

AN ORDINANCE AMENDING TITLE V, BUILDING AND CONSTRUCTION, CHAPTER 500, BUILDINGS AND BUILDING REGULATIONS, OF THE MUNICIPAL CODE OF THE CITY OF RICHMOND, MISSOURI, AND ADOPTING CERTAIN BUILDING CODES.

WHEREAS, the City of Richmond, Missouri (the “City”) has adopted and has operated pursuant to the 2015 editions of the International Building Code, International Mechanical Code, International Plumbing Code, International Fire Code, International Existing Building Code, International Fuel Gas Code, International Residential Code, Property Maintenance Code and the 2020 Edition of the National Electrical Code (collectively, the "Building Codes"); and

WHEREAS, the City appointed a Committee to review the Building Codes and make a recommendation to the City Council of proposed changes; and

WHEREAS, the Committee recommended that the City Council adopt updated versions of the Building Codes; and

WHEREAS, the City Council desires to update its Building Codes by amending Chapter 500 of the Municipal Code of the City of Richmond, Missouri (the “City Code”) pursuant to the recommendations of the Committee.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHMOND, MISSOURI, AS FOLLOWS:

SECTION I

That Title V, Building and Construction, Chapter 500 Buildings and Building Regulations, Article I. Building Code, of the City Code is hereby deleted in its entirety and replaced with the following:

Article I. Building Code.

Section 500.010 Building Code Adopted.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Richmond, being marked and designated as the International Building Code, 2021 Edition, including Appendix Chapters C, E, H and I as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Richmond, in the State of Missouri, regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, Resolution of Fees, conditions and terms of said Building Code on file in the office of the City Clerk of the City

of Richmond is hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in **Section 500.020** of this Article.

Section 500.020 Additions, Insertions and Changes.

The following sections of the 2021 International Building Code are hereby revised as follows:

1. In Section 101.1 Title, add "City of Richmond."
2. Delete Section 101.4.6 Energy.
3. In Section 103.1 Creation of enforcement agency insert Community Development Department.
4. Delete Sections 103.2, 103.3, 105.1.1 and 105.1.2.
5. Section 105.2 Work exempt from permit unless located within a right of way.
 - a. One (1) story, detached accessory structures (buildings) used as tool and storage sheds, or playhouses, carports, patio covers not attached, gazebo's, greenhouses or similar uses, provided the floor area does not exceed two hundred (200) square feet. Structure shall not be used for sleeping purposes.
 - b. Fences 6' of height above grade or less, regardless of length.
6. Delete Section 109 Fees. See City of Richmond Comprehensive Fee Schedule.
7. Delete Section 110.3.9 Energy Efficient.
8. Section 114 Violations replace with "Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties."
9. Section 115.4 Failure to comply: replace with "Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties."
10. Section 705.2.3 Projection Protection. Remove Exception.
11. Table 705.5 Fire Resistive rating requirements for exterior walls. Remove anything less than 5' and replace with less than 10' unless fully sprinkled.
12. Section 708.1 Fire Partitions. Remove (7).
13. In Section 903.2.8.1 & 903.2.8.2 Group R-3 or R-4 congregate residences, add "Exception: An automatic sprinkler system is not required in a detached single-family dwelling or a detached two-family dwelling (duplex). A builder of a one- or two-family dwelling or townhouse 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 fire sprinklers in the dwelling or townhouse. The purchaser shall have the right to choose or decline to install a fire sprinkler system. This notification requirement is provided in accordance with, and shall expire in conjunction with, Missouri Statute (RSMO.67.281)."
14. Section 904.2.2 where required of the International Building Code, 2021 Edition, shall not apply to any non-commercial area (business) operating a two (2) or four (4) burner non-commercial cooking stove in a business breakroom or lunch area that has an exhaust vented hood over the stove and a five (5) or ten (10) pound Class K rated portable fire extinguisher in close proximity to the stove.
 15. Delete Chapter 13 Energy Efficiency in its entirety.
 16. Section 1608.2 Ground snow loads. Replace entire section with "The ground snow load for the City of Richmond shall be a minimum twenty (20) pounds per square foot."
 17. In Section 1612.3 Establishment of flood hazard areas, add "City of Richmond, dated May 8, 2012."
 18. In Section 1809.5 Frost protection, (1) shall read as follows: "Extending below the frost line of the locality, which is established at thirty-six (36) inches for the City of Richmond."
 19. In Section 1809.5 Exception 2 changed to read to read "one hundred (200) square feet" instead of "four hundred (400) square feet" and six hundred (600) square feet."
 20. In Section 3108, remove "Telecommunication and Broadcast Towers", and add "Radio, Television and Communication Towers."
 21. Section 3108.2 Location and access. Towers shall be located and equipped with step bolts and ladders so as to provide ready access for inspection purposes. Add "All permanently attached devices used for the purpose of climbing the tower shall be located a minimum of sixteen (16) feet above finished grade as measured at the center of the tower footprint. Guy wires or other accessories shall not cross or encroach upon street or other public space, or over aboveground electric utility lines, or encroach upon any privately owned property without written consent of the owner of the encroached-upon property, space or above-ground electric utility lines."
 22. Amend all Chapters to repeal and delete any and all references to the International Zoning Code and International Energy Conservation Code.
 23. Add new Section H101.1.1 Precedence. Where any differences occur between this building code and other provisions of the City of Richmond Code of Ordinances, the conflicting provisions in the City of Richmond Code of Ordinances shall apply.

Section 500.025 Penalty.

Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties.

SECTION II

That Title V, Building and Construction, Chapter 500 Buildings and Building Regulations, Article II. Existing Building Code, of the City Code is hereby deleted in its entirety and replaced with the following:

Article II. Existing Building Code.

Section 500.030 Existing Building Code Adopted.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Richmond, being marked and designated as the International Existing Building Code, 2021 Edition including Appendix C1, as published by the International Code Council, be and is hereby adopted as the Existing Building Code of the City of Richmond, in the State of Missouri, regulating and governing the repair, alteration, change of occupancy, addition and relocation of existing buildings, including historic buildings, as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code on file in the office of the City Clerk of the City of Richmond is hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in **Section 500.035** of this Article.

Section 500.035 Additions, Insertions and Changes.

The following sections of the 2021 International Existing Building Code are hereby revised as follows:

1. In Section 101.1 Title, add "City of Richmond."
2. In Section 103.1 add Community Development Department.
3. Delete Section 105.1.1 Annual Permit.
4. Delete Section 105.1.2 Annual Permit Records.
5. Section 105.2 Work exempt from permit.
 - a. Electrical: Repairs and maintenance: Delete the statement entirely. Replace with the following statement. Any normal repair, or replacement, that does not alter its approval, add to the system, or make it unsafe.

- b. Mechanical: Item 5. Delete in its entirety. Replace with the following statement. Any normal repair, or replacement of parts, that does not alter its approval, add to the system, or make it unsafe.
6. Section 108.2 See City of Richmond Comprehensive Fee Schedule.
7. Section 113.4 Violation Penalties. Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties.
8. Delete Section 144.4 Failure to comply.
9. Delete Section 302.2 Energy Conservation Code.
10. In Section 702.7 Materials and methods, remove "International Energy Code."
11. Delete Section 708 Energy Conservation.
12. Delete Section 809 Energy Conservation.
13. Delete Section 907 Energy Conservation.
14. Delete Section 1104 Energy Conservation.

Section 500.040 Penalty.

Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties.

SECTION III

That Title V, Building and Construction, Chapter 500 Buildings and Building Regulations, Article III. Mechanical Code, of the City Code is hereby deleted in its entirety and replaced with the following:

Article III. Mechanical Code.

Section 500.045 Mechanical Code Adopted.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Richmond, being marked and designated as the International Mechanical Code, 2021 Edition, including Appendix A, as published by the International Code Council, be and is hereby adopted as the Mechanical Code of the City of Richmond, in the State of Missouri, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of mechanical systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Mechanical Code on file in the office of the City Clerk of the City of Richmond is hereby referred to, adopted, and made a part

hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in **Section 500.050** of this Article.

Section 500.050 Additions, Insertions and Changes.

The following sections of the 2021 International Mechanical Code are hereby revised as follows:

1. In Section 101.1 Title, add "City of Richmond."
2. In Section 103.1 Add Community Development Department.
3. Delete Sections 106.1.1 and 106.1.2.
4. Section 109 Fee schedule. See City of Richmond Comprehensive Fee Schedule.
5. Delete 109.6 Fee Refund.
6. In Section 115.4 Violation penalties; add "Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties."
7. In Section 312.1 Load calculations, remove "using the design parameters specified in Chapter 3 of the International Energy Conservation Code."
8. In Section 401.2 Ventilation required, shall read "Every occupied space shall be ventilated by natural means in accordance with Section 402."
9. Delete Section 403.
10. In Section 507.2 Where required, add "Exception: Shall not apply to any non-commercial area (business) operating a two (2) or four (4) burner non-commercial cooking stove in a business break room or lunch area that has an exhaust vented hood over the stove and a five (5) or ten (10) pound Class K rated portable fire extinguisher in close proximity to the stove."
11. Delete Section 514 Energy Recovery Ventilation Systems.
12. In Section 1204.1 Insulation characteristics, remove "Pipe insulation installed in buildings shall conform to the requirements of the International Energy Conservation Code; shall be tested in accordance. . ."
13. Section 1204.2 Required thickness. Remove entire section.

Section 500.055 Penalty.

Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties.

SECTION IV

That Title V, Building and Construction, Chapter 500 Buildings and Building Regulations, Article IV. Plumbing Code, of the City Code is hereby deleted in its entirety and replaced with the following:

Article IV. Plumbing Code.

Section 500.050 Plumbing Code Adopted.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Richmond, being marked and designated as the International Plumbing Code, 2021 Edition, as published by the International Code Council, be and is hereby adopted as the Plumbing Code of the City of Richmond, in the State of Missouri, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Plumbing Code on file in the office of the City Clerk of the City of Richmond are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in **Section 500.055** of this Article.

Section 500.055 Additions, Insertions and Changes.

The following sections of the 2021 International Plumbing Code are hereby revised as follows:

1. In Section 101.1 Title, add "City of Richmond."
2. In Section 103.1 Add Community Development Department.
3. Delete Sections 106.1.1 and 106.1.2.
4. Section 109 Fee schedule. See City of Richmond Comprehensive Fee Schedule.
5. In Section 115.4 Violation penalties, add "Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties."
6. Add Section 301.8 Tracer Wire. All non-metallic underground utility installations shall have an insulated copper tracer or other approved conductor installed in contact with piping. Access shall be provided to the tracer wire or the tracer wire shall terminate above ground at one end of the non-metallic piping. The tracer wire shall be not less than 18 AWG and the insulation type shall be suitable for direct burial.
7. In Section 305.4.1 Sewer depth, add "frost depth of 36 inches"; "minimum sewer depth of

18 inches."

8. In Section 403.1 Table Minimum Number of Required Plumbing Fixtures, remove requirements for service sinks. 1). Drinking fountains for "B" occupancy are not required for those occupancies with an occupant load of 15 or less. 2). Drinking fountains in an "M" occupancy are not required for those occupancies with an occupant load of 50 or less.
9. Delete Section 607.2.1 Circulation System in its entirety.
10. Section 607.5 Insulation of piping. Replace with "Hot or tempered water supply fixtures. The developed length of hot or tempered water piping, from the source of hot water to the fixtures that require hot or tempered water, shall not exceed 100 feet (15240 mm). Recirculating system piping and heat-traced piping shall be considered to be sources of hot or tempered water."
11. In Section 701.2 Sewer required, add "Sewer availability is defined as public sewer system available with 200 feet of said property."
12. Section 703.2 Building sewer. Replace section with "Drainage pipe placement. All piping must be laid on a firm base for its entire length, bedded in and covered with gravel, with a minimum 1/4" per foot slope."
13. Section 714.1 Sewage backflow. Replace with "Sewage backflow shall be installed per City ordinance on all new construction or replacement of sewer lines."
14. Section 903.1.1 Roof extension. Replace with "All open vent pipes that extend through a roof shall be terminated at least 12 inches above the roof, except that where a roof is to be used for other than weather protection, the vent shall be run at least seven feet above the roof."
15. Add Section 1101.3 as hereby amended to read as follows: Storm water shall not be drained into sewers intended for sewage only. Sanitary sewer systems shall be designed, built and maintained in such a manner to prevent all storm or ground water from draining, discharging or entering into the sanitary sewer system. Connection of sump pumps, foundation drains, yard drains, gutter downspouts and any other storm water draining receptacle(s) or system(s) are specifically prohibited from being connected to the sanitary sewer system.

Section 500.060 Penalty.

Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties.

SECTION V

That Title V, Building and Construction, Chapter 500 Buildings and Building Regulations, Article V. Fire Code, of the City Code is hereby deleted in its entirety and replaced with the following:

Article V. Fire Code.

Section 500.065 Fire Code Adopted.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Richmond, being marked and designated as the International Fire Code, 2021 Edition, including Appendixes B, C, D, E, F, G and I, as published by the International Code Council, be and is hereby adopted as the Fire Code of the City of Richmond, in the State of Missouri, 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 Richmond; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the City Clerk of the City of Richmond is hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in **Section 500.070** of this Article.

Section 500.070 Additions, Insertions and Changes.

The following sections of the 2021 International Fire Code are hereby revised as follows:

1. In Section 101.1 Title, add "City of Richmond."
2. Section 103.1 add "Richmond Fire Department."
3. Delete Sections 103.2 and 103.3.
4. Section 105.1.1 Permits required, shall read "Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and be reviewed and approved by the Fire Code Official and obtain the required permit."
5. Delete Sections 105.1.6 and 105.1.6.1.
6. Section 107 Fee schedule. See City of Richmond Comprehensive Fee Schedule
7. Delete Section 107.6.
8. In Section 112 Violation penalties, add "Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with Section **100.100** of the Richmond Municipal Code Penalties."
9. In Section 304.1.2 Vegetation, remove "Vegetation clearance requirements in urban-wildlife interface areas shall be in accordance with the International Wildlife-Urban Interface Code."
10. Section 307.1 General, shall read "A person shall not cause or allow any open burning

unless approved in accordance with this code and **Section 205.180** of the City of Richmond Code of Ordinances."

11. Add Section 307.1.1.1 Prohibited Open burning of waste materials. Unauthorized and unpermitted burning of waste material, including the burning of insulation from wiring containing metals such as copper and aluminum, whether obtained legally or illegally, shall be considered a violation of this code.
12. Section 503.2.4 Turning radius, shall read "The required minimum inside turning radius of a fire apparatus access road shall be 28 feet."
13. Add Section 505.1.1 Address number size shall be increased by a minimum of two (2) inches for each fifty (50) feet the building is set back from the street, highway or road.
14. Add new Section 505.1.2 If the building is not visible from the street, highway or road, the address shall be posted at the intersection of the driveway and the main road by separate signage. If separate signage is used, numbers shall be installed so there is not less than three (3) feet nor more than five (5) feet from the ground level to the numbers.
15. Add Section 505.1.3 If the property has a rear access drive or road, the address shall be posted on the rear of the building or at the roadway.
16. Section 506.1 (Key Boxes) Where required, shall Read "Key boxes are required in all new construction, renovations, or change of occupancy where to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes. The Fire Code Official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type; the Knox-Box® brand and shall contain keys to gain necessary access as required by the Fire Code Official. Any security doors and/or security gates installed with a key pad entry or a magnetic card swipe reader shall have a Knox-Box® brand key-operated switch installed for emergency entry where required by the Code Official."
17. Section 506.1.1 Locks, shall read "A Knox-Box® brand lock shall be installed on gates or similar barriers when required by the Fire Code Official."
18. Section 510 Emergency Responder Radio Coverage. Remove entire section.
19. In Section 606.2 Where required, add "shall not apply to any non-commercial area (business) operating a two (2) or four (4) burner non-commercial cooking stove in a business break room or lunch area that has an exhaust vented hood over the stove and a five (5) or ten (10) pound Class K rated portable fire extinguisher in close proximity to the stove."
20. Section 907.2.13.2 Fire department communication system. Remove entire section.
21. Section 912.1. Fire Department connection size, shall read "In no circumstances shall any Fire Department connection be less than 2 1/2 inches, including systems that are otherwise required to comply with NFPA 13R and NFPA 13D."

22. Section 912.4.1 Locking Fire Department connection caps, shall read "Knox-Box brand locking Fire Department connections are required on all Fire Department connections for water-based protection systems."
23. Add 912.4.1.1 Locking fire connection caps on existing buildings, shall read "Existing buildings with non-locking Fire Department connection caps will not be required to install locking Fire Department connection caps unless it is determined by the Fire Code Official; the Fire Department connection is no longer adequately protected from obstructions because of missing non-locking caps."
24. Section 912.7 Inspection, testing and maintenance, shall read "All Fire Department connections shall be periodically inspected, tested and maintained in accordance with NFPA 25. If the inspector finds the Fire Department connection unprotected and missing, a non-locking cap(s) shall be placed with the approved Knox-Box® brand locking Fire Department connection cap(s)."
25. Section 5601.1 Exception 4. Add new sentence: "These activities shall not take place within two hundred (200) feet of combustibles, such as gasoline storage tanks or service station fuel dispensing pumps."
26. Section 5704.2.9.6.1 Locations, where above-ground tanks are prohibited, shall read "within the corporate limits of the City of Richmond."
27. Section 5706.2.4.4 Locations where above-ground tanks are prohibited, shall read "Within Corporate limits of the City of Richmond."
28. Section 5806.2 Limitations, shall read "Within Corporate limits of the City of Richmond."
29. Delete Section 6101.2 Permits and replace with: A permit shall be obtained from the Building Official for each Liquefied Petroleum gas utilizing storage containers in excess of one hundred (100) gallons individual water capacity; when installations of storage quantities exceed one thousand (1,000) gallons, the installer shall submit plans, and a copy of the State approved plans, if applicable to the Building Official and Fire Chief; if compliance with the requirements of this code is shown by the submitted plans, a permit may be issued. Installations with an aggregate water capacity in excess of two thousand (2,000) gallons will not be allowed, unless approved by the Fire Chief, Community Development, and City Council.
30. Section 6104.2 Maximum capacity within established limits, shall read "Within Corporate limits of the City of Richmond."
31. Section B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.(1).
32. Section D103.6 Signs, shall read "Fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signage as required in **Section 503.3**. Signs shall

have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background."

33. Note that the geographic limits referred to in certain sections of the 2021 International Fire Code are "within the corporate limits of the City of Richmond."

Section 500.075 Penalty.

Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties.

SECTION VI

That Title V, Building and Construction, Chapter 500 Buildings and Building Regulations, Article VI. Fuel Gas Code, of the City Code is hereby deleted in its entirety and replaced with the following:

Article VI. Fuel Gas Code.

Section 500.080 Fuel Gas Code Adopted.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Richmond, being marked and designated as the International Fuel Gas Code, 2021 Edition including Appendix A, B, C, D, as published by the International Code Council, be and is hereby adopted as the Fuel Gas Code of the City of Richmond, in the State of Missouri, regulating and governing fuel gas systems and gas-fired appliances as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code on file in the office of the City Clerk of the City of Richmond is hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in **Section 500.085** of this Article.

Section 500.085 Additions, Insertions and Changes.

The following sections of the 2021 International Fuel Gas Code are hereby revised as follows:

1. In Section 101.1 Title, add "City of Richmond."
2. In Section 103.1 Add Community Development Department.
3. Delete Sections 106.1.1 and 106.1.2.
4. Section 109 Fee schedule. See City of Richmond Comprehensive Fee Schedule.
5. In Section 115.4 Violation penalties, add "Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties."

6. Section 116.4 Failure to comply add "Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with Section 100.100 of the Richmond Municipal Code Penalties."
7. In Section 403.3.3 and 403.4.3 Copper and brass, add "Copper, brass, alloy, aluminum and aluminum alloy shall not be used."
8. In Section 406.4.1 is hereby amended to read as follows.

"Test Pressure. A low-pressure air gauge may be substituted upon approval of the code official, in which case a pressure of twenty (20) pounds shall be sustained by the piping for twenty (20) minutes. "
9. Delete Section 406.4.2 Test Duration.
10. 623.2 Prohibited location. Add Exception 2. Where the installation is designed by a licensed Professional Engineer, in compliance with the manufacturer's installation instructions.

Section 500.90 Penalty.

Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties.

SECTION VII

That Title V, Building and Construction, Chapter 500 Buildings and Building Regulations, Article VII. Residential Code for One and Two-Family Dwellings, of the City Code is hereby deleted in its entirety and replaced with the following:

Article VII. Residential Code for One and Two-Family Dwellings.

Section 500.120 Residential Code Adopted.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Richmond, being marked and designated as the International Residential Code, 2021 Edition, including Appendix Chapters AA, BB, AC, AE, AG, AH, AJ, AM, AN, AP as published by the International Code Council, be and is hereby adopted as the Residential Code of the City of Richmond, in the State of Missouri, regulating and governing the construction, alteration, movement, enlargement, replacement, repair, equipment, location, removal and demolition of one- and two-family dwellings and multiple single-family dwellings (townhouses) not more than three (3) stories in height with separate means of egress as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code on file in the office of the City Clerk of the City of Richmond is hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in **Section 500.125** of this Article.

Section 500.125 Additions, Insertions and Changes.

The following sections of the 2021 International Residential Code are hereby revised as follows:

1. In Section R101.1 Title, add "City of Richmond."
2. In Section R105.2.1 Other than storm shelters, one-story detached accessory structures (building) including carports, patio covers not attached, gazebo's, greenhouses or similar uses, provided the floor area does not exceed two hundred (2) square feet and not used for sleeping purposes.
3. In Section R105.2.2 Change fences not over six (6) foot in height above grade, regardless of length.
4. In Section R105.2.5 Remove Sidewalks and driveways.
5. Section R108.2 Fee schedule. See City of Richmond Comprehensive Fee Schedule.
6. Delete R108.5 Refunds.
7. R113.4 Violation penalties, add "Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties."
8. Table R302.1(1) Remove less than 5' and replace with 10'.
9. Table R301.2(1).

GROUND SNOW LOAD	WIND DESIGN		SIEMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ^e	ICE BARRIER UNDERLAYMENT REQUIRED ^b	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^k		Weathering ^a	Frost line depth ^b	Termite ^c				
20 psf	90	No	A	Severe	36"	Mod. To Hvy	6 ^o F	Yes	1000 ⁰ F days	53 ⁰ F

10. In Section R302.2 Townhouses, Exception A, add "A common two-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with **Chapters 34 and 43**. Penetrations of electrical outlet boxes shall be in accordance with **Section 302.4**."
11. Add to Section 302.6 Dwelling-Garage Separation. "All separations from garage to residence shall be 5/8 inch type X sheet rock.
12. Delete Section R303.4 Mechanical ventilation.
13. Delete Section R309.5 Fire Sprinklers.

14. Section R313 Automatic Fire Sprinkler Systems, shall read: "A builder of a one- or two-family dwelling or townhouse 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 fire sprinklers in the dwelling or townhouse. The purchaser shall have the right to choose or decline to install a fire sprinkler system. This notification requirement is provided in accordance with, and shall expire in conjunction with, Missouri Statute (RSMo. 67.281)."
15. Delete Section R326.3.4 Attic space.
16. In Section R403.1.4.1 Frost protection; Exceptions, replace exceptions with "building under 200 sq. ft."
17. In Section R801.3 Roof drainage, add "All dwellings shall have a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least 3 feet from foundation walls or to an approved drainage system."
18. Remove Chapter 11 Energy Efficiency.
19. In Section M1501.1 Outdoor discharge, add the following Exception: "Toilet room exhaust fans shall be permitted to exhaust through the soffit provided that: 1. The duct shall terminate at the soffit panel to an approved mechanical louver or vent; and 2. The adjoining soffit space, for a distance of four feet on either side of the exhaust duct penetration shall be of a solid-vented material."
20. In Section G2414.4.3 Copper tubing, add "Copper and brass shall not be used with natural gas."
21. Section G2447.2 add Exception 2. Where the installation is designed by a licensed Professional Engineer, in compliance with the manufacturer's installation instructions.
22. In Section G2503.8.2 Inspections. All testing of backflow preventers shall be by State Certified Backflow tester.
23. Add Section P2601.4 Tracer Wire. All non-metallic underground utility installations shall have an insulated copper tracer or other approved conductor installed in contact with piping. Access shall be provided to the tracer wire or the tracer wire shall terminate above ground at one end of the non-metallic piping. The tracer wire shall be not less than 18 AWG and the insulation type shall be suitable for direct burial.
24. Section P2602.1 General shall read: "The water-distribution and drainage system of any building or premises where plumbing fixtures are installed shall be connected to a public water supply or sewer system if located within 200 feet of said property. When either a public water supply or sewer system, or both, are not available within 200 feet of said property, an individual water supply or individual (private) sewage-disposal system, or both, shall be provided as per MDNR (Missouri Department of Natural Resources) and the Ray County Health Department Regulations."
25. In Section P2603.5.1 Sewer depth, add frost depth of 36 inches, 36 inches.

26. In Section P2903.8.2 Minimum size, add "The minimum size of individual distribution lines shall be 1/2 inch.
27. In Section P2904 Dwelling Unit Fire Sprinkler Systems, P2904.1 General, add: "A builder of a one- or two-family dwelling or townhouse 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 fire sprinklers in the dwelling or townhouse. The purchaser shall have the right to choose or decline to install a fire sprinkler system. This notification requirement is provided in accordance with, and shall expire in conjunction with, Missouri Statute (RSMo. 67.281)."
28. In Section P2904.1.1 add Where required for multi-family dwellings shall be installed:
29. Delete Section 2905.3 Hot Water Supply to fixtures in its entirety.
30. In Section P3005.4.2 Building drain and sewer size and slope, add "All piping must be laid on a firm base for its entire length, bedded in and covered with gravel."
31. Section P3008.1 Sewage backflow, replace with "Sewage backflow shall be installed per City ordinance on all new construction or replacement of sewer lines."
32. Add Section P3302.2 All subsoil drains, sumps and pumping shall not be connected to the building drain or building sewer.
33. In Section E3601.6.2 add "Shall not be installed in bathroom, kitchen or closets."
34. Delete Aluminum and Copper-Clad Aluminum conductors from Table E3603.4, AWG sizes 2/0 and smaller. Delete Aluminum Grounding Electrode conductors from Table E3603.4, AWG sizes 2 and smaller.
35. Remove Section E3606.5 Surge Protection in its entirety.
36. In Section E3902.5 Unfinished basement receptacles, add Exception. "Receptacles utilizing the provisions of this exception shall be permanently marked to indicate '(type of equipment) only- no GFCI protection:
 - a. A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system.
 - b. A dedicated receptacle for a sump pump.
 - c. A dedicated receptacle supplying a refrigerator and/or freezer."
37. In Section E3902.16 Arc-Fault Circuit Interrupter Protection, (A) Dwelling Units, replace entire section with: "All branch circuits that supply 125-volt, single phase, 15- and 20-ampere receptacle outlets in dwelling unit bedrooms, sleeping areas, or nurseries, including all day-care sleeping or napping areas, shall be protected by a listed arc-fault circuit

interrupter combination type, installed to provide protection of the branch circuit." It is recommended Arc Fault be installed within entire residential structure and shall be offer by the builder.

38. Remove Section E4002.14 Tamper-Resistant Receptacles.

39. Section AE107 shall refer to the City of Richmond Comprehensive Fee Schedule.

Section 500.130 Penalty.

Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties.

SECTION VIII

That Title V, Building and Construction, Chapter 500 Buildings and Building Regulations, Article VIII. National Electric Code, of the City Code is hereby deleted in its entirety and replaced with the following:

Article VIII. National Electric Code.

Section 500.140 Electrical Code Adopted.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Richmond, being marked and designated as the National Electrical Code, 2020 Edition, as published by the National Fire Protection Association along with all Annex Sections, be and is hereby adopted as the Electrical Code of the City of Richmond, in the State of Missouri, regulating and governing the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of electrical systems as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Electrical Code on file in the office of the City Clerk of the City of Richmond is hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in **Section 500.145** of this Article.

Section 500.145 Additions, Insertions and Changes.

The following sections of the 2020 National Electrical Code are hereby revised as follows:

1. Section 210.8 (A) (5) is hereby amended to read as follows: Unfinished basement receptacles, add Exception. "Receptacles utilizing the provisions of this exception shall be permanently marked to indicate '(type of equipment) only- no GFCI protection:
 - a. A dedicated receptacle supplying only a permanently installed fire alarm or burglar alarm system.
 - b. A dedicated receptacle for a sump pump.

- c. A dedicated receptacle supplying a refrigerator and/or freezer."
1. Section 210.12 Arc-Fault Circuit Interrupter Protection, (A) Dwelling Units, replace entire section with: "All branch circuits that supply 125-volt, single phase, 15- and 20-ampere receptacle outlets in dwelling unit bedrooms, sleeping areas, or nurseries, including all day-care sleeping or napping areas, shall be protected by a listed arc-fault circuit interrupter combination type, installed to provide protection of the branch circuit." It is recommended Arc Fault be installed within entire residential structure and shall be offer by the builder.
2. Remove Section 230.67 Surge Protection in its entirety.
3. Remove Section 240.67 Arc Energy.
4. Remove Section 240.87 Arc Energy.
5. Section 406.12 Tamper-Resistant Receptacles in Dwelling Units. Remove (1).

Annex H.

1. In Section 80.13 Authority (13), Add "24 hours."
2. Remove Section 80.15 Electrical Board.
3. Remove 80.19 (D) Annual Permits.
4. In Section 80.19 Permits and Approvals (E) Fees, See City of Richmond Comprehensive Fee Schedule.
5. In Section 80.19 (F) (3) Add two (2) hours.
6. In Section 80.23 Notice of Violations, Penalties. Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with Section 100.100 of the Richmond Municipal Code Penalties.
7. In Section 80.25 (C) Insert two (2).
8. In Section 80.25 (E) Disconnection. In last sentence, change to read "-fifteen (15) business days or a longer period, as may be specified by the Building Official. The Building Official shall have the authority to cause the disconnection of that portion of the installation that is not in conformity."
9. In Section 80.29 Insert "City."
10. In Section 80.35 Insert One Day.
11. Delete Section 80.27 Inspector's Qualifications.

SECTION IX

That Title V, Building and Construction, Chapter 500 Buildings and Building Regulations, Article IX. General Building Regulations, of the City Code is hereby deleted in its entirety and replaced with the following:

Article IX. Property Maintenance Code.

Section 500.150 International Property Maintenance Code Adopted.

A certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Richmond, being marked and designated as the International Property Maintenance Code, 2021 Edition, as published by the International Code Council, be and is hereby adopted as the Property Maintenance Code of the City of Richmond, in the State of 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 on file in the office of the City Clerk of the City of Richmond is hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section **500.155** of this Article.

Section 500.155 Additions, Insertions and Changes.

The following sections of the 2021 International Property Maintenance Code are hereby revised as follows:

1. In Section 101.1 Insert: "The City of Richmond"
2. In Section 102.3 Remove International Energy Code and International Zoning Code.
3. In Section 103.1 Insert: "The City of Richmond"
4. In Section 104.1 Fees. See City of Richmond Comprehensive Fee Schedule.
5. Delete Section 104.2 Refunds.
6. Section 109 Violations, Penalties and 110.4 Failure to comply. Any person violating the provisions of these regulations shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties.
7. Section 111.1.5 Dangerous Structures see also Chapter 505 Dangerous Buildings.
8. In Section 201.3 Terms. Delete International Energy and Zoning Code.
9. Section 302 Exterior Areas see also City of Richmond Code of Ordinances **Chapter 220 Nuisances Generally.**

10. Section 302.4 Insert eight (8) inches.
11. In Section 304.14 Insert: “March 1st and November 1st”.
12. Section 308 Rubbish and Garbage see also City of Richmond Code of Ordinances **Chapter 235 Garbage and Trash.**
13. In Section 602.3 Insert: “October 1st and May 1st”.
14. In Section 602.4 Insert: “October 1st and May 1st”.
15. In Section 606.1 General. Add a sentence which states: “All elevators shall be inspected and approved by a State Fire Marshal’s Elevator Inspector or a Missouri State Licensed Inspector on an annual basis.”

SECTION X

That Title V, Building and Construction, Chapter 500 Buildings and Building Regulations, Article X. Permits and Inspections, of the City Code is hereby deleted in its entirety and replaced with the following:

Article X. Permits and Inspections.

Section 500.170 Building Permit Fees.

1. No permit shall be issued by the City for building, plumbing or electrical work done in the City before the fees on the schedule of fees established by the City Council and adopted by resolution as paid.
2. The fee for each building, plumbing and electrical inspection of any single-family dwelling, duplex, multi-family dwelling, commercial and/or industrial building within the City will be determined by the schedule of fees established by the City Council and adopted by resolution.

Section 500.180 Fee for Demolition Work.

There shall be a permit fee for any demolition work as per the schedule of fees established by the City Council and adopted by resolution.

Section 500.190 Building Permit Renewal Fee.

In the event work authorized on the site by a valid building permit shall become suspended or abandoned due to inactivity and not violations of the City Code or International Building Code or a period of one hundred eighty (180) days after a valid building permit is issued or the building permit becomes invalid for failure to commence construction within one hundred eighty (180) days after the building permit is issued, an extension may be granted upon the applicant submitting a written request to renew the building permit along with the payment of a building permit renewal fee as per the schedule of fees established by the City Council and adopted by resolution. The

building permit renewal fee shall be for any additional extensions of the building permit within two (2) years from the date of the issuance of the original building permit. If construction has not commenced within two (2) years from the date the original building permit was issued or if the request for renewal is not made, then the applicant will be required to obtain a new building permit as per the schedule of fees established by the City Council and adopted by resolution.

Section 500.200 Plan Review and Re-inspection Fees Plan Review Fee *Other Inspections and Fees.

The plan review fee and other inspections and fees shall be as per the schedule of fees established by the City Council and adopted by resolution:

Section 500.210 Permits — Term.

Pursuant to the International Building Code, 2021 Edition, a permit shall be valid as long as work on the site authorized by such permit commences and continues until the project is completed. If work fails to commence on the project within one hundred eighty (180) days after the permit is issued or the work is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced, then the permit shall become invalid. The applicant shall be subject to the fees pursuant to the City's Comprehensive Fee Schedule.

Section 500.215 Work Commences.

Change Section 106.6.1 to read, "Work commencing before permit issuance. Any person who commences work on an installation before obtaining the necessary permits shall be subject to penalties of one hundred percent (100%) of the usual permit fee in addition to the required permit fees."

Section 106.6.2 Fee Schedule, See City of Richmond Comprehensive Fee Schedule.

Section 500.220 Permits — Transferability — Owner to Apply — Documents Submitted shall be amended as following:

- A. Any construction, building or remodeling permit issued pursuant to this Chapter shall not be transferable to any other person, party or entity and shall be void and expired upon such attempt to transfer.
- B. Any application for a building, construction or remodeling permit shall be made by the owner of the real estate or by the agent of the owner.
- C. All construction documents submitted for commercial or industrial must be complete building sets including electrical, mechanical and plumbing and stamped by a professional engineer or architect. All construction documents submitted for residential shall include:

- 1. **Plot Plan** *(by Registered Land Surveyor)*:

- location of the building on the site, as well as required setbacks, easements, property lines.

2. Footing / Foundation:

- minimum frost depth,
- for basement and crawlspace construction, a description of footing material and dimensions, as well as foundation wall material and dimensions and maximum depth of unbalanced fill being supported, and dimensions of any internal piers,
- for slab-on-ground construction, a description of the slab and haunch details used.

3. Wood-Framed Floors:

- live loads being supported, size of joists, type of joist (solid sawn or engineered), span of joists, spacing of joists, minimum required wood grade of joists, span / material / dimensions of intermediate girders, anchorage requirements (anchor bolts / straps — number, spacing, size, etc.), type / minimum required grade of floor sheathing.

4. Wood-Framed Walls:

- size (2x4, 2x6) and spacing of studs, minimum required wood grade,
- size / span / material of headers,
- type of lateral support (structural sheathing, let-in braces, etc.).

5. Wood-Framed Roofs:

- live loads being supported, size of members, type of member (solid sawn, truss, or other engineered item), spacing, minimum required wood grade of members, means of anchorage to wall.

6. Wind and/or Snow Load:

- a description of shearwall construction / location or other means used to counteract horizontal or overturning forces,
- a description of the methods used to establish continuous load paths in the structure.

7. Complete Electrical, Plumbing, Fuel Gas, & Mechanical Plans.

(Size and location to include but not limited to):

- Panel,
- Meter can,

- Arc Fault,
- GFI's
- Smoke Detectors,
- Exhaust Fans,
- Water Service,
- Water Lines,
- Back Flow,
- Sewer Line,
- Wiring & Panel Diagram,
- HVAC System,
- Water Heater,
- DWV,
- Fuel Gas.

8. **Exception:**

- Complete Plans are not required for work of minor nature.

SECTION XI

That Title V, Building and Construction, Chapter 500 Buildings and Building Regulations, of the City Code is hereby amended to add a new Article XIII. General Building Regulations, to read as follows:

Article XIII. General Building Regulations.

Section 500.500 Provisions Not to Lessen Liability of Contractors — Non-Liability of City.

The provisions of this Chapter shall not be construed to relieve from responsibility or to lessen the responsibility of any person constructing buildings, nor shall the City be held as assuming any liability of any nature by reasons of the inspection authority issued to the City Building Inspector for the inspection of buildings.

SECTION XII

Any person violating any of the provisions in Chapter 500, Buildings and Building Regulations,

or any Codes adopted in said Chapter shall be guilty of a misdemeanor and upon conviction thereof shall be fined in accordance with **Section 100.100** of the Richmond Municipal Code Penalties.

SECTION XIII

Pursuant to Section 67.280, RSMo, the 2021 Editions of the: International Building Code, International Existing Building Code, International Mechanical Code, International Plumbing Code, International Fire Code, International Fuel Gas Code, International Residential Code, and the 2020 Edition of the National Electrical Code were placed on file in the City Clerk's office on February 9, 2024, and will be made a public record for at least ninety (90) days prior to the effective date of this ordinance, which is May 9, 2024.


SECTION XIV

That should any sentence, clause, part or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of the Ordinance as a whole, or any part thereof than the part declared to be invalid.

SECTION XV


That this ordinance shall be in full force and effect from and after the date of its passage and approval.

Read two times and passed by the City Council this 13th day of February, 2024.


Mike Wright, Mayor

APPROVED by the Mayor this 13th day of February, 2024.




Mike Wright, Mayor

Kim Williamson
Kim Williamson, City Clerk