

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 223-12

AN ORDINANCE

amending Chapter 6 of the City Code as it relates to toilet facilities required by the Building Code and Plumbing Code of Columbia, Missouri; 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. Chapter 6 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended as follows:

Material to be deleted in ~~strikeout~~; material to be added underlined.

Sec. 6-17. 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:

...

1811.6 All retaining walls must be installed, inspected, and issued a certificate of conformance prior to a certificate of occupancy being issued or approved by the building official. The building official retains the option to waive this requirement under special circumstance.

2902.2.1 Family or assisted-use toilet facilities serving as separate facilities. Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one (1) water closet, two (2) family/assisted-use toilet facilities shall be permitted to serve as the required separate facilities. Family or assisted-use toilet facilities shall not be required to be identified for exclusive use by either sex as required by Section 2902.4.

3109.4 Residential swimming pools: Delete exception.

...

Sec. 6-52. Amendments.

The code adopted by this article is hereby amended by substituting the following sections or portions of sections for those sections or portions of sections with corresponding numbers of the 2009 Edition of the International Plumbing Code or where there is no corresponding section in the code the following sections shall be enacted as additions to the code.

...

305.6.1 Sewer Depth: Building sewers that connect to private sewage disposal systems shall be a minimum of thirty (30) inches below finish grade at the point of septic tank connection. Building sewers shall be a minimum of thirty (30) inches below grade.

403.2.1 Family or assisted-use toilet facilities serving as separate facilities. Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one (1) water closet, two (2) family/assisted-use toilet facilities shall be permitted to serve as the required separate facilities. Family or assisted-use toilet facilities shall not be required to be identified for exclusive use by either sex as required by Section 403.4.

405.3.1.1 Water closets, urinals, lavatories, bidets: All water closets shall be spaced at least fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture except the centerline of the water closet may be spaced twelve (12) inches if located next to the bathtub.

...

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2012.

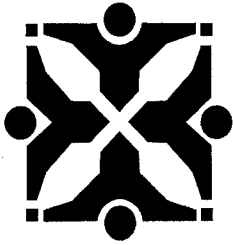
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Law

TB

Agenda Item No:

To: City Council

From: City Manager and Staff

MM

Council Meeting Date: Aug 20, 2012

Re: Building and Plumbing Code Amendments; Family and Assisted-use Toilet Facilities

EXECUTIVE SUMMARY:

Staff has drafted a council bill that would amend the City's Building and Plumbing Codes to adopt a change related to family or assisted-use toilet facilities.

The change, which is proposed in the 2012 International Building and Plumbing Codes, would allow a public establishment that is otherwise required to have a separate one-toilet restroom for each sex, to instead have two assisted-use or family toilet facilities.

The Human Rights Commission recommended this change, which is supported by the Disabilities Commission and a subcommittee of the Building Construction Codes Commission.

DISCUSSION:

The July 2, 2012 Council meeting agenda contained a report from the Human Rights Commission and the Disabilities Commission on family or assisted-use toilet facilities (copy attached). The report noted that the 2012 International Building Code and the 2012 International Plumbing Code contain a change that would provide that where a public establishment is required to have a separate toilet facility for each sex and each toilet facility is required to have only one water closet, two family or assisted-use toilet facilities shall be permitted to serve as the required separate facilities.

The Commissions recommended that the Council amend the current Building and Plumbing Codes (which are based on the 2009 International Codes) to adopt this change rather than wait until the Council considers adoption of the 2012 International Codes. The Commissions believe this change would make public restroom facilities more friendly and open for families, persons with disabilities and transgender individuals.

The matter was considered by a subcommittee of the Building Construction Codes Commission which supported making the proposed change to the current Codes.

FISCAL IMPACT:

Not applicable.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

4.2 Goal: Columbia will be an inclusive community where people from all walks of life hear, appreciate, understand, respect, and trust each other, and where positive relationships are fostered and human right are advanced.

SUGGESTED COUNCIL ACTIONS:

Passage of the ordinance.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	4.2
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	

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CITY OF COLUMBIA, MISSOURI

June 14, 2012

Honorable Mayor and Members of the Columbia City Council,

At the June meeting of the Human Rights Commission, we had the pleasure of meeting with Shane Creech, Building Site Development Manager for the City of Columbia, in regard to public bathroom facilities. In his presentation, Mr. Creech mentioned that it was likely that a number of 2012 International Building Code changes would be recommended for approval by the Council within the next year. On behalf of the commission, we would like to relay our support of the proposed amendment to one code in particular.

Currently, public restroom facilities with only one water closet are required to maintain separate male and female designated restrooms. Sex specific restrooms present challenges for families with children, persons with disabilities who may have opposite sex attendants, and transgender persons. The 2012 International Plumbing Code would amend the 2009 building code (403.2.1) as follows:

2012 IPC 403.2.1 (IBC [P]2902.2.1) Family or assisted-use toilet facilities serving as separate facilities. Where a building or tenant space requires a separate toilet facility for each sex and each toilet facility is required to have only one water closet, two family/assisted-use toilet facilities shall be permitted to serve as the required separate facilities. Family or assisted-use toilet facilities shall not be required to be identified for exclusive use by either sex as required by Section 403.4.

The adoption of the aforementioned language would allow, though not mandate, establishments to designate both of their public restrooms to be family/assisted use toilet facilities, rather than setting aside one as male and one as female. We feel the change would make public facilities more friendly and open to the protected categories of families, women, persons with disabilities, and transgender individuals. We believe this change will improve the daily lives of Columbians and our visitors.

Though this change in the code will likely be recommended for approval by the Building Construction Codes Commission later in the year, we believe the amendment to this section should specifically be adopted sooner rather than later. Therefore, at our respective June meetings, both the Human Rights Commission and the Disabilities Commission voted to recommend that the Council adopt this amendment to the code at this time. Additionally, both commissions recommend this provision be maintained when the 2012 International Building Codes are adopted by the Council.

We thank you for your service and for your consideration in this matter. Please do not hesitate to contact us with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott Dean".

Scott Dean, Chair
Human Rights Commission

A handwritten signature in dark ink, appearing to read "Homer Page".

Homer Page, Chair
Disabilities Commission