofing, Appendix H Signs, Appendix I Patio Covers

*Section 103.0:* Enforcement

*Section 103.1:* The Building Inspector shall be responsible for the general enforcement of the provisions of this code.

*Section 103.3.1:* The Fire Inspector 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 1609.4.1:* The wind exposure category shall be assumed to be "Exposure C" unless sufficient information is provided from a registered design professional for the code official to determine that the site should be permitted to be classified as a different exposure category.

*Section 1612.3:* [The City of Farmington, Missouri], [July 16, 1980].

*Section 1616.3 Exception:* 4. Any building or structure shall be permitted to be assigned to Seismic Design Category C regardless of the Seismic Design Category determined in accordance with Tables 1616.3 (1) or Table 1616.3 (2).

*Section 1615.1.3 Equations 16-40 and 1641:*

Equation 16-40 is amended to read " $S_{DS} = \frac{1}{2}S_{ms}$ "

Equation 16-41 is amended to read " $S_{D1} = \frac{1}{3}S_{M1}$ "

*Section 1704.1 #4.* Special Inspections shall not be required for Category I, or II buildings or structures as defined in Table 1604.5 of the Building Code, except where deemed detrimental to life safety by the Building Inspector. All applicable Special Inspections shall be required for Category III and IV buildings and structures.

*Section 1805.2.1.1 Frost line.* The frost line of the locality shall be 30 inches.

*Section 3001.2.1 State Certification.* Any elevator, conveying system or component for which a current State operating certificate has been issued shall satisfy the intent of Part X of ASME A17.1.

*Section 3001.2.2 Operation Prohibited.* The operation of any elevator, conveying system or component for which a current State certificate has not been issued shall be prohibited.

*Section H101.2: Delete #1.*

## **ARTICLE II. ELECTRICAL CODE**

### **SECTION 500.030: INTERNATIONAL ELECTRICAL CODE ADOPTION**

A certain document, three (3) copies of which are 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 Code of the City of Farmington, Missouri, for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems in the City of Farmington, Missouri, and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such International Electrical Code-Administrative Provision, 2003 Edition, published by the International Code Council, 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 Article.

### **SECTION 500.035: AMENDMENTS**

The following Sections of the International Electrical Code--Administrative Provision, 2003 Edition, are hereby revised as follows:

*Section 101.1:* City of Farmington, Missouri

*Section 301.0:* Building Inspector

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

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

*Section 702.1.7:* To be deleted.

### **ARTICLE III. PLUMBING CODE**

#### **SECTION 500.040: INTERNATIONAL PLUMBING CODE ADOPTION**

Certain documents, three (3) copies of which are on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as the International Plumbing Code, 2003 Edition, as published by the International Code Council be and is hereby adopted as the code of the City of Farmington, Missouri, for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Farmington, Missouri, and providing for the issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such International Plumbing Code, 2003 Edition, published by the International Code Council 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 Article.

#### **SECTION 500.050: AMENDMENTS**

The following Sections of the International Plumbing Code, 2003 Edition, are hereby revised as follows:

*Section 101.1:* City of Farmington, Missouri

*Section 103.0:* Building Inspector

*Section 103.1:* The Building Inspector shall be responsible for the general enforcement of this code.

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

*Section 305.6.1:* Thirty (30) inches, Thirty (30) inches.

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

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

*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  $\frac{3}{4}$  inch, Type K Copper.
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 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 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.
10. Curb valves shall be located on private property as close to the lot line as practicable

#### Procedures

1. Water meters shall be installed indoors 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. The water meter yoke or setter shall be installed indoors by the owner or authorized agent at least 12 inches but, not greater than 54 inches from the floor.
9. The water meter shall be installed by the Water and Sewer Department.
10. The water service piping shall be filled with water for 30 minutes prior to backfilling the trench to ensure that the piping is free from leaks.
11. 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 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 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 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 90-degree-angle at least 4 feet above grade and the end of the pipe shall be capped.

*Section 904.1:* Twelve (12) inches.

#### **ARTICLE IV. MECHANICAL CODE**

##### **SECTION 500.060: INTERNATIONAL MECHANICAL CODE ADOPTION**

A certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as the International Mechanical Code, 2003 Edition, as published by the International Code Council, Inc., be and is hereby adopted as the Code of the City of Farmington, Missouri, for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems in the City of Farmington, Missouri, and providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such International Mechanical Code, 2003 Edition, published by the International Code Council, 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 Article.

##### **SECTION 500.070: AMENDMENTS**

The following Sections of the International Mechanical Code, 2003 Edition, are hereby revised as follows:

*Section 101.1:* City of Farmington, Missouri

*Section 103:* Building Inspector

*Section 103.1:* The Building Inspector shall be responsible for enforcement of the provisions of this code.

*Section 103.3.1:* The Fire Inspector shall be authorized to enforce or coordinate the enforcement of any provisions of this code necessary ensure compliance with minimum requirements pertaining to fire safety.

## **ARTICLE V. PROPERTY MAINTENANCE CODE**

### **SECTION 500.080: INTERNATIONAL PROPERTY MAINTENANCE CODE ADOPTION**

A certain document, three (3) copies of which are 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, 2003 Edition, as published by the International Code Council, Inc., be and is hereby adopted as the Property Maintenance Code of the City of Farmington, Missouri; for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.090 of this Article

### **SECTION 500.090: AMENDMENTS**

A. The following Sections of the International Property Maintenance Code, 2003 Edition, are hereby revised as follows:

*Section 101.1:* City of Farmington, Missouri

*Section 102.3:* (Change The International Zoning Code to The Zoning Ordinance of the City of Farmington, Missouri.)

*Section 103.0:* Building Inspector

*Section 103.1:* General. The Building Inspector shall be responsible for enforcing the provisions of this code.

*Section 103.3.1:* Police Department. The Police Department may enforce the provisions of this code to ensure compliance with minimum requirements pertaining to public nuisances.

*Section 103.3.2:* Fire Department. The Fire Department shall be authorized to enforce any provisions of this code necessary to ensure compliance with minimum requirements pertaining to fire safety.

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

*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

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

*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.

*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.

*Section 303.14:* January 1; December 31

*Section 602.3:* January 1; December 31

*Section 602.4:* January 1; December 31

## **ARTICLE VI. FIRE CODE**

### **SECTION 500.100: INTERNATIONAL FIRE CODE ADOPTION**

Certain documents, three (3) copies of which are on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as International Fire Code, 2003 Edition; as published by the International Code Council, be and is hereby adopted as the Code of the City of Farmington, Missouri, for 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 in the City of Farmington, Missouri, and providing for the issuance of permits for hazardous uses or operations; and each and all the regulations, provisions, conditions and terms of such International Fire Code, 2003 Edition, published by the International Code Council, 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 Article.

## **SECTION 500.110: AMENDMENTS**

The following Sections of the International Fire Code, 2003 Edition, are hereby revised as follows:

*Section 101.1:* The City of Farmington, Missouri

*Section 101.2.2:* Adopted Appendices. Appendix D, Fire Apparatus Access Roads, except that fire apparatus access roads and fire lanes shall have a minimum unobstructed width of not less than 25 feet.

*Section 103.0:* Fire Department

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

*Section 103.3.1:* Building Inspector. The Building Inspector 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 of the City for which said office is responsible.

*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 was approved.

*Section 307.2.1:* Open Burning Prohibited. No person shall kindle any fire in City streets or gutters, between sunset and sunrise, on any property of commercial zoning or use, for burning rubbish or garbage, or during a "No Burn" order by the Code Official.

*Table 405.2:* "c. The frequency of Group E Fire and Evacuation Drills within the jurisdiction shall be in accordance with Section 408.3.1."

*Section 408.3.1:* "Frequency: There shall be at least one (1) fire exit drill during the first two (2) weeks of a school term and two (2) additional fire exit drills per year."

*Section 503.2.1:* Dimensions. Fire apparatus access roads shall have a minimum unobstructed width of not less than 25 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 505.1.1:* The required height of address numbers more than 150 feet from the nearest public roadway shall not be less than 6 inches high with a stroke width of 1 inch.

*Section 505.1.2:* The height of address numbers shall also be increased by 1 inch in height and 0.5 inch in stroke width for every additional 25 feet of distance from the public roadway beyond 150 feet.

*Section 505.1.3:* The address or unit range included 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 unit 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 Inspector.

*Section 3204.3.1.1:* Storage shall be prohibited on property of residential zoning or use except for approved storage at hospitals.

*Section 3301.1.3 Fireworks:* The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

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 of 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 Inspector, 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 3305.
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 Inspector 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 3404.2.9.5.1:* Storage shall be prohibited on property of residential zoning or use, except for approved storage in conjunction with agricultural uses.

*Section 3406.2.4.4:* Storage shall be prohibited on property of residential zoning or use, except for approved storage in conjunction with agricultural uses.

*Section 3804.2:* Storage shall be prohibited on property of residential, and commercial zoning or use, except for approved storage at service stations in commercial districts, and approved storage for fueling emergency standby power generators at Category III and IV buildings and structures as defined in Table 1604.5 of the Building Code.

*Chapter 45:* "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**

Certain documents, three (3) copies of which are on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as International Residential Code, 2003 Edition, as published by the International Code Council be and is hereby adopted as the Code of the City of Farmington, Missouri, for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three (3) stories in height in the City of Farmington, Missouri, and providing for the issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such International Residential Code, 2003 Edition, published by the International Code Council 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 Article.

### **SECTION 500.130: AMENDMENTS**

The following Sections of the International Residential Code, 2003 Edition, are hereby revised as follows:

*Section R101.1:* City of Farmington, Missouri

*Section R103.1:* The Building Inspector shall be responsible for the general enforcement of this code.

*Section R103.0:* Building Inspector

*Section R103.1:* The Building Inspector shall be responsible for enforcing the provisions of this code.

*Section R105.2:*

#### Building

#1 One-story detached accessory structures not exceeding 120 square feet.

#2 is deleted

#5 Sidewalks, driveways and patios (concrete slab or pavers) not more than 30 inches above adjacent grade and not over any basement or story below.

#10. 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.

#### Plumbing

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

#### Mechanical

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

#### Electrical

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

*Section R102.5.1:* Appendix E Manufactured Housing Used as Dwellings; Appendix G Swimming Pools, Hot Tubs, and Spas; Appendix I Private Sewage Disposal; and Appendix J Existing Buildings and Structures

*Section AE 101.1:* General. The provisions of this section shall be applicable to all manufactured homes.

*Section R301.2.2.1:* Determination of Seismic Category. Any Building or structure shall be permitted to be assigned to Seismic Design Category C, regardless of the Seismic Design Category Determined in accordance with Figure R301.2(2).

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

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHEILD UNDER-LAYMENT REQUIRED	FLOOD HAZARDS	AIR FRESZING INDEX	MEAN ANNUAL TEMP
			Weathering	Frost Line Depth	Termite	Decay Slight to Moderate					
20 psf	90 mph	C	Severe	30"	Moderate to Heavy		10°F	NO	Contact Floodplain Administrator	<1,500	55°F

*Section R319.3:* The exception shall be deleted.

*Section 1609.4.1:* The wind exposure category shall be assumed to be “Exposure C” unless sufficient information is submitted for the code official to determine that the site should permitted to be classified as a different exposure category.

*Section P2501.3:* Plumbing systems, equipment or components not specifically covered in these Chapters shall comply with the applicable provisions of the 2003, International Plumbing Code as amended.

**ARTICLE VIII. FUEL GAS CODE**

**SECTION 500.140: INTERNATIONAL FUEL GAS CODE ADOPTION**

Certain documents, three (3) copies of which are on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as International Fuel Gas Code, 2003 Edition, as published by the International Code Council, be and is hereby adopted as the Code of the City of Farmington, Missouri, for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas code are hereby referred to, adopted, and made a part hereof, as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.150 of this Article.

**SECTION 500.150: AMENDMENTS**

The following Sections of the International Fuel Gas Code, 2003 Edition, are hereby revised as follows:

*Section 101.1:* City of Farmington, Missouri

## **ARTICLE IX. PRIVATE SEWAGE DISPOSAL CODE**

### **SECTION 500.160: INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE ADOPTION**

Certain documents, three (3) copies of which are on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as International Private Sewage Disposal Code, 2003 Edition, as published by the International Code Council be and is hereby adopted as the Code of the City of Farmington, Missouri, for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of sewage systems in the City of Farmington, Missouri, providing for the issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such International Private Sewage Disposal Code, 2003 Edition, published by the International Code Council 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 Article.

### **SECTION 500.170: AMENDMENTS**

The following Sections of the International Private Sewage Disposal Code, 2003 Edition, are hereby revised as follows:

*Section 101.1:* City of Farmington, Missouri

*Section 103.1:* The Building Inspector shall be responsible for the general enforcement of this code.

*Section 304:* 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.

## **ARTICLE X. ENERGY CONSERVATION CODE**

### **SECTION 500.180: INTERNATIONAL ENERGY CONSERVATION CODE ADOPTION**

Certain documents, three (3) copies of which are on file in the office of the City Clerk of the City of Farmington, Missouri, being marked and designated as International Energy Conservation Code, 2003 Edition, as published by the International Code Council, be and is hereby adopted as the Code of the City of Farmington, Missouri, for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of the building envelope, mechanical, lighting and power systems in the City of Farmington, Missouri, and providing for the issuance of permits and the collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such International Energy Conservation Code, 2003 Edition, published by the International Code Council, 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 Article.

### **SECTION 500.190: AMENDMENTS**

The following Sections of the International Energy Conservation Code, 2003 Edition, are hereby revised as follows:

*Section 101.1:* City of Farmington, Missouri

## **ARTICLE XI. OTHER INTERNATIONAL CODES**

The International Existing Building Code, International Wildland Interface Code, International Zoning Code, and International Performance Building Code are not adopted and made part of this Chapter. Any references to the International Existing Building Code, International Wildland Interface Code, International Zoning Code, and International Performance Building Code contained within the codes adopted in this Chapter are hereby deleted.

## **ARTICLE XI. ADMINISTRATION AND ENFORCEMENT**

### **SECTION 500.200: BUILDING PERMIT**

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move or demolish or change the use of a building or structure in a way that will change the applicable requirements of this Chapter shall first submit an application and obtain a building permit. Applications shall be reviewed by the Building Inspector, Fire Inspector, and Zoning Administrator, except that applications for single-family dwellings,

two-family dwellings and buildings, or structures accessory thereto which may be reviewed by the Building Inspector.

**SECTION 500.205 OTHER PERMITS.** Other permits shall be required in accordance with the codes adopted in this Chapter prior to commencing any work as follows.

A. Accessory Structure Permit. An accessory structure permit shall be required for storage buildings, sheds, above ground pools, fences, signs, and other similar structures that are not the principal building or use on a lot.

No permit is required for storage buildings, sheds, or children's playhouses, not exceeding 120 square feet. Exemption from the permit requirement shall not relieve the owner from the responsibility of complying with all applicable regulations.

B. Annual Permit. An annual permit shall be required for facilities which employ one or more qualified professionals to perform minor electrical, plumbing, and mechanical installations or repairs to serve in lieu of individual trade permits for each minor project.

C. Excavation (Street Cut) Permit. An excavation permit shall be required for cutting any city streets pursuant to Chapter 510, Article II of the Municipal Code of the City of Farmington, Missouri.

D. Demolition Permit. A demolition permit shall be required for the demolition of all or part of a building or structure. A separate demolition permit shall not be required when the work is performed as part of an approved building permit for new construction, addition, alteration, or change of use.

E. Mechanical, Electrical, or Plumbing Permit. A permit shall be required for individual mechanical, electrical, or plumbing trade work. A separate Mechanical, Electrical or Plumbing Permit shall not be required when work is performed as part of an approved building permit for new construction, addition, alteration, or change of use.

F. Fire Prevention Permit. A fire prevention permit shall be required for any fire protection systems and all construction or operations specified in the fire code. A separate fire prevention permit shall not be required when work is performed as part of an approved building permit for new construction, addition, alteration, or change of use. Open burning shall comply with the provisions of the Fire Code as amended.

**SECTION 500.210: PREREQUISITES TO BUILDING PERMIT**

A. No building permit shall be issued unless all other required local, state, or federal approvals have been obtained.

B. No building permit shall be issued unless an official street address or addresses have been obtained.

C. No building permit shall be issued unless all utility estimate fees associated with the permit have been paid.

D. No building permit shall be issued to any person who is delinquent in any debt owned to the city.

E. No building permit shall be issued for any unlicensed contractors to perform work.

F. No building permit shall be issued unless the permit application is properly completed.

G. The locations of all utilities may be required to be marked in the field prior to any excavation or issuance of any permit.

#### **SECTION 500.220: PERMIT EXPIRATION**

All permits shall expire unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. All extensions of permits prior to expiration or issuance of new permits in lieu of expired permits shall be reviewed by the same authorities having jurisdiction as the original permit application.

#### **SECTION 500.230: APPLICATIONS**

Applications for permits required in this Chapter shall be submitted to the Building Inspector on the forms prescribed by the authorities having jurisdiction. A complete application shall consist of the application form, the required construction documents, and the required fees.

#### **SECTION 500.240 CONSTRUCTION DOCUMENTS**

A. Site Plan. At least two (2) copies of a site plan complying with this Section shall be provided as a part of any building permit application required except individual single-family dwellings, two-family dwellings, and accessory buildings or structures for which a plot plan is permitted. Site plans may be waived for interior alterations, changes of use, and similar work. The minimum requirements for a site plan required by this Chapter shall be as follows:

1. Shall be of sufficient clarity to clearly indicate proposed buildings, structures or uses or other features shown on the plan.
2. Shall be prepared by a registered design professional.

3. Shall be drawn to scale not greater than one (1) inch equals twenty (20) feet nor less than one (1) inch equals two hundred (200) feet.
4. Shall identify property by lot lines and location, including dimensions, angles and size, correlated with the legal description of said property.
5. Shall show the scale, north point, boundary dimensions, natural features such as woods, streams, rivers, lakes, drains, topography (at least five (5) foot contour intervals; when terrain is irregular or drainage critical, contour interval shall be two (2) foot) and similar features.
6. Shall show existing manmade features such as buildings, structures, easements, high tension towers, pipelines, existing utilities such as water and sewer lines, etc., excavations, bridges, culverts and drains and shall identify adjacent properties within one hundred (100) yards and their existing uses.
7. Shall show the location, proposed finished floor and grade line elevations, size of proposed main and accessory buildings, their relation one to another and to any existing structures to remain on the site, and the height of all buildings and structures, as well as building elevations and materials proposed for the structures under consideration.
8. Shall show the proposed streets, driveways, sidewalks and other vehicular and pedestrian circulation features within and adjacent to the site; also the location, size and number of parking spaces in the off-street parking areas and identification of service lands, service parking and loading zones in conformance with the requirements set forth in this Chapter.
9. Shall show the location and size of all existing utilities serving the property as well as the location and size of all proposed utilities to serve the property.
10. Shall show screening in accordance with the Zoning Ordinance.
11. Shall show any proposed alterations to the topography and other natural features shall be indicated.
12. Shall show the location, height and intensity of all exterior lighting.
13. Shall show the location and type of solid waste pickup proposed.
14. Shall include certificates of approval including date and signature lines for the City Council and Planning and Zoning Commission where applicable.
15. Shall show any other information deemed necessary to determine compliance with this Chapter or the codes adopted in this Chapter.

B. Plot Plan. At least two (2) copies of a plot plan complying with this Section shall be provided as a part of any building permit for single-family dwellings, two-family dwellings or accessory buildings or structures on an individual lot of record. Plot plans shall show the location of all property lines, yards or setbacks, utilities, easements, right-of-ways, existing buildings or structures, proposed buildings or structures, and any other information deemed necessary to clearly determine the nature of the work proposed. Plot plans may be waived for interior alterations.

C. Other Construction Documents. Other construction documents shall be prepared and submitted in accordance with the requirements of the codes adopted in this chapter. The other construction documents required may include but are not limited to:

1. Floor Plans
2. Fire protection systems
3. Exterior wall envelopes
4. Soils investigations
5. Compacted fill material
6. Pier and pile designs
7. Structural
8. Concrete
9. Masonry
10. Fire resistant construction
11. Roof assembly and rooftop structures
12. Mechanical, electrical, plumbing, and gas installations
13. Energy conservation
14. Hazardous materials
15. High-hazard occupancy plans
16. Lease Plans

D. Professional Design. Construction documents shall be prepared by a design professional registered in the State of Missouri except as follows.

1. One and Two Family Dwellings.
2. Construction documents for mechanical, electrical, and plumbing installations shall not be required to be prepared by a registered design professional where a building classified as Group B, M, R, or a combination thereof, consists of type 5B construction, and does not exceed the height and area limitations of Table 503 of the Building Code with no allowable increases applied. The proposed location, dimensions, and other pertinent data and information to determine the code compliance of such mechanical, electrical, and plumbing installations and their relationship to other building features must be shown on the floor or site plan as applicable.

Exception: When, in the opinion of the authorities having jurisdiction, the documents are necessary to determine code compliance.

E. One and Two Family Dwellings. All applications for a building permit for new construction or additions to one and two family dwellings shall include at least two (2) copies of the following plans.

1. Plot Plan
2. Foundation Plan
3. Floor Plan
4. Framing Plans
5. Truss Drawings (Sealed)
6. Wall Details
7. Elevations

In addition to the minimum plans listed, other construction documents may be required to determine compliance with the Residential Code.

F. Examination. Construction documents shall be examined to ascertain whether the proposed work will conform to all applicable city requirements.

1. At least two copies of the construction documents shall be submitted to the Building Inspector with the permit application and required fees.
2. The Building Inspector shall distribute at least two copies of the construction documents to all other authorities having jurisdiction for examination.
3. Every official who reviews the construction documents shall mark the plans with an official stamp.
4. Official stamps shall include the following information.
  - a. The name of the office by which the plans were reviewed
  - b. The signature or initials of the official receiving and examining the plans
  - c. Whether the plans were approved or denied.
  - d. The date the plans were received, approved, and denied.
  - e. Any conditions or comments.

**SECTION 500.250 PERMIT FEES.** The fees for permits issued under this chapter this Chapter shall be as follows.

<b>BUILDING PERMITS</b>		
New Construction or Addition <sup>b</sup>	\$ 75	Minimum
	\$.073	Per square foot of total area <sup>a</sup>
	\$1,875.00	Maximum
Alteration or Change of Use <sup>b</sup>	\$50	Minimum
	\$.052	Per square foot of total area <sup>a</sup>
	\$1,875.00	Maximum
Accessory Structures <sup>c</sup>	\$30.00	
Annual <sup>b</sup>	\$30.00	
<b>DEMOLITION PERMITS</b>		
Bond (Refundable)	\$100.00	Minimum
	\$.052	Per square foot of total area <sup>a</sup>
Permit Fee	\$30.00	
<b>EXCAVATION PERMITS</b>		
Permit Fee	\$30.00	
Street Replacement Cost	\$1.04	Per square foot of total area <sup>a</sup>
<b>PLUMBING PERMITS</b>		
Permit Fee	\$30.00	
<b>MECHANICAL PERMITS</b>		
Permit Fee	\$30.00	
<b>ELECTRICAL PERMITS</b>		
Permit Fee	\$30.00	
<b>FIRE PREVENTION PERMITS</b>		
Permit Fee	\$30.00	
<b>ADDITIONAL FEE</b>		
Permit fees shall be increased by one hundred percent (100%) for permits obtained after work has been commenced in accordance with Section 108.4.		

- a. The aggregate of areas and areas of floors, where applicable, within the scope work of the permit.
- b. Separate individual trade permits not required in conjunction with these permit.
- c. Additional individual trade permits shall be required as applicable.

## **SECTION 500.260 REFUNDS**

A refund policy shall be agreed to and established by the authorities having jurisdiction.

## **SECTION 500.270 UTILITY ESTIMATE FEES**

The Building Inspector shall estimate the fees from the information provided in the building permit application and construction documents in accordance with the most recent fee amounts provided by the City Utilities office. Should the estimated fees exceed the actual cost of connection the City Utility office shall refund the excess fee paid. Should the deposit be less than the cost of connection the City Utility office shall issue a bill for the additional fee amount.

## **SECTION 500.280: CONDITIONS OF PERMITS**

Upon issuance of a permit, except where otherwise approved by the authorities having jurisdiction reviewing the permit application the owner or authorized agent shall be subject to the following minimum conditions:

1. Call for any required inspections at least 24 hours prior to the time the inspection is needed.
2. Post a copy of the permit on site.
3. Provide all the required special inspection services and documentation.
4. Keep a set of the approved construction documents on site.
5. Conceal no work prior to approval.

Failure to observe these conditions may result in delays, permit revocation, removal of work, or other actions. Other conditions may be placed on permits as may be needed to ensure safety and to ensure compliance with the codes adopted in this Chapter.

## **SECTION 500.290: REQUIRED/CALLED INSPECTIONS**

Inspections of work performed under permits issued in accordance with codes adopted by this Chapter shall be required. The required inspections shall be performed by the Building Inspector, except as otherwise noted. The required inspections shall include, but are not limited to the following.

- A. Preliminary Inspection. A preliminary inspection shall be made of the site, zoning setbacks, and any other features necessary.
- B. Footing and Foundation inspections. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready-mixed in accordance with ASTM C 94, the concrete need not be on the job.
- C. Concrete Slab and Under-Floor Inspections – Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories, and other ancillary equipment items are in place, before any work is covered.
- D. Underground Inspections (Mechanical, Electrical Plumbing and Gas). Underground Inspections shall be made after trenches or ditches are excavated and bedded, piping installed, and before back fill is put into place.
- E. Rough-In Inspections - (Mechanical, Electrical Plumbing and Gas)- Shall be made by the Building Inspector and Fire Inspector prior to covering or concealment, before fixtures or appliances are set or installed, and prior to framing inspection.
- F. Framing Inspections - Shall be made after the roof deck or sheathing, all framing, fire blocking, and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes, and ducts are approved.
- G. Masonry Inspections – Masonry Inspections shall be made after the roof deck or sheathing, all framing, fire blocking, and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes, and ducts are approved.
- H. Lath and Gypsum Board Inspections - Lath and gypsum board inspections shall be made after, lathing and gypsum board, interior, and exterior is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished. Except gypsum board that is not part of a shear assembly or fire resistive assembly.

I. Fire Resistant Construction - Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved by the Fire Inspector.

J. Energy Efficiency Inspections - Inspections shall be made to determine compliance with Chapter 13 and shall include but not be limited to inspections for: envelope insulation R and U value, fenestration U value, duct system R value, and HVAC and water heating equipment efficiency.

K. Final Inspection - Shall be made after all work required by the building permit is completed. Includes inspection of safety features, completion of building interior, all systems, and exterior envelope. The building shall not be occupied prior to approval and issuance of a certificate of occupancy.

### **SECTION 500.300 OTHER INSPECTIONS AND DOCUMENTATION**

Other inspections and documentation may be required to ascertain compliance with the provisions of this code and other laws.

A. Electric meter and service equipment shall be inspected by the Electric Department.

B. Water and sewer taps at the point of connection shall be inspected by the Water and Sewer Department.

C. Special Inspections. The owner or the registered design professional in responsible charge acting as the owner's agent shall employ one or more special inspectors to provide inspections during construction on the types of work listed under Section 1704. A list of special inspections that will be required for the project will be provided to the Building Inspector prior to permit issuance. Special inspections and tests shall be at the expense of the owner or authorized agent.

D. Elevation Certificate. Upon placement of the lowest floor, including basement, and prior to further vertical construction, a certification prepared by a registered design professional or land surveyor of the elevation of the lowest floor including the basement submitted to the Floodplain Administrator. Elevation and flood-proofing shall also be inspected by the Building Inspector.

E. Acceptance Tests for Fire Protection Systems. Fire protection systems shall be tested in accordance with the requirements of this Building Code and Fire Code. When required, the tests shall be conducted in the presence of the Fire Inspector. Required tests shall be at the expense of the owner. It is unlawful to occupy portions of a structure until the fire protection systems within that portion have been tested and approved as required.

F. Tests. Copies shall be furnished of all required tests for Plumbing, Mechanical, Electrical, Gas and other systems. Such tests and copies shall be provided at the expense of the owner or owner's agent. Where a test is required to be witnessed, the Building Inspector or other authorities having jurisdiction shall be notified of the test and present for the test.

G. Erosion and Sedimentation Control. Best management practices shall be utilized to prevent erosion, sedimentation, and other contamination from leaving the property. Permitted best management practices may include but, are not limited to the following.

1. Silt fencing.
2. Straw bales.
3. Mulching.
5. Seeding.
6. Maintaining Vegetation.

The best management practices utilized shall be in accordance with the publication "Protecting Water Quality" as published by the Missouri Department of Natural Resources.

#### **SECTION 500.310: CERTIFICATE OF OCCUPANCY**

No building or structure for which a building permit has been issued shall be used or occupied until and unless a certificate of occupancy has been issued. After the work described by a building permit has been completed and no violations of the codes and ordinances of the City of Farmington have been identified, a certificate of occupancy shall be issued by the Building Inspector. All certificates of occupancy shall contain the following.

1. Building permit number
2. Address and legal description
3. Owner name and address
4. Description of the portion of the building or structure for which the certificate is issued
5. Statement that the described portion of the building or structure has been inspected and that no violations of the codes and ordinances of the city have been identified.

7. Edition of the code under which the permit was issued.
8. Use and occupancy
9. Type of construction.
10. Occupant load
11. Any fire protection systems and whether they are required
12. Any special stipulations and conditions
13. Signature of all authorities having jurisdiction

#### **500.320: TEMPORARY CERTIFICATE OF OCCUPANCY.**

A temporary certificate of occupancy may be issued for one or more portions of a building or structure before the entire work covered by the permit is completed, provided such portion or portions can be occupied safely. Temporary certificates of occupancy shall be clearly designated as temporary, and contain an expiration date, in addition to all information required for a certificate of occupancy.

#### **SECTION 500.330: TRANSFER PERMITS AND INSPECTIONS**

A. Definitions. As used in this Section the following terms shall have these prescribed meanings:

*IMPROVED PROPERTY*: Real property with one (1) or more manmade improvements including but not limited to buildings, or structures.

*TRANSFER*: Any type of conveyance of property, including but not limited to deed, contract for deed, and any type of deed which contains an option to buy.

B. Administration

1. No improved property located within the City of Farmington shall be transferred until a transfer permit has been issued.
2. The owner of any improved property wishing to transfer the property, or the owner's authorized agent shall submit an application to the Building Inspector for a transfer permit.
3. The Building Inspector shall inspect or cause the inspection of the property to determine if any prohibited conditions exist.

### **SECTION 500.360: INTERPRETATION**

The provisions of this Chapter and the codes adopted herein shall be held to be minimum requirements for the promotion of public health, safety or the general welfare. Whenever the specific requirements of this Chapter are at variance with the requirements of the codes adopted in this Chapter the provisions of this Chapter shall govern. All other provision of the codes adopted in this Chapter shall remain in full force.

**SECTION 500.370: APPEALS.** Appeals shall be made in accordance with Section 112 and Appendix B of the Building Code, except as provided for in Chapter 405 (Zoning) and Chapter 505 (Dangerous Buildings).

### **SECTION 500.380: VALIDITY**

If any Section, Subsection, sentence, clause or phrase of this Chapter is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Chapter.

### **SECTION 500.390: VIOLATIONS**

Whenever there is a violation of this Chapter or the codes adopted in this Chapter, or there is reason to believe a violation has occurred, a notice of violation shall be given to the owner or the person or persons responsible therefore. All notices of violation shall comply with the following:

1. Shall be in writing.
2. Shall include a description of the parcel affected sufficient for identification.
3. Shall include a statement of violations.
4. Shall include a correction order, allowing reasonable time to take corrective action.
5. Shall inform the property owner of the right to appeal.
6. Shall be delivered personally, sent by certified first class mail to the last known address, or shall be posted at the premises.

A summons to municipal court may be issued for failure to comply with any lawful notice issued under this Chapter.

### **SECTION 500.400: REVOCATION OR SUSPENSION OF PERMIT**

Permits may be revoked or suspended in writing at any time if it is determined the actual construction does not meet code requirements or construction is not in accordance with the permit, construction documents.

## **SECTION 500.410: STOP WORK ORDER**

A stop work order may be issued whenever any work is commenced without a valid permit, whenever any work is commenced after the revocation or suspension of a permit when construction does not meet code requirements, or if whenever any unsafe conditions exist. A summons to municipal court may be issued for violation of a stop work order.

## **SECTION 500.420: DANGEROUS BUILDINGS**

Dangerous buildings shall be subject to Chapter 505 of the Farmington Municipal Code.

## **SECTIONS 500.430 – 500.980: RESERVED**

## **SECTION 500.990: PENALTIES**

A. Violation of this Chapter or the codes adopted herein shall punishable by a fine not exceeding five hundred dollars (\$500.00) or by imprisonment in the County Jail not exceeding three (3) months, or by both such fine and imprisonment. Each day any violation of this Code or any such ordinance, rule, regulation or order shall continue shall constitute, except where otherwise provided, a separate ordinance violation.

B. When a sentence for violation of any provision of this Code or other ordinance of the City, or for violation of any rule, regulation or order promulgated or given pursuant thereto, includes a fine and such fine is not paid, or if the costs of prosecution adjudged against an offender are not paid, the person under sentence shall be imprisoned one (1) day for every ten dollars (\$10.00) of any such unpaid fine or costs or both the fine and costs, not to exceed a total of three (3) months.

C. Any person sentenced to imprisonment for violation of any provisions of this Code or of any other ordinance of this City, or of any rule, regulation or order promulgated pursuant thereto, and any person who fails to pay a fine imposed for any such violation, or the costs of prosecution, may be put to work and perform labor on the public streets or other public works or buildings of the City for such purposes as the City may deem necessary. For every ten dollars (\$10.00) of an assessed or unpaid fine, a prisoner shall work one (1) day.

D. The Chief of Police shall cause all such prisoners, as may be directed by the Mayor, to work out the full number of days for which they have been sentenced by performing labor upon the public streets or other public works or buildings of the City as may be designated by the Mayor.

**SECTION 2:** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**SECTION 3:** This ordinance shall be in full force and effect from and after its date of passage and approval.

**DULY READ AND PASSED THIS 20th DAY OF JUNE, 2005.**

  
Charles Rorex, Mayor

*ATTEST:*

  
Paula Cartee, City Clerk

Approved this 20th day of June, 2005.

  
Charles Rorex, Mayor

*ATTEST:*

*APPROVED AS TO FORM:*

  
Paula Cartee, City Clerk

  
Tom Burcham, City Counselor