

RESOLUTION NO. 03 28 2024J

A RESOLUTION OF THE CITY OF O'FALLON, MISSOURI, REGARDING THE POLICY OF THE CITY OF O'FALLON, MISSOURI, ON WORKMANSHIP, SIDING REPAIRS, AND WATER RESISTIVE BARRIERS IN ACCORDANCE WITH THE 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).

WHEREAS, the City of O'Fallon, Missouri (the "City"), is dedicated to maintaining the highest standards of workmanship, ensuring that all repairs, maintenance work, alterations, and installations are carried out with skill, precision, and in accordance with the applicable building codes, including the 2015 International Property Maintenance Code (IPMC) and the 2015 International Residential Code (IRC); and

WHEREAS, it is essential to address situations where a water-resistive barrier is not found when replacing siding, with the aim of promoting building envelope integrity and adherence to current codes, particularly 2015 IRC Section R703.2; and

WHEREAS, the City of O'Fallon recognizes the importance of the term "Workmanlike" as defined in the IPMC, which emphasizes the need for work to be executed in a skilled manner, meeting specific criteria and allowing the performance anticipated by the IPMC; and

WHEREAS, compliance with the manufacturer's installation instructions for equipment is essential for proper operation and safety; and

WHEREAS, the City's requirements for the performance of repairs, maintenance work, alterations, and installations are carried out with skill, precision, and in accordance with the applicable building codes, including the IPMC and IRC are especially important following significant storms and natural disasters; and

WHEREAS, the City Council of the City of O'Fallon, Missouri, deems it necessary and appropriate for the protection of the health, safety and welfare of the residents and property owners within the City to adopt this resolution to clearly establish and communicate the City's policy on workmanship, siding repairs, and water resistive barriers in accordance with the IPMC and IRC.

WHEREAS, City Staff recommends approval of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:

SECTION 1: In accordance with 2015 International Property Maintenance Code (IPMC) and the 2015 International Residential Code (IRC), the policy of the City of O'Fallon, Missouri, on workmanship, siding repairs, and water-resistive barriers, shall be as follows:

1. The City of O'Fallon shall strictly enforce and uphold the standards of workmanship as specified in the 2015 International Property Maintenance Code (IPMC), mandating that all repairs, maintenance work, alterations, or installations related to this code are executed in a skilled manner, adhering to the definition of "Workmanlike" as found in the code. Workmanlike repairs should be generally plumb, level, square, in line, undamaged, and without marring adjacent work.

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2. Repairs to damaged siding and shingles shall be executed and installed in a workmanlike manner and in accordance with the manufacturer's instructions. Repairs shall be executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged, and matching in appearance. The repair must be performed in a manner consistent with work done by a skilled craftsman and shall be square, and installed with proper tools and methods. A color match to the existing siding or shingles must be executed or replacement of the entire plane is required to maintain the intent of the code.
3. Unless specified otherwise by the manufacturer's instructions, fasteners for vinyl siding shall be 0.120-inch (3 mm) shank diameter nails with a 0.313-inch (8 mm) head or 16-gage staple with a 3/8-inch to 1/2-inch crown. The total penetration into sheathing, furring framing or other nailable substrate shall be a minimum 1-1/4 inches, maximum spacing between fasteners for horizontal siding shall be 16 inches, and for vertical siding 12 inches both horizontally and vertically.
4. Fasteners for asphalt shingles shall be galvanized steel, stainless steel, aluminum or copper roofing nails, minimum 12-gage shank with a minimum 3/8-inch-diameter head, of a length to penetrate through the roofing materials and not less than 3/4 inch into the roof sheathing or per manufacturer's specifications. Asphalt shingles shall have the minimum number of fasteners required by the manufacturer but not less than four fasteners per strip shingle or two fasteners per individual shingle. Replacing damaged shingles with the same or meeting the specifications of the existing shingles shall be completed per the manufacturer's instructions, using the proper tool to break the sealant bonds and removing the required amount of shingles to make the repair.

SECTION 2: This policy shall be effective immediately upon adoption, shall apply to all repairs, maintenance work, alterations, and installations performed after the date of this resolution, and shall be communicated to all relevant parties for compliance.

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS 28TH DAY OF MARCH 2024.

Attest:

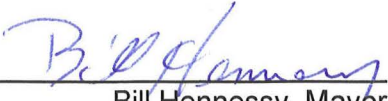

Bess Bacher, City Clerk




Presiding Officer

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APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 28TH DAY OF MARCH 2024.



Bill Hennessy, Mayor

Attest:



Bess Bacher, City Clerk



Approved as to Form:


Kevin M. O'Keefe, City Attorney