



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Community Development - BSD

To: City Council

From: City Manager & Staff

Council Meeting Date: April 18, 2016

Re: Adoption of the 2015 International Code Council Family of Codes, with Amendments

Executive Summary

The Building Construction Codes Commission (BCCC) has completed its review of the 2015 International Code Council family of codes and the 2014 National Electrical Code for adoption by the City. While the majority of the code changes in this cycle consist of clarifications and reformatting, there are several major code changes including required storm shelters for educational (K through 12 schools) and critical emergency operations use groups (911 call stations, fire, rescue, ambulance, and police stations), as well as new commercial and residential energy efficiency requirements. The Environment and Energy Commission (EEC) also has provided recommendations on the energy efficiency requirements in the International Residential Code (IRC) and the International Building Code (IBC).

Discussion

The Building Construction Codes Commission is authorized by Chapter 6 of the City Code to "review the Building and other codes periodically for updating and recommending changes." After obtaining authorization to review the 2015 codes from the City Council in March 2015, the BCCC and its committees met frequently from May 2015 to January 2016, evaluating the effect of the new codes and recommending local amendments. BCCC members, representatives of the Building and Site Development Division of the Community Development Department, the Fire Department, and the Inspections Division of Boone County Resource Management attended the meetings.

The Environment and Energy Commission (EEC), following its charge in Chapter 2 of the City Code to "Act in an advisory capacity to the council in all matters pertaining to environmental protection, which could include questions of energy efficiency and conservation, and of changing technology," has reviewed the BCCC recommendations. The EEC has provided several recommended amendments to the energy efficiency requirements for single and two family construction and commercial structures, including multiple-family and institutional residential structures. A summary of the EEC recommendations is provided at the end of this discussion and in the attachments.

Below is a list of selected major code changes and other proposed amendments. All amendments appear in bold font/strikethrough in the attached proposed ordinances.



Significant Code Changes

1. **Storm shelters.** The most significant change of this code cycle is the new storm shelter requirement (ICC 500) in the 2015 International Building Code (IBC). Because Central Missouri is in an area where the design wind speed for tornadoes is 250 mph [See attached Figure 304.2(1)] the 2015 IBC section 423 requires storm shelters to be constructed in accordance with ICC 500 for the following use groups;

423.3 Critical emergency operations. 911 call stations, emergency operations centers and fire, rescue, ambulance and police stations.

Exception: Buildings meeting the requirements for shelter design in ICC 500.

423.4 Group E occupancies. All group E occupancies with an occ. load of 50 or more.

Exceptions:

1. Group E daycare facilities.
2. Group E occupancies accessory to places of religious worship.
3. Buildings meeting the requirements for shelter design in ICC 500.

None of the existing buildings in the City would meet the requirements for shelter design in ICC 500 if they were built today.

The 2015 IBC is not clear how building additions may trigger the requirement for a storm shelter. According to an ICC representative, the authority having jurisdiction would determine the requirement for constructing a storm shelter for an addition on a case by case basis. An administrative policy would likely need to be established to clarify the issue.

There will be many additional structural, engineering, and procedural requirements for shelters designed in compliance with ICC 500. Because of the additional expense related to these requirements, the BCCC members want to make sure all stakeholders are aware of this major code change. The BCCC proposes no amendments to these new provisions.

2. **Energy efficiency.** As in the last code cycle the BCCC reviewed new energy code requirements and considered both the benefits of the new requirements and the associated expenses. The BCCC recommends adopting the 2015 Energy Code requirements with the following amendments.

Commercial

- a. The 2015 International Energy Efficiency Code **Section C408** requires **System Commissioning**. All members agreed system commissioning, adjusting, and balancing is advisable. It is the opinion of the committee that the additional required plans and documentation are both cumbersome, time consuming, and expensive. Consensus was that system balancing, performance, and control can be achieved without these additional burdens and suggest the following amendments.



C408.2 Mechanical systems and service hot water heating systems commissioning and completion requirements. Amend as follows;

Prior to the final mechanical and plumbing inspections, the registered design professional or approved agency ~~shall~~ **should** provide evidence of mechanical system commissioning and completion in accordance with the provisions of this section.

C408.3.1 Functional testing. Amend as follows.

Prior to passing final inspection, the registered design professional ~~shall~~ **should** provide evidence that the lighting control systems have been tested to ensure that control hardware and software are calibrated, adjusted, programmed and in proper working condition in accordance with the construction documents and manufacturer's instructions.

- b. As in the last code cycle the BCCC voted to keep the amendment to IBC 1301.1.2 for R-2, R-3, and R-4 use groups (attached). This amendment prescribes insulation values, thermal envelope sealing, and thermal transmittance values for windows.

Residential One and Two Family

- a. **N1101.3 Scope.** Add the attached figure labeled 2015 Residential Energy Code Requirements and make it a prescriptive means of code compliance. The committee believes building to this diagram both meets the intent of the code and simplifies the requirements for builders and inspection staff. Consensus was that simplification would translate to more consistent compliance, energy efficiency and affordability.
- b. **N1102.2.9 Basement walls. Amend first sentence as follows;** Walls associated with ~~conditioned~~ **finished** basements shall be insulated from the top of the basement wall down...
This is applicable only to the foundation wall portions of unfinished basements. To insulate these walls before it is determined what the use will be and where plumbing, mechanical, and electrical components will be located leads to excess cost and duplication of work. This amendment is in line with the goal of affordability.
- c. **N1102.4.1.2 Testing. Amend as follows (Amended portion in bold font);** The building or dwelling unit shall be blower door tested **as deemed necessary by the building official** and verified as having an air leakage rate...Because dwellings never fail the blower door test when constructed per the prescriptive code requirements the blower door test is unnecessary. When, through un-craftsman-like work, compliance with prescriptive code requirements is questionable, the blower door test may be



required. Because blower door testing is several hundred dollars this amendment is in line with the goal of affordability.

- d. **N1102.4.4 Rooms containing fuel burning appliances. Delete.** This section requires rooms “where open combustion air ducts provide combustion air to open combustion fuel-burning appliances” (Typically 80% efficiency gas furnaces and water heaters) to be isolated from the building thermal envelope by means of insulation and fully gasketed doors. The committee believes this requirement, in conjunction with the requirement to bring combustion air into the room, may cause unintended negative consequences such as **freezing** of water pipes or builders using less efficient electric equipment. The committee also believes isolating this room from the thermal envelope entails unnecessary expense.
- e. **Appendix U (Appendix RB in the International Energy Conservation Code) Solar Ready Provisions.** This appendix is not mandatory unless adopted by the adopting ordinance. The BCCC believes the provisions of this appendix will only add unnecessary construction documentation requirements and does not propose adoption of this appendix.

- 3. **Accessibility.** The BCCC is proposing two accessibility amendments to IBC chapter 11 as follows;

1104.4 Multistory buildings and facilities. Amend exception 1 as follows (Amended portion in bold font);

Exceptions:

- 1. An accessible route is not required **in private buildings or facilities that are less than three stories or** to stories and mezzanines that have an aggregate area of not more than 3,000 square feet and are located above and below accessible levels. This exception shall not apply to:
 - 1.1 Multiple tenant facilities of group M occupancies containing five or more tenant spaces used for sales and rental of goods and where at least one such tenant space is located on a floor level above or below the accessible levels;
 - 1.2 Stories or mezzanines containing offices of health care providers (Group B or I);
 - 1.3 Passenger transportation facilities and airports (Group A-3 or B) or;
 - 1.4 Government Buildings.

This language intends to conform with the ADA which states;

Exceptions:

- 1. In private buildings or facilities that are less than three stories or that have less than 3000 square feet per story, an accessible route shall not be required to connect



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stories provided that the building or facility is not a shopping center, a shopping mall, the professional office of a health care provider, a terminal, depot or other station used for specified public transportation, an airport passenger terminal, or other type of facility as determined by the Attorney General.

1109.5.1 Minimum number (Drinking fountains). Amend as follows; ~~No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.~~

As the code is written a minimum of two drinking fountains is always required because the maximum height for wheelchair accessibility is 34" and the minimum for standing persons is 36" the BCCC. The BCCC voted that if the plumbing code only required one drinking fountain it could meet the standard for wheelchair accessibility. The intent was to limit cost. Note: **Staff has some concerns regarding this amendment; a member of Great Plains ADA Center has stated the proposed amendment is in direct conflict with ADA requirements.**

4. **Existing structures.** Chapter 34 **Existing Structures** has been removed from the IBC. The provisions of this chapter are now contained in the International Existing Building Code (IEBC). IBC section 101.4.7 states, "The provisions of the International Existing Building Code shall apply to matters governing the repair, alteration, change of occupancy, addition, to and relocation of existing buildings." The IEBC goes into much greater detail and clarification than Chapter 34 provided without changing the intent of the provisions.
5. Also of note are;
 - A. The BCCC recommendation to adopt appendices R and S in the 2015 International Residential Code. These appendices establish requirements for "Light Straw-Clay Construction" and "Strawbale Construction".
 - B. The BCCC recommendation to add a commission member "Experienced in Energy Conservation". (IBC amendment section 113.1.2)

EEC Recommendations

The Environment and Energy Commission has made a number of recommendations regarding energy efficiency that differ from the BCCC recommendations, which are summarized below and in the attachments to this report.

The EEC recommendations would make the following changes to the draft ordinance:



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1. Revise the proposed 2015 Residential Energy Code Requirements diagram to require mandatory air leakage testing, state a target air leakage rate, and require blower door and duct pressure tests; require termite barriers.
2. Revise Table 301.2(1) to rate Missouri as “moderate to heavy” termite risk rather than “very heavy” risk as recommended by the BCCC (moderate to heavy is the rating given to Missouri in the published code);
3. Amend the International Residential Code N1102.4.1.2 to require blower door (air leakage) testing (currently it is not recommended a requirement by BCCC);
4. Amend IBC 1301.1.2 to change required insulation values for use groups R-2, R-3, and R-4 (housing other than 1 or 2 family) from R38 to R49 for ceiling or roof and R15 to R20 for exterior walls; require slab insulation rated R10 and require a termite barrier in accordance with R318.3j; and change window “U” value (thermal transmittance rating) from 0.55 to 0.40.
5. Adopt Appendix U, Solar Ready Provisions, as part of the International Residential Code.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Environment, Secondary Impact: Health, Social Services & Affordable Housing, Tertiary Impact: Not Applicable

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Livable & Sustainable Communities, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



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Legislative History

Date	Action
03/02/15	REP33-15 Council authorized the Building Construction Codes Commission to review the 2015 International Codes.
07/20/15	R 120-15 Council directed the City Clerk to place on file for a period of ninety days the 2015 International code Council family of codes and the 2014 National Electric Code.

Suggested Council Action

Adopt the 2015 International Code Council family of Codes (International Residential Code, International Building Code, International Energy Conservation Code, International Existing Buildings Code, International Plumbing, Mechanical, and Fuel Gas Codes, International Fire Code) and the 2014 National Electric Code to be in full force and effect on October 1, 2016.

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 108-16

AN ORDINANCE

repealing Article VII of Chapter 6 of the City Code relating to the 2012 Edition of the International Property Maintenance Code and enacting in lieu thereof a new Article VII adopting the 2015 Edition of the International Property Maintenance Code; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. Article VII of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2012 Edition of the International Property Maintenance Code is hereby repealed and in lieu thereof a new Article VII, relating to the 2015 Edition of the International Property Maintenance Code, is hereby enacted reading in the word and figures as follows:

CHAPTER 6 BUILDING AND BUILDING REGULATIONS

...

ARTICLE VII. Property Maintenance Code

Sec. 6-71. Adopted.

The 2015 Edition of the International Property Maintenance Code, published by the International Code Council, Inc., including all appendices, one copy of which has been on file with the city clerk for a period of ninety (90) days prior to the adoption of this article, is hereby adopted by reference and made a part of the Code of Ordinances, City of Columbia, Missouri as fully as if set forth in its entirety. At least one (1) copy of the 2015 Edition of the International Property Maintenance Code shall remain on file in the office of the city clerk and shall be kept available for public use, inspection and examination.

Sec. 6-72. Amendments.

The code adopted by this article is hereby amended by substituting the following sections in lieu of those sections with corresponding numbers in the code, or, where there

is no corresponding section in the code, the following sections shall be enacted as additions to the code:

101.1 Title. These regulations shall be known as the Property Maintenance Code of Columbia, Missouri, hereinafter referred to as “this code.”

101.5 Appendix A is hereby adopted as published.

102.3 Other codes. References to the International Zoning Code are deleted from this code.

102.7 Referenced standards. The standards referenced in this code, listed in Chapter 8 and Appendix A shall be considered part of the requirements of this code to the prescribed extent of each such reference. (Other codes shall not apply except individual regulations of such other codes that are specifically incorporated by reference into this code). Where differences occur between provisions of this code and referenced standards, the provisions of this code shall apply.

Section 103 DEPARTMENT OF COMMUNITY DEVELOPMENT

103.1 Director. The administration and enforcement of this ordinance shall be the duty of the director of community development, who is designated the code official for purposes of this code. The code official is hereby authorized to take such action as may be reasonably necessary to enforce the provisions of this code. Such persons may be appointed and authorized as assistants or representatives of the director as may be necessary to carry out the provisions of this code.

103.1.1 The Division of Building and Site Development and Office of Neighborhood Services. The persons employed in these offices, may be appointed, by the Director, as assistants to the administration and enforcement of this ordinance and code.

103.2 Appointment. Deleted.

103.3 Deputies. Deleted.

103.4 Restriction of employees. An employee connected with the enforcement of this code shall not be engaged in, or directly or indirectly connected with, the furnishing of labor, materials, or appliances for the construction, alteration or maintenance of a building, or the preparation of construction documents thereof, unless that person is the owner of the building; nor shall such employee engage in any work that conflicts with official duties or with interests of the department.

103.4.1 Liability. Any officer or employee charged with the enforcement of this code, while acting on behalf of the city, shall not thereby render such individual liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of any act performed in the discharge of official duties. Any suit instituted

against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be defended by the legal representative of the jurisdiction until the final termination of the proceedings. The officer or employee shall not be liable for costs in any action, suit or proceeding that is instituted pursuant to the provisions of this code; and any officer or employee acting within the scope of employment and in good faith and without malice, shall be free from liability for acts performed under any of its provisions or by reason of any act or omission in the performance of official duties in connection therewith. Nothing contained herein shall be deemed a waiver of the immunities and protection afforded to the city or officers and employees pursuant to state and federal law.

103.5 Re-Inspection fees. A re-inspection fee under the Rental Unit Conservation Law, Section 22-188(a)(3) will not be charged when the only violation of "this code" is the failure of battery power for the smoke detector.

104.3.1 Search warrant.

(a) If a complaint in writing is filed by the code official with the judge of the municipal court of the city, stating that there is probable cause to believe that a certain structure or premises, more particularly described therein, is or may be in violation of this code and is within the territorial jurisdiction of the city, and if such complaint is verified by the oath or affirmation stating evidential facts from which such judge determines the existence of probable cause, then such judge shall issue a search warrant directed to the code official commanding the code official to search the structure or premises therein described. Such search warrant may be executed and returned only within ten (10) days after the date of its issuance. The code official shall make a return promptly after concluding the search, and such return shall contain an itemization of all violations of this code discovered pursuant to such search. The refusal to admit the code official to a structure or premises when the code official is in lawful possession of a search warrant commanding the code official to enter therein is hereby declared to be a misdemeanor.

106.4 Penalty for noncompliance or delay.

(a) Any person who shall violate any provision of this code shall upon conviction be subject to a fine of not less than twenty-five dollars (\$25.00) nor more than five hundred dollars (\$500.00) or three (3) months in jail or both such fine and imprisonment; provided however, that each day that a violation continues shall be deemed a separate offense.

(b) Any person who shall fail to comply with a notice of violation given under section 107.1 or order under section 107.7 or order under section 107.10 shall upon conviction be subject to a fine of not less than twenty-five dollars (\$25.00) nor more than five hundred dollars (\$500.00) or three (3) months in jail or both such fine and imprisonment; provided, however, that in those cases involving failure to comply with a notice of violation given under section 107.1 every day that a violation continues after the expiration of the reasonable period of time for the completion of the work specified by the director shall be deemed a separate offense; and provided that every day that a violation

continues in violation of an order under sections 107.7 or 107.10 shall be deemed a separate offense.

Section 107 DEMOLITION OR REPAIR OF STRUCTURES CONSTITUTING A PUBLIC NUISANCE

107.1 Structures constituting a public nuisance. All structures which have any of the following defects are public nuisances:

- (1) Those structures whose interior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base.
- (2) Those structures which, exclusive of the foundation, show thirty-three percent (33%) or more of damage or deterioration of the supporting member or members, or fifty percent (50%) of damage or deterioration of the non-supporting enclosing or outside walls or covering.
- (3) Those structures which have improperly distributed loads upon the floors or roofs or in which the same are overloaded, or which have insufficient strength to be reasonable safe for the purpose used.
- (4) Those structures which have been damaged by fire, wind or other causes so as to be dangerous to life, safety, health or welfare of the occupants or the residents of the city.
- (5) Those structures which are so dilapidated or decayed that they are a danger to the life, safety, health or welfare of the occupants or the residents of the city.
- (6) Those structures having inadequate facilities for egress in case of fire or panic or those having insufficient stairways, elevators, fire escapes or other means of communication.
- (7) Those structures which have parts which are so attached that they may fall and injure members of the public or property.
- (8) Those structures which exist in violation of any provision of the Building Code of Columbia, Missouri or other ordinances of this city and which are a danger to the life, safety, health or welfare of the occupants or residents of the city.
- (9) Those structures which, if occupied, would constitute a hazard to the safety, health, or welfare of the occupants because they lack maintenance, are in disrepair, are unsanitary, vermin infested or rodent infested, lack sanitary facilities or equipment or otherwise fail to comply with minimum provisions of this code.

- (10) Those structures which have unsafe equipment including any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in disrepair or conditions that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure .

107.2 Notice of violation.

(a) Whenever the building regulations supervisor determines a structure to be a public nuisance, a notice shall be given to the owner, occupant, mortgagee, agent and all other persons having an interest in the structure or premises as shown by the land records of the county recorder of deeds who shall be parties to the action. Such notice shall be in writing and shall:

- (1) Include a description of the property sufficient for identification;
- (2) Specify the violations of this code constituting a public nuisance;
- (3) Specify if the property or any part of it is totally or partially vacated and, if so, the date;
- (4) Specify if the property is to be repaired, reconditioned, remodeled, demolished, placed in a sanitary condition, or made to conform to the occupancy requirement of this code;
- (5) State a time for the commencement of such work and a reasonable period of time for the completion of such work.

(b) The notice of violation shall be served either by personal service or by certified mail, return receipt requested. If service cannot be obtained by either of these methods of service, then service may be had by publication in a newspaper of general circulation in the city.

107.3 Standards. The following standards should be followed by the building regulations supervisor and the director in ordering repair, reconditioning, remodeling, total or partial vacation, demolition, or cleaning of structures constituting a public nuisance.

- (1) If the structure can be reasonably repaired, reconditioned or remodeled so that it will no longer exist in violation of this code, it shall be ordered repaired, reconditioned or remodeled.
- (2) If the structure is in such a condition as to make it dangerous to the health, safety or general welfare of its occupants or any other person, it shall be ordered repaired, reconditioned, remodeled or demolished.

- (3) In any case where the structure is fifty percent (50%) damaged, decayed or deteriorated from its original value or structure, it shall be vacated, repaired, reconditioned or remodeled and in all cases where the structure is not or cannot be repaired, reconditioned or remodeled so that it will no longer exist in violation of the requirements of this code, it shall be demolished.
- (4) If the structure is a hazard to the safety, health or welfare of its occupants or of any person because it lacks sanitary facilities and equipment or is otherwise unsanitary because of an accumulation of garbage or trash or because of infestation, it shall either be placed in a clean and sanitary condition or demolished.
- (5) Any structure determined to be unfit for human occupancy shall be totally or partially vacated within a reasonable period of time to be determined by the building regulations supervisor or director. No structure or its affected part, ordered vacated shall again be used or leased for human occupancy by any occupant or owner until written approval is secured from the building regulations supervisor.

107.4 Failure to comply with notice of violation. Upon failure of the parties to the action to commence the work specified within the time specified by the notice of violation issued by the building regulations supervisor under section 107.2 or upon failure to proceed continuously with the work without unnecessary delay in order to complete the work within the specified period of time, the director may call and have a full adequate hearing upon the matter.

107.5 Notice of Hearing.

(a) Whenever the director calls a hearing under section 107.4, the director shall give at least ten (10) days written notice of the hearing to the owner, occupant, lessee, mortgagee, agent and all other persons having an interest in the structure or premises as shown by the land records of the county recorder of deeds. Such notice shall:

- (1) Include a description of the property sufficient for identification;
- (2) State the time, date and place of the hearing;
- (3) State who shall preside at the hearing;
- (4) State the notice is being given pursuant to this section.

(b) The notice of hearing shall be served either by personal service or by certified mail, return receipt requested. If service cannot be obtained by either of these methods of service, then service may be had by publication in a newspaper of general circulation in the city.

107.6 Hearing procedure. The director shall preside over the hearing and shall cause the hearing to be suitably recorded and preserved. Any party may have a copy of all or any part of the record upon payment of a reasonable charge for reproduction. All parties must make oral entry of appearance for the benefit of the record. Oral evidence shall be taken only on oath or affirmation. Any party may be represented by counsel. All parties shall be given a full and adequate opportunity to be heard. Hearings need not be conducted according to the technical rules relating to evidence and witnesses.

107.7 Order of director. After a hearing under section 107.6, if the evidence supports a finding that the structure is a nuisance and detrimental to the health, safety or welfare of the residents of the city, the director shall make written and specific findings of fact based upon competent and substantial evidence, which show the structure to be a nuisance and detriment to the health, safety or welfare of the residents of the city, and the director shall order the structure to be repaired, reconditioned, remodeled, totally or partially vacated, demolished or placed in a sanitary condition. If the evidence does not support a finding that the structure is a nuisance or detrimental to the health, safety or welfare of the residents of the city, no order shall be issued. Immediately upon reaching a decision, the director shall give written notice of the director's decision by delivering or mailing to each party, or the party's attorney of record, a copy of the director's findings of fact and order, if any. If notice of the director's decision cannot be obtained by either of these two (2) modes of service, then service may be had by posting a copy of the director's findings of fact and order, if any upon the affected property.

107.8 Appeals. An aggrieved party may appeal to the circuit court pursuant to the procedure established in Chapter 536, Revised Statutes of Missouri.

107.9 Special tax bills. If the work or act ordered by the director under section 107.7 is not done within the time as stated in the order, and if no appeals of the order are pending, the director may certify such fact to the city council. The city council shall consider such certified facts and may order the city manager to have the work done either by city employees or bidding the work through the purchasing division. No person shall enter private property to perform such work unless the property owner or occupant has consented to the entry or unless the municipal judge has issued a warrant for the entry. The actual cost of the performance including administrative costs, shall be submitted to the owner of the property. If the charge is not paid within thirty (30) days of receipt, the city manager shall certify the actual cost of performance, including administrative costs to the director of finance, who shall cause a special tax bill against the property to be prepared and collected. At the request of the taxpayer the tax bill may be paid in installments over a period of not more than ten (10) years. If any installment is not paid when due, the balance of the tax bill shall be then due and payable in full, together with all accrued interest. The tax bill from date of issuance shall be a personal debt against the property owner and shall also be a lien on the property until paid. Tax bills issued pursuant to this section shall bear interest from the date of issuance at the rate of ten (10) percent per annum for the first two (2) years and twelve (12) percent per annum thereafter.

107.10 Emergency Power. Notwithstanding any other section of this code, in any case where, in the opinion of the director, it reasonable appears there is an immediate danger to the health, safety or welfare of any person, the director may take or order emergency action to vacate and repair or demolish any structure. The actual cost of performance shall be collected as provided by section 107.9.

107.11 Judicial actions authorized. In case any order under sections 107.7 or 107.10 is not immediately complied with, the director may request the city counselor to institute an appropriate judicial action to compel compliance with this code.

107.12 Placarding. Any structure determined by the code official to be a public nuisance may be posted with a placard by the code official. The placard shall include the following information in the form prescribed by the director: Name of city; name and address of the director; section of this code violated; if required to be vacated, an order that the structure, or its affected part, must remain vacated until the violation are corrected and the order to vacate is withdrawn by the building inspector; date the placard is posted; and a statement of the penalty for defacing or removing the placard.

107.13 Removal of placard. No person shall deface or remove any placard posted by the code official pursuant to section 107.12 except by written authority from the code official.

107.14 Prohibited occupancy. No person shall occupy a placarded premises in violation of an order that it be vacated and no owner or person responsible for the premises shall allow anyone to occupy such a placarded premises.

107.15 Transfer of ownership. It shall be unlawful for the owner of any dwelling unit or structure who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of the such dwelling unit or structure to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish the grantee, transferee, mortgagee or lessee a true copy of any compliance order or notice of violation issued by the code official and shall furnish to the code official a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

108 UNSAFE STRUCTURES AND EQUIPMENT: Deleted.

109.1 Imminent danger. Deleted.

109.2.1 Time limit. If an order is issued to board-up the openings of a structure out of compliance with this code, the structure shall be brought into compliance and the structure shall not remain boarded-up longer than ninety (90) days from the date of the notice.

110 DEMOLITION: Deleted.

111 MEANS OF APPEAL: Delete.

111.1 Application for appeal. Except for appeals from orders of the director under section 107.8, any aggrieved person shall have the right to appeal a decision of the code official to the building construction codes commission. Application for appeal must be filed in accordance with the procedures set out in section 112 of the Building Code of Columbia, Missouri.

112.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine of not less than one dollar and or more than five hundred (\$500.00) dollars.

202.0 GENERAL DEFINITIONS: Add the following definitions:

Building regulations supervisor. The building regulations supervisor or the supervisor's designee.

Director. The director of community development .

Family. The definition of "family" in chapter 29 shall apply to this code.

Rooming House. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one-family dwelling or a two-family dwelling. This definition shall also include the housing provided by fraternities and sororities organized for students of any college or university; however, a hotel, motor hotel or motel licensed under state statute shall not be deemed a rooming house for the purposes of this article.

Structure. That which is built or constructed or a portion thereof. This definition shall include manufactured housing.

302.4 *Weeds.* Delete in its entirety.

302.7 *Accessory structures.* All accessory structures, including detached garages, fences, walls, and retaining walls shall be maintained structurally sound and in good repair.

302.8 *Motor and non-motorized vehicles.* Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises. No licensed or unlicensed utility trailers, boat trailers with or without a boat, motorized or pull type camping trailers or any similar type vehicles shall be parked, kept or stored on an unapproved surface on any premises, and no vehicle stated above shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including bodywork, provided that such work is performed inside a garage, structure or similarly enclosed area designed and approved for such purposes.

Exception: Lawn and yard vehicles motorized or non-motorized, utility trailers or similar type vehicles four (4) feet wide and eight (8) feet long or smaller and not licensed for street operation.

303.2.1 Gate latches. All existing swimming pools shall have a self-latching, self-closing gate. The latches shall be a minimum of forty-eight (48) inches from the bottom of the gate.

303.3 Drain cover. All existing swimming pools shall have an anti-vortex drain cover.

Exception: Use groups R-3 and R-4

304.3 Street numbers. Each structure to which a street number has been assigned shall have such number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic numerals at least four (4) inches high with one-half (1/2) inch stroke and of contrasting color.

Exception: Existing two (2) inch high with one-half (1/2) inch stroke in Arabic numerals that are being maintained and are in good condition may remain until replaced.

304.5 Foundation walls. All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rats. All cracks that permit the entry of water, insects, or rats or jeopardize the support of the structure shall be repaired. Small cracks that do not exhibit these problems and are three-eighths (3/8) of an inch or less shall not be required to be repaired.

304.14 Insect screens. During the period from April 1 to October 15, every door, window and other outside opening utilized or required for ventilation purposes serving any structure containing habitable rooms, food preparation areas, food service areas, or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of no less than sixteen (16) mesh per inch and every swinging door shall have a self-closing device in good working condition.

Exception #1: Screen doors shall not be required for out-swinging doors or other types of openings which make screening impractical, provided other approved means, such as air curtains or insect repellent fans are employed.

Exception #2: Screening is not required for air-conditioned spaces.

Exception #3: Screen doors are not required where there is at least one screened window in the room where the exterior door is located.

304.18.1.1 Exception: Doors between dwelling units and fully enclosed attached, garages are not required to have dead bolt locks. (All other swinging egress doors from structure are required to have dead bolts.)

307.1.1 Guard standards. Guards may be constructed of slats in a horizontal, vertical or any other pattern and shall not allow passage of a six (6) inch diameter sphere through any opening.

308.2.1 Exception: In one- and two-family residences, the tenant shall provide a leak proof, covered, outside rubbish container.

308.3.1 Exception: In one- and two-family residences, the tenant shall provide a leak proof, covered, outside garbage container if there is no food waste grinder or incinerator.

309.4 Multiple occupancies. The owner of a structure containing two or more dwelling units, a multiple occupancy, a rooming house or a nonresidential structure shall be responsible for extermination in the public or shared areas of the structure and exterior property. If infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant shall be responsible for extermination.

403.2 Exception: Structures and premises that had a current certificate of compliance during the three (3) year inspection cycle prior to January 1, 1993, may have a mechanical ventilation system that exhausts air into the attic space provided the attic space has adequate ventilation.

404.3.1 Exception: Structures and premises that had a current certificate of compliance during the three (3) year inspection cycle prior to January 1, 1993, shall have a minimum ceiling height of six feet, six inches (6'-6") for laundry areas, bathrooms, toilet room and corridors serving only these areas.

502.2.1 Exception: Fraternities or sororities shall have at least one toilet, one lavatory basin, and one bathtub or shower, in good working condition and properly connected to water and sewer systems approved by the code official for each eight (8) persons residing within a fraternity or sorority.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming units, dormitory or guest rooms on terms, either express or implied, to furnish heat to the occupants thereof shall supply sufficient heat during the period from September 1 to June 1 to maintain the room temperatures specified in Section 602.2 during the hours between 6:30 a.m. and 10:30 p.m. of each day and not less than 60 degrees F. (16 degrees C.) during other hours.

602.4 Nonresidential structures. Insert dates as follows; September 1 to June 1.

702.4.1 Emergency escape. Every sleeping room located in a basement in occupancies of Use Group I-1 or R shall have at least one openable window or exterior door approved for emergency egress or rescue; or shall have access to not less than two approved independent exits. Existing windows in a sleeping room shall not be eliminated.

Exceptions:

1. Buildings equipped throughout with an automatic fire suppression system.
2. Structures that have previously received a certificate of compliance during the three (3) year inspection cycle prior to January 1, 1993 or a certificate of occupancy have been maintained accordingly and comply with the following:
 - a. Smoke detectors shall be installed in all shafts and corridors, on the ceiling or wall outside or within the vicinity of each separate bedroom and on each additional story of the dwelling, including the basements, but not including crawl spaces and uninhabitable attics.
 - b. Smoke detectors described in paragraph a. of this exception shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.
 - c. All smoke detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms throughout the structure. This exception 2 shall not apply to structures that are renovated, remodeled or altered in excess of fifty percent (50%) of the current value of the structure.

702.5 Number of exits. In nonresidential buildings, every occupied story more than six (6) stories above grade shall be provided with not less than two (2) independent exits. In residential buildings, every story exceeding two (2) stories above grade shall be provided with not less than two (2) independent exits.

Exceptions: Where any structure has previously received a certificate of compliance during the three (3) year inspection cycle prior to January 1, 1993 or a certificate of occupancy, has been maintained accordingly and complies with one of the following:

1. Buildings equipped throughout with an automatic fire suppression system.
2. Structures that have previously received a certificate of compliance or a certificate of occupancy have been maintained accordingly and comply with the following:

- a. Smoke detectors shall be installed in all shafts and corridors, on the ceiling or wall outside or within the vicinity of each separate bedroom and on each additional story of the dwelling, including the basements, but not including crawl spaces and uninhabitable attics.
- b. Smoke detectors shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.
- c. All smoke detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms throughout the structure. This exception 2 shall not apply to structures that are renovated, remodeled or altered in excess of fifty percent (50%) of the current value of the structure.

702.6 Number of exits in manufactured housing. Every dwelling unit shall have not less than two (2) doors, or not less than one (1) door and one (1) unobstructed emergency exit. One (1) exit shall be located near the front of the dwelling unit and one (1) door shall be located near the rear of the dwelling unit. An emergency exit may be substituted for the rear door when the length of the dwelling unit does not permit or is not sufficient for the use of the two (2) doors. Each door or exit shall be supplied with a properly installed lock.

702.7 Corridor enclosure. All corridors serving an occupant load greater than thirty (30) and the openings therein shall provide an effective barrier to resist the movement of smoke. All transoms, louver, doors, and other openings shall be closed or shall be self-closing.

Exceptions: Where any structure has previously received a certificate of compliance during the three (3) year inspection cycle prior to January 1, 1993 or a certificate of occupancy, has been maintained accordingly and complies with following:

1. Buildings equipped throughout with an automatic fire suppression system.
2. Structures that have previously received a certificate of compliance or a certificate of occupancy has been maintained accordingly and comply with the following:
 - a. Smoke detectors shall be installed in all shafts and corridors; on the ceiling or wall outside or within the vicinity of each separate bedroom and on each additional story of the dwelling, including the basements, but not including crawl spaces and uninhabitable attics.
 - b. Smoke detectors shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over-current protection.

c. All smoke detectors shall be interconnected such that the actuation of one alarm will actuate all the alarms throughout the structure. This exception 2 shall not apply to structures that are renovated, remodeled or altered in excess of fifty percent (50%) of the current value of the structure.

SECTION 2. The repeal of Article VII of Chapter 6 of the Code of Ordinances, City of Columbia, Missouri, relating to the 2009 Edition of the International Property Maintenance Code shall not affect any offense or act committed or done or any penalty or forfeiture incurred before the effective date of this ordinance.

SECTION 3. This ordinance shall be in full force and effect from and after October 1, 2016.

PASSED this _____ day of _____, 2016.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor