BILL NO. 17-11753 INTRODUCED BY COUNCILMAN Skornia

ORDINANCE NO. 17-11789

AN ORDINANCE ADOPTING THE 2015 EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS, INTERNATIONAL PROPERTY MAINTENANCE, RESIDENTIAL, BUILDING, PLUMBING, MECHANICAL, FIRE, FUEL GAS, EXISTING BUILDINGS, SWIMMING POOL AND SPA, WILDLAND URBAN INTERFACE CODES 2015 EDITION, AS WELL AS THE 2014 NATIONAL ELECTRIC CODE (NFPA 70), ALL WITH CERTAIN AMENDMENTS AS SET FORTH HEREIN.

BE IT ORDAINED by the Council of the City of Washington, Missouri, as follows:

SECTION 1: There is hereby adopted the 2015 editions of the International Residential Code for One and Two Family Dwellings, the International Property Maintenance, Residential (with appendices A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R S and T), Building (with appendices A, B, C, D, E, F, G, H, I, J, K, L and M), Plumbing (with appendices A, B, C, D and E), Mechanical (with appendices A and B), Fire (with appendices A, B, C, D, E, F, G, H, I, J, K, L and M), Fuel Gas (with appendices A, B, C and D), Existing Buildings (with appendices A, B and C), Swimming Pool and Spa, Wildland Urban Interface Codes 2015 Edition, as well as the 2014 National Electric Code (NFPA 70) are hereby adopted by reference as if fully set forth herein in such form and is attached hereto, and marked "Exhibit A".

SECTION 2: Any violation of this Ordinance shall be punished by a fine not less than one hundred dollars ($100.00), or by imprisonment for a period of not exceeding ninety (90) days, or by both such fine and imprisonment.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval.

Passed: 12-04-17

ATTEST: Mary Trentmann _____
President of City Council

Approved: 12-04-17

ATTEST: Mary Trentmann _____
Mayor of Washington, Missouri

CITY OF WASHINGTON, MO

AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION

Amendments to the International Residential Code, 2015 edition, are given in the following text. Each code section that corresponds to one of the following provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding section, sub-section or clause number in the code is hereby enacted and added thereto. Wording that is struck-though is to be deleted from the code. Wording in italics is to be inserted into code.

CHAPTER 1
SCOPE AND ADMINISTRATION

R101.1 Title: These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of *The City of Washington, Missouri*, and shall be cited as such and will be referred to herein as "this code".

R105.2 Work Exempt from Permit: Exemption

1. Delete the exception and replace with the following: *One-story detached accessory structures, provided the floor space does not exceed 100 square feet.*

6. Painting, papering, tiling, carpeting~~, cabinets, counter tops~~ and similar finish work.

10. Delete the exception. ~~Decks not exceeding 200 square feet in area, that are not more than 30 inches above grade at any point, are not attached to a dwelling do not serve the exit door required by Section R311.4.~~

11. *A permit shall not be required for re-covering or replacing an existing roof covering on one and two family residential units.*

R105.5 Expiration: Every permit issued shall become invalid unless the work authorized by such permit is commenced within *180 days* after its issuance, or if the work authorized by such permit is not completed within *365 days* after the permit is issued. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than *90 days* each. The extensions shall be requested in writing and justifiable cause demonstrated.

R106.2.1 Scale: *The site plan shall be drawn to scale.*

R106.2.2 Erosion Control Plan: *The construction documents shall include an erosion control plan.*

R108.2 Schedule of Permit Fees: *(No change.)*

R108.2.1 *When construction has commenced and been completed without a permit, the permit fee shall be twice the total fee amount to cover the additional inspections and the time necessary to insure compliance with the code. When construction has begun under the authorization of a permit, but the permit holder has failed to contact the building department for an inspection, and the construction has progressed to a point that the inspection cannot be reasonably done, then an additional 25% of the total permit fee will be assessed to cover the increased cost and time devoted beyond normal inspection, and payment received prior to conducting any further inspections.*

R113.4 Violation Penalties: *Replace text with the following:*

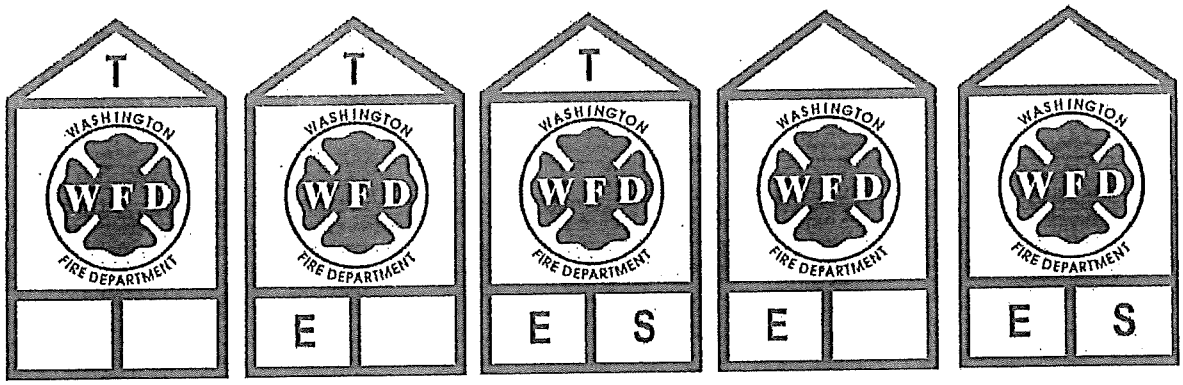
Except as hereby provided, the violation of any portion of this code shall be punishable by a fine of not less than $100.00, not exceeding five hundred dollars ($500.00), or by imprisonment for a period of not exceeding ninety (90) days, or by both such fine and imprisonment.

SECTION R115
FIRE SAFETY SIGNAGE

~~116.1~~ **R115.1 Fire** ***Safety Signage.*** *New buildings having roof or floor areas constructed with the below listed lightweight engineered wood framing materials shall have fire safety signage placed on the electric meter base.*

1. *Pre-fabricated wood I-joists*
2. *Metal-plate-connected wood trusses*
3. *Finger-jointed wood trusses*

The signage shall be 2 1/2" wide x 4" high and have red letters on a white reflective background as specified and furnished by the City of Washington. Signage samples are given below. T indicates metal-plate-connected or finger-jointed wood roof trusses. E indicates one of the above listed lightweight engineered wood framing materials. S indicates the floor framing is protected by an automatic fire sprinkler system.



Commentary: *Some types of lightweight engineered wood-framed construction can quickly lose strength under certain fire conditions posing a hazard to both the occupant and first responder. This hazard has been studied by recognized authorities including Underwriters Laboratory, the National Institute of Occupation Safety and Health (NIOSH) and the American Wood Council. The addition of a sticker to the electric meter alerts the occupant and first responder to a potential hazard so that appropriate precautions may be taken in the event of a fire.*

CHAPTER 2
DEFINITIONS

SECTION R202
DEFINITIONS

Add the following definitions:

BALCONY, EXTERIOR. *An exterior floor projecting from and supported by a structure without additional independent supports.*

DECK. *An exterior floor system supported on at least two opposing sides by adjoining structure and / or columns, piers, or other independent supports.*

CONFINED SPACE. *A room or space having a volume less than 50 cubic feet per 1000 Btu/h (4.83 L/W) of aggregate input rating of all fuel burning appliances installed in that space.*

UNCONFINED SPACE. *A room or space having a volume less than 50 cubic feet per 1000 Btu/h (4.83 L/W) of aggregate input rating of all fuel burning appliances installed in that space. Rooms communicating directly with this*

space in which the appliance is installed, through openings not furnished with doors, are considered a part of the unconfined space.

Delete ~~*UNUSUALLY TIGHT CONSTRUCTION. Construction meeting the following requirements: 1. Walls comprising the building thermal envelope have a continuous water vapor retarder with a rating of 1 perm [57.4ng / (s.m2.Pa)] or less with opening therein gasketed or sealed. 2. Doors and operable windows meet the air leakage requirements if IECC Section 502.1.4.1; and 3. Caulking or sealants are applied to areas such as joints around windows and door frames between sole plates and floors, between wall – ceiling joist, between wall panels, at penetrations for plumbing, electrical and gas lines, and other openings.*~~

CHAPTER 3
BUILDING PLANNING

Table R301.2 (1) Climate and Geographic Design Criteria: *Add the following values:*

CLIMATIC AND GEOGHRAPHIC DESIGN CRITERIA

Ground Snow Load		*20 psf*
Wind Design	Speed (mph)	*110mph(3 second gust) 90 mph (fastest mile)*
	Topographic effects	*No*
Seismic Design Category		*C*
Subject To Damage From	Weathering	*Severe*
	Frost line depth	*30-inches*
	Termites	*Moderate to Heavy*
Winter Design Temperature		*0 to 10 degree F*
Ice Barrier Underlayment Required		*No*
Flood Hazards		*Ordinance flood plain*
Air Freezing Index		*767*
Mean Annual Temperature		*55.3 ^{O}F*

R302.1 Exterior walls. Exception 4. Detached garages accessory to a dwelling located within ~~2 feet~~ 5 feet of a lot line are permitted to have roof eave projections not exceeding 4 inches.

TABLE R301.2(1) Change all Minimum Fire Separation Distances to 5 feet.

R302.5.1 Opening protection. Delete this whole section and replace with.
Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and habitable space shall be equipped with solid wood doors not less than 1 3/4-inch in thickness, solid or honeycomb-core steel doors not less than 1 3/4-inch in thickness or 20-minute fire-rated doors, equipped with a self-closing device.

R302.6 Private Garages. *Private garage shall be separated from the dwelling unit and its attic area by one layer of 5/8-inch thick Type X gypsum board forming a continuous membrane from top of foundation to bottom of roof sheeting. Garage ceilings beneath dwelling unit rooms shall be separated by one layer of 5/8-inch thick Type X gypsum board. All fasteners and joints shall be sealed with tape and gypsum compound. Doors between a private garage and the dwelling unit shall be equipped with self-closing and self-latching hardware. Doors shall be 1-3/4 inch in thickness and either solid wood, solid core or honeycomb steel doors.*

Table R302.6.1 Dwelling / Garage Separation: Replace ~~½" Gypsum Board~~ with *5/8" Type X Gypsum board* throughout Table.

R302.7 Under-stair protection. ~~Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with ½ inch gypsum board.~~ *All under-stair framing shall be protected with a minimum of ½-inch gypsum board with one layer of gypsum compound and tape.*

R302.11 Fire blocking: *Add the following subsection.*

7. Fireblocking is required in common wall between the living space and the garage at the midpoint.

R302.11.1 Fire blocking materials. Change #7 Batts or blankets of mineral wool ~~or glass fiber~~ or other *approved* materials installed in such a manner as to be securely retained in place.

R303.3 Bathrooms: The exception shall read as follows: Exception: The glazed areas shall not be required where artificial light and a mechanical ventilation system are provided. The minimum ventilation rates shall be 50 cubic feet per minute (24 L/s) for intermittent ventilation or 20 cubic feet per minute (10 L/s) for continuous ventilation. Ventilation air from the space shall be exhausted directly to the outside. *A soffit vent, gable vent, or other exterior louver vent is considered outside. The ridge vent, ~~gable vent, and attic vents~~ is not considered outside.*

304.1 Minimum area. A minimum of one habitable room shall have a floor area not less than 120 sq. ft. with a minimum horizontal dimension of 10 ft. All other habitable rooms shall have a floor area of not less than 70 sq. ft. with a minimum horizontal dimension of 7 ft.

Exception: Kitchens, bathrooms, storage rooms and closets.

305.1 Exception 3. Beams, girders, ducts, or other obstructions shall be a minimum of 6 ft. 8 inches above the finished floor.

308.4.2 2. Where the glazing on a wall perpendicular to the plane of the door in a closed position and is within 24".

R309.1 Floor surface: Garage floor surfaces shall be of approved noncombustible material. ~~*and shall set a minimum of 1 inch below the level of combustible framing materials such as a wall sill plate.*~~ The area of floor used for parking of automobiles or other vehicles shall be sloped a minimum of 1% to facilitate the movement of liquids ~~to a drain~~ or toward the main vehicle entry doorway. *Floor drains may be day lighted a minimum distance of 10 ft. from any property line and within 10 ft. of the garage entry may be permitted.*

R309.2 Carport: *Delete the following exception:*
~~**Exception:** Asphalt surfaces shall be permitted at ground level in carports.~~ The area of floor used for parking of automobiles or other vehicles shall be sloped a minimum of 1% to facilitate the movement of liquids ~~to a drain~~ or toward the main vehicle entry. *Floor drains are not permitted.*

R311.2 Egress Door. *Change clear width from ~~32~~" to 34".*

R311.7.8 Handrails: Handrails shall be provided on at least one side of each continuous run of treads or flight with ~~four~~ *three* or more risers.

Delete Section R313 and replace with:
R313.1 Automatic Fire Sprinkler System Right to Choose: *As per Section 67.281 of the Missouri Revised Statutes every owner of a new One Family, Two Family dwelling, or Townhouse shall have the right to choose or decline to install a fire sprinkler system in their dwelling. If an Owner chooses not to install a fire sprinkler system in accordance with section R313 of this code in their dwelling, the dwelling will be required to comply with the provisions of section P2904 or NFPA 13 D of the 2015 International Residential Code.*

R313.2 Fire Sprinkler Option Form: *Every applicant for a building permit to construct a new Townhouse, One Family, or Two Family Dwelling shall complete the City of Washington Fire Sprinkler Option Form (Attachment A) prior to the issuance of a building permit.*

R317.1 Location Required: *Modify Item 3 as follows:*

3. Sills, plates and sleepers on a concrete or masonry slab that is in direct contact with the ground. ~~unless separated from such slab by an impervious moisture barrier~~.

R318.2 Chemical Termiticide Treatment: Chemical termiticide treatment shall include soil treatment and/or field applied wood treatment. The Concentration, rate of application and method of treatment of the chemical termiticide shall be in strict accordance with the termiticide label. *When treating soil with chemicals a certification will be required from a licensed exterminator.*

R319.1 Site Address: *Replace text with the following:*

New and existing buildings shall have approved address numbers, building numbers or approved building identification placed at the main entry area in a position that is plainly legible and visible from the street or sides of the building with emergency responder access. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 - inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm).

R319.2 Street or Road Signs: *Streets and Roads shall be identified with signs approved by the City Engineering Department. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Temporary signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs.*

CHAPTER 4
FOUNDATIONS

Delete Wood Foundations from all sections and Tables of Chapter 4 as an approved material or method.

R403.1 General: All exterior walls shall be supported on continuous solid or fully grouted masonry, or concrete footings, crushed stone, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footings shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332

R403.1.1 Minimum Size. Minimum sizes for concrete and masonry footings shall be as set in Table R403.1 (1), (2), (3) and figure R403.1 (1). The footing width, W shall be based on the load-bearing value of the soil in accordance with Table R403.1 (1), (2), (3). Spread footings shall all be a minimum of 6 8 inches in thickness. Footing projection P, shall be at least 2", and shall not exceed the thickness of the footing. The size of footings supporting piers shall be based on the tributary load, and allowable soil pressure in accordance with table R401.4.1

R403.1.1.1 Minimum Reinforcement for Footings Supporting Walls: *Reinforce footings with a minimum of two #4 continuous reinforcing rods spaced evenly, tied in place and positioned 3-inches clear above the supporting soil. Connect wall to footing with L - shaped vertical dowels spaced on 2 - foot centers maximum along the wall centerline. Fabricate the dowels from #4 minimum reinforcing rods with a vertical leg, or hook, measuring 8 inches minimum from the outside edge of the vertical leg and with a vertical leg sized to extend a minimum of 4 inches to 5 inches into the footing and a minimum of 16 inches into the wall. Reinforcing steel shall be minimum Grade 40.*

Table R403.1 Minimum Width and Thickness of Concrete or Masonry Footings: *Delete Table R403.1 (1), (2), (3), and replace with the following:*

TABLE 403.1
MINIMUM WIDTH OF CONCRETE,
PRECAST OR MASONRY FOOTINGS
(inches)

	Load-Bearing Value Of Soil 1500 psf to 4000 psf
1-story	*20" wide x 8" thick*
2-story	*20" wide x 8" thick*
3-story	*24" wide x 10" thick*

R403.1.4.1 Frost Protection. *Modify exceptions as follows:*

Exceptions:

1.Protection of freestanding accessory structures with an area of *less than 200* square feet of light framed construction, with an eave height of 10' or less shall not be required.
2. Delete exception.
3.Delete exception.

R403.1.4.3 Cold Weather Requirement: *No Concrete shall be poured or installed when air temperatures are 25° degrees Fahrenheit (25°F) or less.*

R403.1.4.4 Hot Weather Requirement: *During hot weather, proper attention shall be given to ingredients, production methods, handling and placing, protection during curing, to prevent excessive concrete temperatures or water evaporation that could impair the required strength or serviceability of the member or structure. No concrete shall be poured or installed when the air temperature is one hundred five degrees (105°F) or higher.*

R403.2 Footing for Wood Foundations: *Delete Section.*

R404.1.1 Design Required: 3. *Walls supporting suspended reinforced concrete floors, pre-stressed concrete floor planks, or other floor framing systems not addressed by Chapter 5 of this code.*

404.1.3 Concrete foundation walls. Concrete foundation walls that support light-frame walls shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100. Concrete foundation walls that support above-grade concrete walls that are within the applicability limits of Section R611.2 shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100. Concrete foundation walls that support above-grade concrete walls that are not within the applicability limits of Section R611.2 shall be designed and constructed in accordance with the provisions of ACI 318, ACI 332 or PCA 100. When ACI 318, ACI 332, PCA 100 or the provisions of this section are used to design concrete foundation walls, project drawings, typical details and specifications are required to bear the seal of the architect or engineer responsible for design, unless otherwise required by the state law of the *jurisdiction* having authority.
Table 404.1.1(1) Plain Masonry Foundation Walls: *Delete Table 404.1.1(1)*

Table 404.1.1(2) 8" Masonry Foundation Walls with Reinforcing: *Delete Table 404.1.1(2)*

Table 404.1.1(3) 10" Masonry Foundation Walls with Reinforcing: *Delete Table 404.1.1(3)*

Table 404.1.1(4) 12" Masonry Foundation Walls with Reinforcing: *Delete Table 404.1.1(4)*

Table 404.1.2(1) Minimum Horizontal Reinforcement for Concrete Basement Walls: *Delete Table 404.1.2(1), and replace with the following Table R404.1.2 (1).*

TABLE R404.1.2 (1)
REINFORCEMENT FOR CONCRETE
FOUNDATION WALLS

Maximum Wall Height (feet)	*Minimum Reinforcement Size And Spacing For 8", 10" and 12" Walls In All Soil Classes*	
	Vertical	*Horizontal*
4	*#4 @48"*	*#4 @ 24"*
8	*#4 @ 24"*	*#4 @ 24" (4 bars minimum)*
9	*#4 @ 24"*	*#4 @ 24"*
10	*Design Required*	

Notes

a. *Reinforcement shall be Grade 60 minimum. Reinforcement shall be placed 3" from the inside face.*
b. *Vertical reinforcement shall extend to within 6" from the top of the foundation wall.*
c. *Wall height is measured from the top of balance fill to the top of the wall.*
d. *Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.*

R404.1.3.2 Reinforcement for Foundation Walls: Concrete foundation walls shall be laterally supported at the top and bottom. Horizontal reinforcement shall be provided in accordance with table R404.1.2(1). Vertical reinforcement shall be provided in accordance with *Table R404.1.2(1)* ~~Table R404.1.2(2), R404.1.2(3), R404.1.2(4),~~ R404.1.2(5), R404.1.2(6), R404.1.2(7), or ~~R404.1.2(8)~~. Vertical reinforcement for flat basement walls retaining 4 feet or more of unbalanced backfill is permitted to be determined in accordance with Table R404.1.2(9). For basement walls supporting above-grade concrete walls, vertical reinforcement shall be the greater of that required by *Table R404.1.2(1)* ~~Tables R404.1.2(2) through R404.1.2(8),~~ or by Section R611.6 for the above grade wall. In buildings assigned to seismic design category Do, D1, or D2 concrete foundation walls shall also comply with Section R404.1.4.2.

Table 404.1.2(2) Minimum Vertical Reinforcement for 6" Nominal Flat Concrete Basement Walls: *Delete Table 404.1.2(2)*

Table 404.1.2(3) Minimum Vertical Reinforcement for 8" Nominal Flat Concrete Basement Walls: *Delete Table 404.1.2(3)*

Table 404.1.2(4) Minimum Vertical Reinforcement for 10" Nominal Flat Concrete Basement Walls: *Delete Table 404.1.2(4)*

Table 404.1.2(5) Minimum Vertical Reinforcement for 6" Waffle-Grid Basement Walls: *Delete Table 404.1.2(5)*

Table 404.1.2(6) Minimum Vertical Reinforcement for 8" Waffle-Grid Basement Walls: *Delete Table 404.1.2(6)*

Table 404.1.2(7) Minimum Vertical Reinforcement for 6" Screen-Grid Basement Walls: *Delete Table 404.1.2(7)*

Table 404.1.2(8) Minimum Vertical Reinforcement for 6"-8"-10"-12" Nominal Flat Concrete Basement Walls: *Delete Table 404.1.2(8)*

R404.1.3.3 Concrete, Materials for Concrete, and Forms: Materials used in Concrete, the concrete itself and forms shall conform to the requirements of this section or ACI 318. *All removable concrete forms shall be coated with a form release agent prior to placement of concrete.*

R408.4 Access: Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches x 24 inches (457 mm x 610 mm). Openings through a perimeter wall shall not be less than ~~16" x 24"~~ *22 inches x 30 inches.* When any portion of the through wall access is below grade, an areaway

not less than ~~16 inches x 24 inches~~ *22 inches x 24 inches* shall be provided. The bottom of the areaway shall be below the threshold of the access opening. Through wall access openings shall not be located under a door to the residence. See Section M1305.1.4 for access requirements where the mechanical equipment is located under the floor.

CHAPTER 5
FLOORS

R501.1.1Design Required: *A design in accordance with accepted engineering practice shall be provided for suspended reinforced concrete floors and other floor framing systems not addressed in Chapter 5 of this code. Construction documents prepared by a licensed design professional shall be submitted. The construction documents shall show the design requirements for the floor system and all supporting elements.*

Exception, Engineered pre-stressed concrete plank floor systems from an approved manufacturer.

Table R503.2.1.1 (1) Allowable Spans and Loads for Wood Structural Panels for Roofs, Sub-floors, and Combination Sub-floor Underlayment: *Delete minimum nominal panel thickness 3/8- inch for sheathing, roof and sub-floors.*

Table R503.2.1.1 (1) Allowable Spans and Loads for Wood Structural Panels for Roofs, Sub-floors, and Combination Sub-floor Underlayment: *Delete minimum nominal panel thickness 19/32- inch and 5/8 - inch for underlayment, C-C plugged, Single Floor, Roof, and Combination Sub-floor underlayment.*

R504 Pressure Preservative-Treated Wood Floors (On-Ground): *Delete Section R504 in entirety.*

R506.2.3 Concrete Floors (on Ground) - Vapor Retarder: *Delete the following-exception;*

1. Garages, Utility Buildings, and other unheated accessory structures.

R507.8 Deck Post. *Delete Table R507.8 Deck post height. For single-level wood-framed decks with beams sized in accordance with Table R507.6, deck post size shall be;*

1. *4"x 4" post permitted up to a finished floor height of 48" above finish grade and up to 40 sq. ft. for a landing.*
2. *6" x 6" post at all other locations with maximum height of 14-feet.*

CHAPTER 6
WALL CONSTRUCTION

Figure R602.10.6.4 Portal Frame for garage door openings.
Exception, Steel Tension Strap may be substituted by a *continuous 2x6 from top of double plate to top of foundation, using #16d nails, beginning a minimum of 1" from top, 2-inches in from the edge and spaced every 6 inches on center vertically ending with 2 nails into bottom plate.*

R602.10.9 Braced wall panel support. *Revise Exception 4. Concrete stem wall with a length of 48 inches or less, greater than 12 inches in height ~~and less than 6 inches thick~~ shall have reinforcement sized and located in accordance with Figure R602.10.9*

CHAPTER 7
WALL COVERING

R702.3.7 Water Resistant Gypsum Backing Board: Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1396, C 1178 or C1278. Use of water resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed 12 inches (305 mm) on center for ½ - inch thick (12.7 mm) or 16 inches (406 mm) for 5/8 - inch thick (16 mm) gypsum board. Water resistant gypsum board shall not be installed over a class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections,

shall be sealed as recommended by the manufacturer. *Water resistant gypsum board shall be extended at least twenty-four inches past any tub or shower enclosure area.*

CHAPTER 8
ROOF - CEILING CONSTRUCTION

CHAPTER 9
ROOF ASSEMBLIES

CHAPTER 10
CHIMNEYS AND FIREPLACES

CHAPTER 11
ENERGY EFFICIENCY

N1101.1.1 Table N1101.1.1 may be use as alternative to Chapter 11 in its entirety.

TABLE N 1101.1.1
Minimum Thermal Values

Area or Space	R or U Values
Attics	R 38
Ceilings without attic space	R 30
Walls enclosing conditioned space above grade	R 13
Above grade wall face with 50% or more exposure to weather (50% out of ground)	R 13
Unfinished basements areas	R 11
Crawl spaces	R 19
Interior concrete floors within 2 ft. of exterior insulated wall (under basement slab or other conditioned space)	R 8
Ductwork in unconditioned space or exterior walls	R 8
Exterior Doors	U .50
Windows	U .32
Skylights	U .50

CHAPTER 12
MECHANICAL ADMINISTRATION

CHAPTER 13
GENERAL MECHANICAL SYSTEM REQUIREMENTS

M1307.1.1 Location. Water heaters, boilers, and other appliances producing condensate shall be installed in a room or space containing a trapped 2 inch minimum drain piped to an approved disposal location or system. The drain inlet shall be within 15 feet of the appliance and in the same room or space.

CHAPTER 14
HEATING AND COOLING EQUIPMENT

CHAPTER 15
EXHAUST SYSTEMS

M1503.1 General. Range hoods or other approved kitchen exhaust systems shall be installed for: cook tops, ranges, cooking stoves, and must terminate and discharge to the outdoors through a duct. This duct shall have a smooth interior surface, shall be air tight, shall be equipped with a back-draft damper and shall be independent of all other exhaust systems. Ducts serving cooking appliances shall not terminate in an attic or crawl space or areas inside the building.

M1506.1.1 Duct Material: All single wall ventilation ducts serving toilet rooms and bathrooms shall be constructed of an approved rigid or flexible metal material. Vinyl duct is not allowed

CHAPTER 16
DUCT SYSTEMS

M1602.2 Return air openings.

1. Openings shall not be located less than 10 feet (3048mm) measured in any direction from a fireplace, an open combustion chamber or draft hood of another appliance located in or transferring air to the same room or space.

CHAPTER 17
COMBUSTION AIR

CHAPTER 18
CHIMNEYS AND VENTS

CHAPTER 19
SPECIAL FUEL BURNING EQUIPMENT

CHAPTER 20
BOILERS AND WATER HEATERS

M2001.2.1 Supply and return pipe connection. Where supply and or return pipes are connected to water heater or boiler the pipe work shall be metal and a minimum of 16" in length.

CHAPTER 21
HYDRONIC PIPING

M2101.10 Test: Hydronic piping shall be tested hydrostatically at a pressure not less than 100 pounds per square inch (psi) for duration of not less than ~~15~~ *20* minutes.

CHAPTER 22
SPECIAL PIPING AND STORAGE SYSTEMS

CHAPTER 23
SOLAR SYSTEMS

CHAPTER 24
FUEL GAS

G2412.5 (401.5) identification: For other than steel pipe, exposed piping shall be identified by a yellow label marked "Gas" in black letters. The marking shall be spaced at intervals not exceeding 5 feet (1524 mm). ~~The marking shall not be required on pipe located in the same room as the appliance served.~~

G2415.12 (404.12) Minimum burial depth. Underground piping system shall be installed a minimum depth of ~~12~~ 18 inches below grade

G2415.12.1 (404.12.1) Individual outside appliances. Individual lines to outdoor lights, grills and other appliances shall be installed not less than 8 12 inches below finished grade, provided that such installations is approved and is installed in locations not susceptible to physical damage.

G2415.13.1(404.13.1) Trenches – Shared. Fuel gas piping buried in trenches with electric, water supply, sewers or other utilities shall have a minimum of 18-inches separation from all other pipe or power supply systems.

G2420.5.1 (409.5.1) Delete "located *in the firebox of a fire place*"

G2420.5.1.1 Gas Fireplace Service Valve: *Each gas fireplace shall be provided with a shutoff valve separate from the appliance, and shall be placed in a location protected from being damaged and accessible for operation of the valve.*

G2420.5.3 (409.5.3) Located at Manifold: *Delete Section.*

G2427.10.2.2 (503.10.2.2) Vent Connectors Located in Unconditioned Areas: *Delete the exception.*

G2433.1 (603.1) Delete and replace with: Log Lighters: *Log lighters are not permitted.*

CHAPTER 25
PLUMBING ADMINISTRATION

CHAPTER 26
GENERAL PLUMBING REQUIREMENTS

CHAPTER 27
PLUMBING FIXTURES

P2708.2 Shower drain. Shower drains shall have an outlet size of not less than ~~1 1/2"~~ 2 inches in diameter.

CHAPTER 28
WATER HEATERS

P2801.1.1 Minimum Water Heater Size: *Storage type heaters serving individual dwelling units shall be sized in accordance with Table P2804.1.*

TABLE P2801.1
MIMIMUM WATER HEATER CAPACITIES

FUEL		*GAS*	*ELEC*	*OIL*	*GAS*	*ELEC*	*OIL*	*GAS*	*ELEC*	*OIL*	*GAS*	*ELEC*	*OIL*
Number of Bedrooms		*1*			*2*			*3*					
1 to 1 1/2 Baths	*Storage (gal)*	*20*	*20*	*30*	*30*	*30*	*30*	*30*	*40*	*30*			
	Input (Btu/h or kw)	*27K*	*2.5*	*70K*	*36K*	*3.5*	*70K*	*36K*	*4.5*	*70K*			
	Draw (gph)	*43*	*30*	*89*	*60*	*44*	*89*	*60*	*68*	*89*			
	Recovery (gph)	*23*	*10*	*59*	*30*	*14*	*59*	*30*	*16*	*59*			
Number of Bedrooms		*2*			*3*			*4*			*5*		
2 to 2 1/2 Baths	*Storage (gal)*	*30*	*40*	*30*	*40*	*50*	*30*	*40*	*50*	*30*	*50*	*66*	*30*
	Input (Btu/h or kw)	*36K*	*4.5*	*70K*	*36K*	*5.5*	*70K*	*38K*	*5.5*	*70K*	*47K*	*5.5*	*70K*
	Draw (gph)	*60*	*58*	*89*	*70*	*72*	*89*	*72*	*72*	*89*	*90*	*88*	*89*
	Recovery (gph)	*30*	*18*	*59*	*30*	*22*	*59*	*32*	*22*	*59*	*40*	*22*	*59*
Number of Bedrooms		*3*			*4*			*5*			*6*		
3 to 3 1/2	*Storage (gal*	*40*	*50*	*30*	*50*	*66*	*30*	*50*	*66*	*30*	*50*	*80*	*40*

Baths	*Input (Btu/h or kw)*	*38K*	*5.5*	*70K*	*38K*	*5.5*	*70K*	*47K*	*5.5*	*70K*	*50K*	*5.5*	*70K*
	Draw (gph)	*72*	*72*	*89*	*82*	*88*	*89*	*90*	*88*	*89*	*92*	*102*	*99*
	Recovery (gph)	*32*	*22*	*59*	*32*	*22*	*59*	*40*	*22*	*59*	*42*	*22*	*59*
For SI: 1 gallon=3.785 L. 1 gallon per hour - 1.05 mL/s. 1 Btu/h = 0.2931 W. F - 1 8 C - 32													
NOTE: Storage capacity, input and the recovery requirements indicated in the table are typical and may vary with each individual manufacturer. Any combinations of these requirements to produce the 1-hour draw stated will be satisfactory. Recovery is based on 100 F Water temperature rise.													

CHAPTER 29
WATER SUPPLY AND DISTRIBUTION

P2902.5.3 Lawn Irrigation Systems: The potable water supply to lawn irrigation systems shall be protected against backflow by ~~an atmospheric vacuum breaker, a pressure vacuum breaker assembly or~~ a reduced pressure principle backflow preventer *assembly*. ~~Valves shall not be installed down stream from an atmospheric vacuum breaker.~~ Where chemicals are introduced into the system, the potable water supply shall be protected against backflow by a reduced pressure principle backflow ~~preventer~~ *prevention assembly.*

P2905.4.2 Water Service Installation: Delete section and replace with the following; *Installation of water service pipe shall be in accordance with Section 700.020 of the City of Washington Municipal Code.*

CHAPTER 30
SANITARY DRAINAGE

Table 3002.1(1) Above Ground Drainage and Vent Piping: *Delete the following materials from the table:*

ABS pipe Schedule 40, solid, or cellular core, or composite wall, Polyolefin pipe, PVC Schedule 40, DR 22 (PS 200) and DR 24 (PS 140) cellular core or composite wall.

Table 3002.1(2) Underground Building Drainage and Vent Pipe: *Delete the following materials from the Table:*

ABS pipe schedule 40, DR 22 (PS 200) and DR 24 (PS 140) with a solid, or cellular core, or composite wall, Polyolefin pipe, Asbestos cement pipe, PVC Schedule 40, DR 22 (PS 200) and DR 24 (PS 140) cellular core or composite wall.

Table 3002.2 Building Sewer Pipe: *Delete the following materials from the table:*

ABS pipe Schedule 40, DR 22 (PS 200) and DR 24 (PS 140) with a solid, or cellular core, or composite wall, PE plastic pipe, SDR-PR, Polyolefin pipe, PVC 3.25 O.D. cellular core or composite wall, vitrified clay pipe.

Table 3002.3 Pipe Fittings: *Delete the following materials from the table:*

ABS plastic pipe, Asbestos Cement, Polyolefin, Vitrified Clay.

P3003.9 PVC Plastic Solvent cementing: ***Delete exception:*** ~~Exception: A primer shall not be required where all of the following conditions apply:~~

~~1. The solvent cement used is third-party certified as conforming to ASTM D2564.~~
~~2. The solvent cement is used only for joining PVC drain, waste and vent pipe and fittings in non-pressure applications in sizes up to and including 4 inches in diameter.~~

P3005.2.2 Building sewers. *Building sewers shall have a minimum of one (1) clean out capable of cabling both up and down stream, and* at intervals not more than 100 feet (30 480mm) *thereafter. Building sewers* 8 inches (203mm) and larger shall have a manhole located more than 200 feet (60 960mm) from the junction of the building *drain* and *building sewer* and at intervals of not more than 400 feet (122 m). The interval length shall

be measured from the cleanout or manhole opening, along the *developed length* of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the *building sewer.*

P3005.4.1 Branch and Stack Sizing: Branches and stacks shall be sized in accordance with Table P3005.4.1. Below grade drain pipe shall not be less than ~~1 ½ inches~~ *two (2)* inch diameter. Drain stacks shall not be smaller than the largest horizontal branch drained.

CHAPTER 31
VENTS

P-3102.1 Stack Vent Required: ~~The vent system serving each building drain shall have at least one vent pipe that extends to the outdoors.~~ *Every building shall have a stack vent, a minimum of 3" in diameter. Such vent shall run undiminished in size and as directly as possible from the building drain through to the open air above the roof. All other vent extensions to the outside shall not be less than 2" in diameter.*

P3103.1 Roof Extension: Open vent pipes that extend through a roof shall be terminated at least ~~6 inches~~ *12 inches* above the roof or ~~6 inches~~ *12 inches* above the anticipated snow accumulation, whichever is greater, ~~except that where the roof is to be used for any purpose other than weather protection, the vent extension shall be run at least 7 feet above the roof.~~ *Where a roof is to be used for assembly, as a promenade, observation deck or sunbathing deck or for similar purposes, open vent pipes shall terminate not less than 8 feet above the roof.*

P3112.1.1 Pipe size. Pipe for island fixture vent and drain shall be shall be a minimum pipe size of 2 in diameter, the P trap and connection may be 1 ½ inches in diameter.

P3113.1.1 Vents serving water closets and toilets. Vents serving water closets and toilets Shall be a minimum pipe size of 2 in diameter. This vent shall *run undiminished in size and through to the open air above the roof.*

P-3114.1.1 ***Air Admittance Valves.*** *Air admittance valves may not be used in new construction, in rehab, or remodeling except when vent termination to the exterior is not possible, and when the use of the valve is approved by the Building Official.*

CHAPTER 32
TRAPS

CHAPTER 33
STORM DRAINAGE

P3303.2 Discharge. *Sump pump discharge and roof drainage shall be piped to a private storm drain or to approved water course. Discharge into the sanitary sewer is prohibited. Discharging to or within 10 feet of a sidewalk, driveway property line, street or to create a nuisance to adjoin properties is prohibited.*

P3303.2.1 Discharge Piping Location: *All sump pump piping shall be discharged to the exterior. outside. and diverted to a storm sewer conveyance or other approved collection point acceptable to the code official. Discharge into the sanitary sewer is prohibited.*

CHAPTER 34
GENERAL REQUIREMENTS

E3406.2 Conductor Material: Conductors used to conduct current shall be of copper. ~~except as otherwise provided in Chapters 34 through 43.~~ Where the conductor material is not specified, the material and sizes given in the chapters shall apply to copper conductors. ~~Where other materials are used, the conductor sizes shall be changed accordingly.~~

Exception, Service entrance equipment cable conductors.

E3406.3 Minimum Size of Conductors: The minimum size of conductors for feeders and branch circuits shall be 14 AWG copper ~~and 12 AWG aluminum~~. The minimum size of service conductors shall be as specified in Chapter 36. The minimum size of Class 2 remote control, signaling and power - limited circuits conductors shall be as specified in Chapter 43.

CHAPTER 35
ELECTRICAL DEFINITIONS

CHAPTER 36
SERVICES

E3601.6.2 Service disconnect location: *Delete all text and replace with the following:*

The service disconnect means for services of 400 Amps or less shall be installed at a readily accessible location outside the building, before point of entry of service entrance conductors. Services over 400 Amps can be located inside the structure no more than 10 feet from the point of service entrance, or as approved by the Code Official. The service disconnect shall be protected against overcurrent by an overcurrent device installed at the point where the conductors receive their supply. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside. The installation shall comply with Amended Section E3705.7

E3601.6.3 Prohibited locations. *Service disconnecting means shall not be located in bathrooms, bedrooms, clothes closets, or spaces that can only be accessed through bathrooms, bedrooms, or clothes closets.*

Table 3603.1 Service Conductor and Grounding Electrode Conductor Sizing: Change Table as follows:

1. *Delete 250, 300 and 350 service or feeder rating (Amperes).*
2. *Change the conductor types and sizes for the 400 amp service rating to the following:*
    a. *Copper (AWG: 400 copper kcmil or two sets of 2/0*
    b. *Aluminum and copper-clad aluminum (AWG): Aluminum and copper clad aluminum 500 kcmil, or two sets of 4/0.*

E3605.5 Protection of Service Cables Against Damage and all other service cables: Above ground service - entrance cables~~, where subject to physical damage,~~ shall be protected by one or more of the following: rigid metal conduit, intermediate metal conduit, Schedule 80 PVC conduit, electrical metallic tubing, or other approved means.

CHAPTER 37
BRANCH CIRCUITS AND FEEDER REQUIREMENTS

E-3705.4.4 Conductors of NM Cable: *Delete text and replace with the following:*

Conductors of NM Cable shall be rated at 90 C. Type NM Cable identified by the marking NM-B, MNC-B, NMS-B, meet this requirement. All NM cables ran through a wood framing member shall have only one cable per hole or opening and that hole or opening shall be fire or draft stopped using thermal insulation or fire caulk.

E3705.7 Location of overcurrent devices in or on premises. *Delete exception text #6 and replace with the following;*

6. Be installed so that the center of the grip of the operating handle of the switch or circuit breaker, when in its highest position, is not more than 6 feet 7 inches or less than 3 feet above the floor, working platform, or finished grade. [240.24(A)]

CHAPTER 38
WIRING METHODS

E3802.2.3 Bored Holes: Bored holes in framing members may contain a maximum of one cable per hole.

E3802.4 In Unfinished Basements & Crawl Spaces: Where type SE or NM cables are run at angles with joists in unfinished basements and crawl spaces, cable assemblies containing two or more conductors of sizes 6 AWG and larger and assemblies containing three or more conductors of sizes 8 AWG and larger shall not require additional protection where attached directly to the bottom of the joists. Smaller cables shall be run either through bored holes in the joist. ~~or on running boards.~~ NM cable installed on the wall of an unfinished basement shall be permitted to be installed in a listed conduit or tubing or shall be protected in accordance with Table E3802.1 Conduit or tubing shall be provided with a suitable insulating bushing or adapter at the point where the cable enters the raceway. The NM or SE cable sheath shall extend through the conduit or tubing and into the outlet or device box not less than 1/4". The cable shall be secured within 12 inches of the point where the cable enters the conduit or tubing. Metal conduit, tubing, and metal outlet boxes shall be connected to an equipment grounding conductor.

CHAPTER 39
POWER AND LIGHTING DISTRIBUTION

E3902.2 Garage and Accessory Building Receptacles: *Add the following exception:*
Exception 1. Dedicated single receptacle used for major appliances.

E3902.5 Unfinished Basement Receptacle: *Add the following exception:*
Exception 2. Dedicated single receptacle used for major appliances.

E3902.16 Arc-Fault Circuit Interrupter Protection: Delete this section and replace with the following:
All branch circuits that supply 120-volt, single phase 15 and 20 amperes wall and floor receptacles located in bedrooms and similar rooms or areas *shall be protected by a combination type arc fault circuit interrupter installed to provide protection of the branch circuit. 15 amperes circuits shall have a maximum of 8 outlets, 20 amperes shall have a maximum of 11 outlets.* ~~*Each bedroom shall be individually circuited and protected. Lights and smoke detectors shall not be included on the arc-fault circuit.*~~

CHAPTER 40
DEVICES AND LUMINARIES

E4002.9 Fifteen and Twenty Amperes Receptacles in Wet Locations: Where installed in a wet location, 15 - 20 - ampere, 125 and 250 volt receptacles shall have an enclosure that is waterproof whether or not the attachment plug cap is inserted. An outlet box hood installed for this purpose shall be listed and identified as 'extra-duty'. Fifteen and twenty ampere, 125 and 250 volt non-locking receptacles installed in wet locations shall be listed weather resistant type. *Other approved metal weatherproof covers shall be accepted as approved by the Building Official.*

E4002.14 Tamper resistant Receptacles: *Delete Section.*

E4003.11 Bathtub & Shower Areas: Cord connected luminaries, chain, cable, or chord suspended luminaries, lighting track, pendants, and ceiling suspended (paddle) fans shall not have any parts located within a zone measured 3 feet horizontally and 8 feet vertically from the top of a bathtub rim or a shower stall threshold. This zone is all encompassing and includes the space directly over the tub or shower. Luminaries within the actual outside dimension of the bathtub or shower to a height of 8 feet vertically from the top of the bathtub rim or shower threshold shall be marked for damp locations and where subject to shower spray, shall be marked for wet locations, *and shall be ground fault interrupter protected.*

CHAPTER 41
APPLIANCE INSTALLATION

CHAPTER 42
SWIMMING POOLS

CHAPTER 43
CLASS 2 REMOTE - CONTROL, SIGNAL AND POWER - LIMITED CIRCUITS

PART IX- Referenced Standards
Chapter 44

APPENDEX A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, R, S, T, and U.

City of Washington, Missouri
Department of Planning & Engineering Services/Building Code Enforcement
405 Jefferson Street Washington, Missouri 63090
636-390-1010

Residential Fire Sprinkler Option Form

Address: _____ Permit #: _____

Lot: _____ Subdivision: _____

Parcel ID# _____

Homeowner, please complete the following form.

1. Did your builder present you the option of installing a residential fire sprinkler system in your new home? □ Yes □ No
2. Did your builder provide you with a cost for the fire sprinkler system? □ Yes □ No
3. Did you choose to purchase a residential fire sprinkler for your new home? □ Yes □ No
4. If you answered "NO" to Question #3 please complete the release below.

Release of Liability

Based on the information provided to me by my builder, I have chosen not to include a residential fire sprinkler system in my new home. I understand that by doing so I have chosen to reduce the standard of safety of my new home below the adopted and accepted standard of the City of Washington, Missouri for new home construction. Therefore, I hereby release the City of Washington, Missouri and the Washington Fire Department from any liability for the loss of property or life due to conditions that could have been lessened or prevented by a properly installed and functioning residential fire sprinkler system.

Homeowner Name: _____ Phone #: _____

Current Address: _____

Builder's Name: _____ Phone #: _____

Builder's Address: _____

Homeowner Signature: _____ Date: _____

CITY OF WASHINGTON, MO

AMENDMENTS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2015 EDITION

Amendments to the International Property Maintenance Code, 2015 edition, are given in the following text. Each code section that corresponds to one of the following provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding section, sub-section or clause number in the code is hereby enacted and added thereto. Wording that is struck-though is to be deleted from the code. Wording in italics is to be inserted into code.

CHAPTER 1

ADMINISTRATION

SECTION 101

GENERAL

101.1 Title. These regulations shall be known as the *Property Maintenance Code* of City of Washington, hereinafter referred to as "this code."

101.2 Scope. The provisions of this code shall apply to all existing residential and nonresidential *structures* and all existing *premises* and constitute minimum requirements and standards for *premises*, *structures*, equipment and facilities for light, *ventilation*, space, heating, sanitation, protection from the elements, a reasonable level of life, safety from fire and other hazards, and for a reasonable level of sanitary maintenance; the responsibility of *owners*, an *owner's* authorized agent, *operators* and *occupants*; the *occupancy* of existing *structures* and *premises*, and for administration, enforcement and penalties.

101.3 Intent. This code shall be construed to secure its expressed intent, which is to ensure public health, safety and welfare insofar as they are affected by the continued *occupancy* and maintenance of *structures* and *premises*. Existing *structures* and *premises* that do not comply with these provisions shall be altered or repaired to provide a minimum level of health and safety as required herein.

101.4 Severability. If a section, subsection, sentence, clause or phrase of this code is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 102

APPLICABILITY

102.1 General. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply. Where, in a specific case, different sections of this code specify different requirements, the most restrictive shall govern.

102.2 Maintenance. Equipment, systems, devices and safe*guards* required by this code or a previous regulation or code under which the *structure* or *premises* was constructed, altered or repaired shall be maintained in good working order. No *owner*, *owner's* authorized agent, operator or *occupant* shall cause any service, facility, equipment or

utility that is required under this section to be removed from, shut off from, or discontinued for any occupied dwelling, except for such temporary interruption as necessary while repairs or *alterations* are in progress. The requirements of this code are not intended to provide the basis for removal or abrogation of fire protection and safety systems and devices in existing *structures*. Except as otherwise specified herein, the owner or the *owner's* authorized agent shall be responsible for the maintenance of buildings, *structures* and *premises*.

102.3 Application of other codes. Repairs, additions or *alterations* to a *structure*, or changes of *occupancy*, shall be done in accordance with the procedures and provisions of the *International Building Code, International Residential Code, International Existing Building Code, International Energy Conservation Code, International Fire Code, International Fuel Gas, International Mechanical Code, International Plumbing Code and National Electric Code or NFPA 70.* Nothing in this code shall be construed to cancel, modify or set aside any provision of the City of Washington Zoning Code. ICC codes adopted by and *approved* by City Counsel. See Chapter 8 for a list of referenced standards.

102.4 Existing remedies. The provisions in this code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any *structure* which is dangerous, unsafe and unsanitary.

102.5 Workmanship. Repairs, maintenance work, *alterations* or installations which are caused directly or indirectly by the enforcement of this code shall be executed and installed in a *workmanlike* manner and installed in accordance with the manufacturer's installation instructions.

102.6 Historic buildings. The provisions of this code shall not be mandatory for existing buildings or *structures* designated as historic buildings when such buildings or *structures* are judged by the *code official* to be safe and in the public interest of health, safety and welfare.

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in Chapter 8 and considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Section 102.7.1 and 102.7.2. Where differences occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing shall apply.

102.7.1 Conflicts. Where conflicts occur between provisions of this code and the referenced standards, the provisions of this code shall apply.

102.7.2 Provisions in referenced codes and standards. Where the extent of the reference to a referenced code or standard includes subject matter that is with the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

102.8 Requirements not covered by code. Requirements necessary for the strength, stability or proper operation of an existing fixture, *structure* or equipment, or for the public safety, health and general welfare, not specifically covered by this code, shall be determined by the *code official.*

102.9 Application of references. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

102.10 Other laws. The provisions of this code shall not be deemed to nullify any provisions of local, state or federal law.

SECTION 103

DEPARTMENT OF PROPERTY MAINTENANCE INSPECTION

103.1 General. The department of property maintenance inspection is hereby created and the executive official in charge thereof shall be known as the *code official.*

103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy (s). Such employees shall have powers as delegated by the *code official.*

103.4 Liability. The *code official,* member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of duties required by this code or other pertinent law or ordinance, shall not thereby be rendered civilly or criminally liable personally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of an act or omission in the discharge of official duties.

SECTION 104

DUTIES AND POWERS OF THE *CODE OFFICIAL*

104.1 General. The *code official* is hereby authorized and directed to enforce the provisions of this code. The *code official* shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.

104.2 Inspections. The *code official* shall make all of the required inspections, or shall accept reports of inspection by *approved* agencies or individuals. Reports of such inspections shall be in writing and be certified by a responsible officer of such *approved* agency or by the responsible individual. The *code official* is authorized to engage such expert opinion as deemed necessary to report upon unusual technical issues that arise, subject to the approval of the appointing authority.

104.3 Right of entry. Where it is necessary to make an inspection to enforce the provisions of this code, or whenever the *code official* has reasonable cause to believe that there exists in a *structure* or upon a *premises* a condition in violation of this code, the *code official* is authorized to enter the *structure* or *premises* at reasonable times to inspect or perform the duties imposed by this code, provided that if such *structure* or *premises* is occupied the *code official* shall present credentials to the *occupant* and request entry. If such *structure* or premise is unoccupied, the *code official* shall first make a reasonable effort to locate the owner, *owner's* authorized agent or other person having charge or control of the *structure* or *premises* and request entry. If entry is refused, the *code official* shall have recourse to the remedies provided by law to secure entry.

104.4 Identification. The *code official* shall carry proper identification when inspecting *structures* or *premises* in the performance of duties under this code.

104.5 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

104.6 Department records. The *code official* shall keep official records of all business and activities of the department specified in the provisions of this code. Such records shall be retained in the official records for the period required for retention of public records.

SECTION 105

APPROVAL

105.1 Modifications. Whenever there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases upon application of the owner or

owner's authorized agent, provided the *code official* shall first find that special individual reason makes the strict letter of this code impractical and the modification is in compliance with the intent and purpose of this code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

105.2 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material or method of construction shall be *approved* where the *code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not *approved*, the *code official* shall respond in writing, stating the reasons the alternative was not *approved*.

105.3 Required testing. Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *code official* shall have the authority to require tests to be made as evidence of compliance at no expense to the jurisdiction.

105.3.1 Test methods. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *code official* shall be permitted to approve appropriate testing procedures performed by an *approved* agency.

105.3.2 Test reports. Reports of tests shall be retained by the *code official* for the period required for retention of public records.

105.4 Used material and equipment. The use of used materials that meet the requirements of this code for new materials is permitted. Materials, equipment and devices shall not be reused unless such elements are in good repair or have been reconditioned and tested when necessary, placed in good and proper working condition and *approved* by the *code official*.

105.5 *Approved* materials and equipment. Materials, equipment and devices *approved* by the *code official* shall be constructed and installed in accordance with such approval.

105.6 Research reports. Supporting data, where necessary to assist in the approval of material or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

SECTION 106

VIOLATIONS

106.1 Unlawful acts. It shall be unlawful for a person, firm or corporation to be in conflict with or in violation of any of the provisions of this code.

106.2 Notice of violation. The *code official* shall serve a notice of violation or order in accordance with Section 107.

106.3 Prosecution of violation. Any person failing to comply with a notice of violation or order served in accordance with Section 107 shall be deemed guilty of a misdemeanor or civil infraction as determined by the local municipality, and the violation shall be deemed a *strict liability offense*. If the notice of violation is not complied with, the *code official* shall institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful *occupancy* of the *structure* in violation of the provisions of this code or of the order or direction made pursuant thereto. Any action taken by the authority having jurisdiction on such *premises* shall be charged against the real estate upon which the *structure* is located and shall be a lien upon such real estate.

106.4 Violation penalties. Any person, who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws. Each day that a violation continues after due notice has been served shall be deemed a separate offense. Violation fines of not be less than $100 dollars or more than $500 dollars.

106.5 Abatement of violation. The imposition of the penalties herein prescribed shall not preclude the legal officer of the jurisdiction from instituting appropriate action to restrain, correct or abate a violation, or to prevent illegal *occupancy* of a building, *structure* or *premises*, or to stop an illegal act, conduct, business or utilization of the building, *structure* or *premises*.

SECTION 107

NOTICES AND ORDERS

107.1 Notice to person responsible. Whenever the *code official* determines that there has been a violation of this code or has grounds to believe that a violation has occurred, notice shall be given in the manner prescribed in Sections 107.2 and 107.3 to the person responsible for the violation as specified in this code. Notices for condemnation procedures shall also comply with Section 108.3.

107.2 Form. Such notice prescribed in Section 107.1 shall be in accordance with all of the following:
1. Be in writing.
2. Include a description of the real estate sufficient for identification.
3. Include a statement of the violation or violations and why the notice is being issued.
4. Include a correction order allowing a reasonable time to make the repairs and improvements required to bring the *dwelling unit* or *structure* into compliance with the provisions of this code.
5. Inform the property owner or *owner's* authorized agent of the right to appeal.
6. Include a statement of the right to file a lien in accordance with Section 106.3.

107.3 Method of service. Such notice shall be deemed to be properly served if a copy thereof is:
1. Delivered personally;
2. Sent by certified or first-class mail addressed to the last known address; or
3. If the notice is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the *structure* affected by such notice.

107.4 Unauthorized tampering. Signs, tags or seals posted or affixed by the *code official* shall not be mutilated, destroyed or tampered with, or removed without authorization from the *code official*.

107.5 Penalties. Penalties for noncompliance with orders and notices shall be as set forth in Section 106.4.

107.6 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 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 or the *owner's* authorized agent 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.

SECTION 108

UNSAFE STRUCTURES AND EQUIPMENT

108.1 General. When a *structure* or equipment is found by the *code official* to be unsafe, or when a *structure* is found unfit for human *occupancy*, or is found unlawful, such *structure* shall be *condemned* pursuant to the provisions of this code.

108.1.1 Unsafe structures. An unsafe *structure* is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the *structure* by not providing minimum safe*guard*s to protect or warn *occupants* in the event of fire, or because such *structure* contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

108.1.2 Unsafe equipment. Unsafe equipment includes 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 such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or *occupants* of the *premises* or *structure*.

108.1.3 Structure unfit for human occupancy. A *structure* is unfit for human *occupancy* whenever the *code official* finds that such *structure* is unsafe, unlawful or, because of the degree to which the *structure* is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks *ventilation*, illumination, sanitary plumbing system, heating facilities or other essential utilities or equipment required by this code, or because the location of the *structure* constitutes a hazard to the *occupants* of the *structure* or to the public.

108.1.4 Unlawful structure. An unlawful *structure* is one found in whole or in part to be occupied by more persons than permitted under this code, or was erected, altered or occupied contrary to law.

108.1.5 Dangerous structure or premises. For the purpose of this code, any *structure* or *premises* that has any or all of the conditions or defects described below shall be considered dangerous;

1. Any door, aisle, passageway, stairway, exit or other means of egress that does not conform to the *approved* building or fire code of the jurisdiction as related to the requirements for existing buildings.

2. The walking surface of any aisle, passageway, stairway, exit or other means of egress is so warped, worn loose, torn or otherwise unsafe as to not provide safe and adequate means of egress.

3. Any portion of a building, *structure* or appurtenance that has been damaged by fire, earthquake, wind, flood, *Deterioration, neglect*, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse, or to become *detached* or dislodged.

4. Any portion of a building, or any member, appurtenance or ornamentation on the exterior thereof that is not sufficient strength or stability, or is not so *anchored*, attached or fastened in place so as to be capable of resisting natural or artificial loads of one and one-half the original designed value.

5. The building or *structure*, or part of the building or *structure*, because of dilapidation, *Deterioration*, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for any other reason, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or *structure* is likely to fail or give way.

6. The building or *structure*, or any portion thereof, is clearly unsafe for its use and *occupancy*.

7. The building or *structure* is *neglect*ed, damaged, dilapidated, unsecured or abandoned so as to become an attractive nuisance to children who might play in the building or *structure* to their danger, becomes a harbor for vagrants, criminals or immoral persons, or enables persons to resort to the building or *structure* for committing a nuisance or an unlawful act.

8. Any building or *structure* has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or *structure* provided by the *approved* building or fire code of the jurisdiction, or of any law or ordinance to such an extent as to present either a substantial risk of fire, building collapse or any other threat to life and safety.

9. A building or *structure* used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, *ventilation*, mechanical or plumbing system or otherwise, is determined by the *code official* to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

10. Any building or *structure*, because of the lack of sufficient or proper fire-resistance-rated construction, fire protection systems, electrical system, fuel connections, mechanical system, plumbing system or other cause, is determined by the *code official* to be a threat to life or health.

11. Any portion of a building remains on a site after the demolition or destruction of the building or *structure* or whenever any building or *structure* is abandoned so as to constitute such building or portion thereof as an attractive nuisance or hazard to the public.

108.2 Closing of vacant structures. If the *structure* is vacant and unfit for human habitation and *occupancy*, and is not in danger of structural collapse, the *code official* is authorized to post a placard of condemnation on the *premises* and order the *structure* closed up so as not to be an attractive nuisance. Upon failure of the owner or *owner's* authorized agent to close up the *premises* within the time specified in the order, the *code official* shall cause the *premises* to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the *structure* is located and shall be a lien upon such real estate and may be collected by any other legal resource.

108.2.1 Authority to disconnect service utilities. The *code official* shall have the authority to authorize disconnection of utility service to the building, *structure* or system regulated by this code and the referenced codes and standards set forth in Section 102.7 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without approval. The *code official* shall notify the serving utility and, whenever possible, the owner or *owner's* authorized agent and *occupant* of the building, *structure* or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner, *owner's* authorized agent or *occupant* of the building *structure* or service system shall be notified in writing as soon as practical thereafter.

108.3 Notice. Whenever the *code official* has *condemned* a *structure* or equipment under the provisions of this section, notice shall be posted in a conspicuous place in or about the *structure* affected by such notice and served on the owner or the person or persons responsible for the *structure* or equipment in accordance with Section 107.3. If the notice pertains to equipment, it shall also be placed on the *condemned* equipment. The notice shall be in the form prescribed in Section 107.2.

108.4 Placarding. Upon failure of the owner, *owner's* authorized agent or person responsible to comply with the notice provisions within the time given, the *code official* shall post on the *premises* or on defective equipment a placard bearing the word "*Condemned*" and a statement of the penalties provided for occupying the *premises*, operating the equipment or removing the placard.

108.4.1 Placard removal. The *code official* shall remove the condemnation placard whenever the defect or defects upon which the condemnation and placarding action were based have been eliminated. Any person who defaces or removes a condemnation placard without the approval of the *code official* shall be subject to the penalties provided by this code.

108.5 Prohibited occupancy. Any occupied *structure condemned* and placarded by the *code official* shall be vacated as ordered by the *code official*. Any person who shall occupy placarded *premises* or shall operate placarded equipment, and any owner, *owner's* authorized agent or any person responsible for the *premises* who shall let anyone occupy placarded *premises* or operate placarded equipment shall be liable for the penalties provided by this code.

108.6 Abatement methods. The owner, *owner's* authorized agent, operator or *occupant* of a building, *premises* or equipment deemed unsafe by the *code official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or by other *approved* corrective action.

108.7 Record. The *code official* shall cause a report to be filed on an unsafe condition. The report shall state the *occupancy* of the *structure* and the nature of the unsafe condition.

SECTION 109

EMERGENCY MEASURES

109.1 Imminent danger. When, in the opinion of the *code official*, there is *imminent danger* of failure or collapse of a building or *structure* which endangers life, or when any *structure* or part of a *structure* has fallen and life is endangered by the occupation of the *structure*, or when there is actual or potential danger to the building *occupants* or those in the proximity of any *structure* because of explosives, explosive fumes or vapors or the presence of toxic fumes, gases or materials, or operation of defective or dangerous equipment, the *code official* is hereby authorized and empowered to order and require the *occupants* to vacate the *premises* forthwith. The *code official* shall cause to be posted at each entrance to such *structure* a notice reading as follows: ***"This Structure Is Unsafe and Its Occupancy Has Been Prohibited by the Code official."*** It shall be unlawful for any person to enter such *structure* except for the purpose of securing the *structure*, making the required repairs, removing the hazardous condition or of demolishing the same.

109.2 Temporary safe*guards*. Notwithstanding other provisions of this code, whenever, in the opinion of the *code official*, there is *imminent danger* due to an unsafe condition, the *code official* shall order the necessary work to be done, including the boarding up of openings, to render such *structure* temporarily safe whether or not the legal procedure herein described has been instituted; and shall cause such other action to be taken as the *code official* deems necessary to meet such emergency.

109.3 Closing streets. When necessary for public safety, the *code official* shall temporarily close *structures* and close, or order the authority having jurisdiction to close, sidewalks, streets, *public ways* and places adjacent to unsafe *structures*, and prohibit the same from being utilized.

109.4 Emergency repairs. For the purposes of this section, the *code official* shall employ the necessary labor and materials to perform the required work as expeditiously as possible.

109.5 Costs of emergency repairs. Costs incurred in the performance of emergency work shall be paid by the jurisdiction. The legal counsel of the jurisdiction shall institute appropriate action against the owner of the *premises* or *owner's* authorized agent where the unsafe *structure* is or was located for the recovery of such costs.

109.6 Hearing. Any person ordered to take emergency measures shall comply with such order forthwith. Any affected person shall thereafter, upon petition directed to the appeals board, be afforded a hearing as described in this code.

SECTION 110

DEMOLITION

110.1 General. The *code official* shall order the owner or *owner's* authorized agent of any *premises* upon which is located any *structure*, which in the *code official*'s or *owner's* authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or *occupancy*, and such that it is unreasonable to repair the *structure*, to demolish and remove such *structure*; or if such *structure* is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the *owner's* option; or where there has been a cessation of normal construction of any *structure* for a period of more than two years, the *code official* shall order the owner or *owner's* authorized agent to demolish and remove such *structure*, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless *approved* by the building official.

110.2 Notices and orders. All notices and orders shall comply with Section 107.

110.3 Failure to comply. If the owner of a *premises* or *owner's* authorized agent fails to comply with a demolition order within the time prescribed, the *code official* shall cause the *structure* to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the *structure* is located and shall be a lien upon such real estate.

110.4 Salvage materials. When any *structure* has been ordered demolished and removed, the governing body or other designated officer under said contract or arrangement aforesaid shall have the right to sell the salvage and valuable materials, at current market price. The net proceeds of such sale, after deducting the expenses of such demolition and removal, shall be promptly remitted with a report of such sale or transaction, including the items of expense and the amounts deducted, for the person who is entitled thereto, subject to any order of a court. If such a surplus does not remain to be turned over, the report shall so state.

SECTION 111

MEANS OF APPEAL

111.1 Application for appeal. Any person directly affected by a decision of the *code official* or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

111.2 Membership of board. The board of appeals shall consist of not less than 5 members who are qualified by experience and training to pass on matters pertaining to property maintenance and who are not employees of the jurisdiction. The *code official* shall be an ex-officio member but shall have no vote on any matter before the board. The board shall be appointed by the chief appointing authority, and shall serve staggered and overlapping terms.

111.2.1 Alternate members. The chief appointing authority shall appoint not less than two alternate members who shall be called by the board chairman to hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership.

111.2.2 Chairman. The board shall annually select one of its members to serve as chairman.

111.2.3 Disqualification of member. A member shall not hear an appeal in which that member has a personal, professional or financial interest.

111.2.4 Secretary. The chief administrative officer shall designate a qualified person to serve as secretary to the board. The secretary shall file a detailed record of all proceedings in the office of the chief administrative officer.

111.2.5 Compensation of members. Compensation of members shall be determined by law.

111.3 Notice of meeting. The board shall meet upon notice from the chairman, within 20 days of the filing of an appeal, or at stated periodic meetings.

111.4 Open hearing. All hearings before the board shall be open to the public. The appellant, the appellant's representative, the *code official* and any person whose interests are affected shall be given an opportunity to be heard. A quorum shall consist of two-thirds of the board membership.

111.4.1 Procedure. The board shall adopt and make available to the public through the secretary procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

111.5 Postponed hearing. When the full board is not present to hear an appeal, either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

111.6 Board decision. The board shall modify or reverse the decision of the *code official* only by a concurring vote of a majority of the total number of appointed board members.

111.6.1 Records and copies. The decision of the board shall be recorded. Copies shall be furnished to the appellant and to the *code official*.

111.6.2 Administration. The *code official* shall take immediate action in accordance with the decision of the board.

111.7 Court review. Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the filing of the decision in the office of the chief administrative officer.

111.8 Stays of enforcement. Appeals of notice and orders (other than *imminent* danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the appeals board.

SECTION 112

STOP WORK ORDER

112.1 Authority. Whenever the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop order.

112.2 Issuance. A stop work order shall be in writing and shall be given to the owner of the property, to the *owner's* authorized agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

112.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

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 $500 dollars or more than $1,000 dollars.

CHAPTER 2

DEFINITIONS

SECTION 201

GENERAL

201.1 Scope. Unless otherwise expressly stated, the following terms shall, for the purposes of this code, have the meanings shown in this chapter.

201.2 Interchangeability. Words stated in the present tense include the future; words stated in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural, the singular.

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code, International Residential Code, International Fire Code, International Fuel Gas Code, Washington Zoning Code, International Plumbing Code, International Mechanical Code, International Existing Building Code* or the *Nation Electrical Code or NFPA 70,* such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

201.5 Parts. Whenever the words "*dwelling unit,*" "dwelling," "*premises,*" "building," "*rooming house,*" "*rooming unit*" "*housekeeping unit*" or "story" are stated in this code, they shall be construed as though they were followed by the words "or any part thereof."

SECTION 202

GENERAL DEFINITIONS

ANCHORED. Secured in a manner that provides positive connection.

APPROVED. Acceptable to the *code official.*

BASEMENT. That portion of a building which is partly or completely below grade.

BATHROOM. A room containing plumbing fixtures including *a bathtub* or shower, *and may also contain* a *toilet, water closet, or lavatory sink.*

BEDROOM. Any room or space used or intended to be used for sleeping purposes in either a dwelling or *sleeping unit.*

CODE OFFICIAL. The official who is charged with the administration and enforcement of this code, or any duly authorized representative.

CONDEMN. To adjudge unfit for *occupancy.*

COST OF SUCH DEMOLITION OR EMERGENCY REPAIRS. The costs shall include the actual costs of the demolition or repair of the *structure,* less revenues obtained if salvage was conducted prior to demolition or repair. Costs shall include, but not be limited to, expenses incurred or necessitated related to demolition or emergency repairs, such as asbestos survey and abatement if necessary; cost of inspectors, testing agencies or experts retained relative to the demolition or emergency repairs; costs of testing; surveys for other materials that are controlled or regulated from being dumped in a landfill; tile searches; mailing(s); postings; recording; and attorney fees expended for recovering of the cost of emergency repairs or to obtain or enforce an order of demolition made by a *code official,* the governing body or board of appeals.

DETACHED. When a structural element is physically disconnected from another and that connection is necessary to provide a positive connection.

DETERIORATION. To weaken, disintegrate, corrode, rust or decay and lose effectiveness.

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

EASEMENT. That portion of land or property reserved for present or future use by a person or agency other than the legal fee owner(s) of the property. The *easement* shall be permitted to be for use under, on or above a said lot or lots.

EQUIPMENT SUPPORT. Those structural members or assemblies of members or manufactured elements, including braces, frames, lugs, snuggers, hangers or saddles, that transmit gravity load, lateral load and operating load between the equipment and the *structure*.

EXTERIOR PROPERTY. The open space on the *premises* and on adjoining property under the control of *owners* or *operators* of such *premises*.

GARBAGE. The animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

GUARD. A building component or a system of building components located at or near the open sides of elevated walking surfaces that minimizes the possibility of a fall from the walking surface to a lower level.

HABITABLE SPACE. Space in a *structure* for living, sleeping, eating or cooking. *Bathrooms, toilet rooms,* closets, halls, storage or utility spaces, and similar areas are not considered *habitable spaces*.

HISTORIC BUILDING. Any building or *structure* that is one or more of the following;

1- Listed or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2- Designated as historic under an applicable state or local law.
3- Certified as contributing resource within a National Register or stat or locally designated historic district.

HOUSEKEEPING UNIT. A room or group of rooms forming a single *habitable space* equipped and intended to be used for living, sleeping, cooking and eating which does not contain, within such a unit, a toilet, lavatory and *bathtub* or shower.

IMMINENT DANGER. A condition which could cause serious or life-threatening injury or death at any time..

INFESTATION. The presence, within or contiguous to, a *structure* or *premises* of insects, rats, vermin or other pests.

INOPERABLE MOTOR VEHICLE. A vehicle which cannot be driven upon the public streets for reason including but not limited to being unlicensed, wrecked, abandoned, in a state of disrepair, or incapable of being moved 100 feet under its own power.

LABELED. Devices, equipment, appliances, materials or products to which has been affixed a label, seal, symbol or other identifying mark of a nationally recognized testing laboratory, inspection agency or other organization concerned with product evaluation that maintains periodic inspection of the production of the above-*labeled* items and whose labeling indicates either that the equipment, material or product meets identified standards or has been tested and found suitable for a specified purpose.

LET FOR OCCUPANCY OR LET. To permit, provide or offer possession or *occupancy* of a dwelling, *dwelling unit, rooming unit,* building, premise or *structure* by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

NEGLECT. The lack of proper maintenance for a building or *structure*.

OCCUPANCY. The purpose for which a building or portion thereof is utilized or occupied.

OCCUPANT. Any individual living or sleeping in a building, or having possession of a space within a building.

OPENABLE AREA. That part of a window, skylight or door which is available for unobstructed *ventilation* and which opens directly to the outdoors.

OPERATOR. Any person who has charge, care or control of a *structure* or *premises* which is let or offered for *occupancy*.

OWNER. Any person, agent, operator, firm or corporation having a legal or equitable interest in the property; or recorded in the official records of the state, county or municipality as holding title to the property; or otherwise having control of the property, including the *guardian* of the estate of any such person, and the executor or administrator of the estate of such person if ordered to take possession of real property by a court.

PERSON. An individual, corporation, partnership or any other group acting as a unit.

PEST ELIMINATION. The control and elimination of insects, rodents or other pests by elimination their harborage places; by removing or making inaccessible materials that serves as their food or water; by other *approved pest elimination* methods.

PREMISES. A lot, plot or parcel of land, *easement* or public way, including any *structures* thereon.

PUBLIC WAY. Any street, alley or similar parcel of land essentially unobstructed from the ground to the sky, which is deeded, dedicated or otherwise permanently appropriated to the public for public use.

ROOMING HOUSE. A building arranged or occupied for lodging, with or without meals, for compensation and not occupied as a one- or two-family dwelling.

ROOMING UNIT. Any room or group of rooms forming a single *habitable* unit occupied or intended to be occupied for sleeping or living, but not for cooking purposes.

RUBBISH. Combustible and non-combustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, *yard* trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

SLEEPING UNIT. A room or space in which people sleep, which can also include permanent provisions for living, eating and either sanitation or kitchen facilities, but not both. Such rooms and spaces that are also part of a *dwelling unit* are not *sleeping units*.

STRICT LIABILITY OFFENSE. An offense in which the prosecution in a legal proceeding is not required to prove criminal intent as a part of its case. It is enough to prove that the defendant either did an act which was prohibited, or failed to do an act which the defendant was legally required to do.

STRUCTURE. That which is built or constructed or a portion thereof.

TENANT. A person, corporation, partnership or group, whether or not the legal owner of record, occupying a building or portion thereof as a unit.

TOILET ROOM. A room containing a water closet or urinal but not a *bathtub* or shower.

ULTIMATE DEFORMATION. The deformation at which failure occurs and which shall be deemed to occur if the sustainable load reduces to 80 percent or less of the maximum strength.

VENTILATION. The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

WORKMANLIKE. Executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work.

YARD. An open space on the same lot with a *structure*.

CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301

GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of *structures*, equipment and *exterior property*.

301.2 Responsibility. The owner of the *premises* shall maintain the *structures* and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as *owner-occupant* or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. All vacant *structures* and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302

EXTERIOR PROPERTY AREAS

302.1 Sanitation. *Exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* which such *occupant* occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. *Premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any *structure* located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in proper stat of repair and maintained free from hazardous conditions. Trip hazard is defined as ¾-inch.

302.4 Weeds. *Premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of 12 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the cost of such removal shall be paid by the owner or agent responsible for the property.

302.5 Rodent harborage. *Structures* and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to eliminate rodent harborage and prevent re-*infestation*.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

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

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle 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 body work, provided that such work is performed inside a *structure* or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any *structure* or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an *approved* state of maintenance and repair.

SECTION 303

SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. No existing pool enclosure shall be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.

SECTION 304

EXTERIOR STRUCTURE

304.1 General. The exterior of a *structure* shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code*, or the *International Existing Building Code* as required for existing buildings;

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. *Structures* or components thereof that have reached their limit state;

4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight;

5. Structural members that have evidence of *Deterioration* or that are not capable of safely supporting all nominal loads and load effects;

6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

7. Exterior walls that are not *anchored* to supporting and supported elements or are not plumb and free of holes, cracks or breaks and loose or rotting materials, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects;

8. Roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of *Deterioration*, fatigue or without proper *anchorage* and incapable of supporting all nominal loads and resisting all load effects;

9. Flooring and flooring components with defects that affect serviceability or flooring components that show signs of *Deterioration* or fatigue, are not properly *anchored* or are incapable of supporting all nominal loads and resisting all load effects;

10. Veneer, cornices, belt courses, corbels, trim, wall facings and similar decorative features not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;

11. Overhang extensions or projections including, but not limited to, trash chutes, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;

12. Exterior stairs, decks, porches, balconies and all similar appurtenances attached thereto, including *guards* and handrails, are not structurally sound, not properly *anchored* or that are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects; or

13. Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly *anchored* or that is *anchored* with connections not capable of supporting all nominal loads and resisting all load effects.

Exceptions;

1. When substantiated otherwise by an *approved* method.

2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official.*

304.2 Protective treatment. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints as well as those between the building envelope and the perimeter of windows, doors, and skylights shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

A-304.3 Address identification. Buildings shall be provided with approved address identification. The address identification shall be *on the structure*, legible and placed *at the main entry area* in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. *Numbers shall be a minimum of 4-inches high with a minimum stroke width of .5-inches width for residential, 6-inches high with a minimum stroke width of .75-inches for commercial and 10-inch high with a minimum stroke of 1-inch for industrial.* Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other *approved* sign or means shall be used to identify the structure. Address identification shall be maintained. Taken from Amendments of the *INTERNATIONAL FIRE CODE.*

304.4 Structural members. All structural members shall be maintained free from *Deterioration*, and shall be capable of safely supporting the imposed dead and live loads.

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 rodents and other pests.

304.6 Exterior walls. All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent *Deterioration.*

304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or *Deterioration* in the walls or interior portion of the *structure.* Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Sump pump discharge and roof drainage shall be piped to a storm drain or to *approved* water course. Discharge into the sanitary sewer is prohibited. Discharging to or within 10 feet of a sidewalk, street, property line, or to create a nuisance to adjoin properties is prohibited.

304.7.1 Private garage floor drains. Private garage Floor drains may be day lighted a minimum distance of 10 ft. from any property line and within 10 ft. of the garage entry may be permitted.

304.8 Decorative features. Cornices, belt courses, corbels, terra cotta trim, wall facings and similar decorative features shall be maintained in good repair with proper *anchorage* and in a safe condition.

304.9 Overhang extensions. Overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly *anchored* so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper *anchorage* and capable of supporting the imposed loads.

304.11 Chimneys and towers. All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

304.12 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

304.13 Window, skylight and door frames. Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

304.13.1 Glazing. All glazing materials shall be maintained free from cracks and holes.

304.13.2 Openable windows. Every window, other than a fixed window, shall be easily openable and capable of being held in the open position by window hardware.

304.14 Insect screens. Every door, window and other outside opening required for *ventilation* of *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 minimum 16 mesh per inch, and every swinging screen door used for insect control shall have a self closing device in good working condition.

304.14.1 Exception: Screens shall not be required where other *approved* means, such as air curtains or insect repellent fans, are employed.

304.14.1.1 Exception: Sliding screens doors shall be in good working condition and supplied with *approved* tightly fitting screens of minimum 16 mesh per inch.

304.15 Door. Exterior doors, door assemblies and operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to *dwelling units* and *sleeping units* shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3.

304.16 Basement hatchways. Every *basement* hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

304.17 Guards for basement windows. Every *basement* window that is operable shall be supplied with rodent shields, storm windows or other *approved* protection against the entry of rodents.

304.18 Building security. Doors, windows or hatchways for *dwelling units*, *rooming units* or *housekeeping units* shall be provided with devices designed to provide security for the *occupants* and property within.

304.18.1 Building Security Doors. Doors providing access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a lock throw of not less than 1 inch (25 mm). Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.

304.18.2 Building Security Windows Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with a window sash locking device.

304.18.3 Building Security Basement hatchways. *Basement* hatchways that provide access to a *dwelling unit*, *rooming unit* or *housekeeping unit* that is rented, leased or let shall be equipped with devices that secure the units from unauthorized entry.

SECTION 305

INTERIOR STRUCTURE

305.1 General. The interior of a *structure* and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. *Occupants* shall keep that part of the *structure* which they occupy or control in a clean and sanitary condition. Every owner of a *structure* containing a *rooming house*, *housekeeping units*, a hotel, a dormitory, two or more *dwelling units* or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the *structure* and *exterior property*.

305.1.1 Unsafe conditions. The following conditions shall be determined as unsafe and shall be repaired or replace to comply with the *International Building Code* or the *International Existing Building Code* as required for existing buildings;

1. The nominal strength of any structural member is exceeded by nominal loads, the load effects or the required strength;
2. The *anchorage* of the floor or roof to walls or columns, and of walls and columns to foundations is not capable of resisting all nominal loads or load effects;
3. *Structures* or components thereof that have reached their limit state;
4. Structural members are incapable of supporting nominal loads and load effects;
5. Stairs, landings, balconies and all similar walking surfaces, including *guards* and handrails, are not structurally sound, not properly *anchored* or are *anchored* with connections not capable of supporting all nominal loads and resisting all load effects;
6. Foundation systems that are not firmly supported by footings, are not plumb and free from open cracks and breaks, are not properly *anchored* or are not capable of supporting all nominal loads and resisting all load effects.

Exceptions;

1. When substantiated otherwise by an *approved* method.
2. Demolition of unsafe conditions shall be permitted when *approved* by the *code official.*

305.2 Structural members. Structural members shall be maintained structurally sound, and be capable of supporting the imposed loads.

305.3 Interior surfaces. Interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

305.4 Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.

305.5 Handrails and guards. Every handrail and *guard* shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

305.6 Interior doors. Every interior door shall fit reasonably well within its frame and shall be capable of being opened and closed by being properly and securely attached to jambs, headers or tracks as intended by the manufacturer of the attachment hardware.

SECTION 306

COMPONENT SERVICEABILITY

306.1 General. The components of a *structure* and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

306.1.1 Unsafe conditions. Where any of the following conditions cause the component or system to be beyond its limit state, the component or system shall be determined as unsafe and shall be repaired or replaced to comply with the *International Building Code* and *International Existing Building Code* as required for existing buildings;

1. Soils that have been subjected to any of the following conditions;

1.1 Collapse of footing or foundation system;

1.2 Damage to footing, foundation, concrete or other structural element due to soil expansion or erosion.

1.3 Adverse effects to the design strength of footing, foundation, concrete or other structural element due to a chemical reaction from the soil;

1.4 Inadequate soil as determined by a geotechnical investigation

1.5 Where the allowable bearing capacity of the soil is in doubt; or

1.6 Adverse effects to the footing, foundation, concrete or other structural element due to the ground water table.

2. Concrete that has been subjected to any of the following conditions;

2.1 *Deterioration*;

2.2 *Ultimate of deformation*;

2.3 Fractures;

2.4 Fissures;

2.5 Spalling;

2.6 Exposed reinforcement; or

2.7 *Detached*, dislodged or failing connections.

3. Aluminum that has been subjected to any of the following conditions;

3.1 *Deterioration*;

3.2 Corrosion;

3.3 Elastic deformation;

3.4 Ultimate deformation;

3.5 Stress or strain cracks;

3.6 Joint fatigue; or

3.7 *Detached*, dislodged or failing connections.

4. Masonry that has been subjected to any of the following conditions;

4.1 *Deterioration*;

4.2 Ultimate deformation;

4.3 Fractures in masonry or mortal joints;

4.4 Fissures in masonry or mortar joints;

4.5 Spalling;

4.6 Exposed reinforcement; or

4.7 *Detached,* dislodged or failing connections.

5. Steel that has been subjected to any of the following conditions;
   5.1 *Deterioration*;

   5.2 Elastic deformation;

   5.3 Ultimate deformation;

   5.4 Metal fatigue; or

   5.5 *Detached,* dislodged or failing connections.

6. Wood that has been subjected to any of the following conditions:
   6.1 Ultimate deformation;

   6.2 *Deterioration*;

   6.3 Ultimate deformation;

   6.4 Damage from insects, rodents and other vermin;

   6.5 Significant splits and checks;

   6.6 Vertical shear cracks;

   6.7 Inadequate support;

   6.8 *Detached,* dislodged or failing connections or

   6.9 Excessive cutting and notching

Exceptions;

1 Where substantiated otherwise by an *approved* method.

2 Demolition of unsafe conditions shall be permitted where *approved* by the *code official.*

Section 307 Handrail and Guardrails

307.1 General. Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have *guards*. Handrails shall be not less than 32 inches in height or more than 38 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. *Guards* shall be not less than 34 inches in height or more than 38 inches in height measured vertically above the nosing of the tread and shall not be less than 36 inches in height above the floor of the landing, balcony, porch, deck or ramp or other walking surface.

Exception: *Guards* shall not be required where exempted by the adopted building code.

SECTION 308

RUBBISH AND GARBAGE

308.1 Accumulation of rubbish or garbage. *Exterior property* and *premises*, and the interior of every *structure*, shall be free from any accumulation of *rubbish* or garbage.

308.2 Disposal of rubbish. Every *occupant* of a *structure* shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers. *Rubbish* shall be removed weekly to an *approved* disposal site.

308.2.1 Rubbish storage facilities. The owner of every occupied premise shall supply *approved* covered containers for *rubbish*, and the owner of the *premises* shall be responsible for the removal of *rubbish*.

308.2.2 Refrigerators. Refrigerators and similar equipment not in operation shall not be discarded, abandoned or stored on *premises* without first removing the doors.

308.3 Disposal of garbage. Every *occupant* of a *structure* shall dispose of garbage in a clean and sanitary manner by placing such garbage in an *approved* garbage disposal facility or *approved* garbage containers. Garbage shall be removed weekly to an *approved* disposal site.

308.3.1 Garbage facilities. The owner of every dwelling shall supply one of the following: an *approved* mechanical food waste grinder in each *dwelling unit*; an *approved* incinerator unit in the *structure* available to the *occupants* in each *dwelling unit*; or an *approved* leak-proof, covered, outside garage container.

308.3.2 Commercial Containers. The *operator* of every establishment producing garbage shall provide, and at all times cause to be utilized, *approved* leak proof containers provided with close-fitting covers for the storage of such materials until removed from the *premises* for disposal and concealed from view in accordance with the zoning code.

SECTION 309

PEST ELIMINATION

309.1 Infestation. *Structures* shall be kept free from insect and rodent *infestation*. *Structures* in which insects or rodents are found shall be promptly exterminated by *approved* processes that will not be injurious to human health. After *pest elimination*, proper precautions shall be taken to prevent re-*infestation*.

309.2 Owner. The owner of any *structure* shall be responsible for elimination within the *structure* prior to renting or leasing the *structure*.

309.3 Single occupant. The *occupant* of a one-family dwelling or of a single-*tenant* nonresidential *structure* shall be responsible for *pest elimination* on the *premises*.

309.4 Multiple occupancy. 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 *pest elimination* 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* and owner shall be responsible for *pest elimination*.

309.5 Occupant. The *occupant* of any *structure* shall be responsible for the continued rodent and pest-free condition of the *structure*.

Exception: Where the *infestations* are caused by defects in the *structure*, the owner shall be responsible for extermination.

CHAPTER 4

LIGHT, VENTILATION AND OCCUPANCY LIMITATIONS

SECTION 401

GENERAL

401.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for light, *ventilation* and space for occupying a *structure*.

401.2 Responsibility. The owner of the *structure* shall provide and maintain light, *ventilation* and space conditions in compliance with these requirements. A person shall not occupy as *owner-occupant*, or permit another person to occupy, any *premises* that do not comply with the requirements of this chapter.

401.3 Alternative devices. In lieu of the means for natural light and *ventilation* herein prescribed, artificial light or mechanical *ventilation* complying with the *International Building Code* and/or *International Residential Code* shall be permitted.

SECTION 402

LIGHT

402.1 Habitable spaces. Every *habitable space* shall have not less than one window of *approved* size facing directly to the outdoors or to a court. The minimum total glazed area for every *habitable space* shall be 8 percent of the floor area of such room. Wherever walls or other portions of a *structure* face a window of any room and such obstructions are located less than 3 feet from the window and extend to a level above that of the ceiling of the room, such window shall not be deemed to face directly to the outdoors nor to a court and shall not be included as contributing to the required minimum total window area for the room.

Exception: Where natural light for rooms or spaces without exterior glazing areas is provided through an adjoining room, the unobstructed opening to the adjoining room shall be at least 8 percent of the floor area of the interior room or space, but not less than 25 square feet. The exterior glazing area shall be based on the total floor area being served.

402.2 Common halls and stairways. Every common hall and stairway in residential occupancies, other than in one- and two-family dwellings, shall be lighted at all times with not less than a 60-watt standard incandescent light bulb for each 200 square feet of floor area or equivalent illumination, provided that the spacing between lights shall not be greater than 30 feet. In other than residential occupancies, means of egress, including exterior means of egress, stairways shall be illuminated at all times the building space served by the means of egress is occupied with a minimum of 1 foot-candle (11lux) at floor, landings and treads.

402.3 Other spaces. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, and the safe *occupancy* of the space and utilization of the appliances, equipment and fixtures.

SECTION 403

VENTILATION

403.1 Habitable spaces. Every *habitable space* shall have not less than one operable window. The total operable area of the window in every room shall be equal to not less than 45 percent of the minimum glazed area required in section 402.1

Exception: Where rooms and spaces without openings to the outdoors are ventilated through an adjoining room shall be not less than 8 percent of the floor area of the interior room or space, but not less than 25 square feet. The *ventilation* opening to the outdoors shall be based on a total floor area being ventilated.

403.2 Bathrooms and toilet room. Every bathroom and toilet room shall comply with the *ventilation* requirements for *habitable spaces* as required by Section 403.1, except that a window shall not be required in such spaces equipped with a mechanical *ventilation* system. Air exhausted by a mechanical *ventilation* system from a bathroom or toilet room shall discharge to the outdoors and shall not be re-circulated.

403.3 Cooking facilities. Unless *approved* through the certificate of *occupancy*, cooking shall not be permitted in any *rooming unit* or dormitory unit, and a cooking facility or appliance shall not be permitted to be present in a *rooming unit* or dormitory unit.

Exception: 1. Where specifically *approved* in writing by the *code official.*

2. Devices such as coffee pots and microwave ovens shall not be considered cooking appliances.

403.4 Process ventilation. Where injurious, toxic, irritating or noxious fumes, gases, dusts or mists are generated, a local exhaust *ventilation* system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not be re-circulated to any space.

403.5 Clothes dryer exhaust. Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the *structure* in accordance with the manufacturer's instructions. See IRC M1502.

Exception: Listed and *labeled* condensing (ductless) clothes dryers.

SECTION 404

OCCUPANCY LIMITATIONS

404.1 Privacy. *Dwelling units*, hotel units, *housekeeping units*, *rooming units*, dormitory units, *bathrooms* and *toilet rooms* shall be arranged to provide privacy and be separate from other adjoining spaces.

404.2 Minimum room widths. A *habitable* room, other than a kitchen, shall not be less than 7 feet in any plan dimension. Kitchens shall have a minimum clear passageway of 3 feet between counter-fronts and appliances or counter-fronts and walls.

404.3 Minimum ceiling heights. *Habitable spaces*, hallways, corridors, laundry areas, *bathrooms*, *toilet rooms* and *habitable basement* areas shall have a clear ceiling height of not less than 7 feet.

Exceptions:

1. In one- and two-family dwellings, beams or girders spaced not less than 4 feet on center and projecting not more than 6 inches below the required ceiling height.

2. *Basement* rooms in one- and two-family dwellings occupied exclusively for laundry, study or recreation purposes, having a ceiling height of not less than 6 feet 8 inches with a minimum clear height of 6 feet 4 inches under beams, girders, ducts and similar obstructions.

3. Rooms occupied exclusively for sleeping, study or similar purposes and having a sloped ceiling over all or part of the room, with a clear ceiling height of at least 7 feet over not less than one-third of the required minimum floor area. In calculating the floor area of such rooms, only those portions of the floor area with a clear ceiling height of 5 feet or more shall be included.

404.4 Bedroom and living room requirements. Every *bedroom* and living room shall comply with the requirements of Sections 404.4.1 through 404.4.5. Any residential occupancy shall have one or more rooms with a minimum clear floor area of 120 square feet.

404.4.1 Room Area. Every living room shall contain at least 120 square feet and every *bedroom* shall contain at least 70 square feet with a minimum dimension of 7 ft. Every *bedroom* occupied by more than one person shall contain not less than 50 square feet of floor area for each *occupant* thereof.

404.4.2 Access from bedrooms. *Bedrooms* shall not constitute the only means of access to other *bedrooms* or *habitable spaces* and shall not serve as the only means of egress from other *habitable spaces.*

Exception: Units that contain fewer than two *bedrooms*.

404.3.3 Water closet accessibility. Every *bedroom* shall have access to not less than one water closet and one lavatory without passing through another *bedroom*. Every *bedroom* in a *dwelling unit* shall have access to not less than one water closet and lavatory located in the same story as the *bedroom* or an adjacent story.

404.4.4 Prohibited occupancy. Kitchens and uninhabitable *spaces* shall not be used for sleeping purposes.

404.4.5 Other requirements. *Bedrooms* shall comply with the applicable provisions of this code including, but not limited to, the light, *ventilation*, room area, ceiling height and room width requirements of this chapter; the plumbing facilities and water-heating facilities requirements of Chapter 5; the heating facilities and electrical receptacle requirements of Chapter 6; and the smoke detector and emergency escape requirements of Chapter 7.

404.5 Overcrowding. *Dwelling units* shall not be occupied by more *occupants* than permitted by the minimum area requirements of Table 404.5.

TABLE 404.5

SPACE	Minimum Area in Square Feet		
	1-2 *Occupants*	3-5 *Occupants*	6 or More *Occupants*
Living Room (a,b)	120	120	150
Dining Room (a,b)	No Requirements	80	100
Bedrooms	Shall Comply with Section 404.4.1		

a. See Section 404.5.2 for combined living room/dining room spaces.
b. See Section 404.5.1 for limitations on determining the minimum *occupancy* area for sleeping purposes.

404.5.1 Sleeping area. The minimum *occupancy* area required by Table 404.5 shall not be included as a sleeping area in determining the minimum *occupancy* area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

404.6 Efficiency unit. Nothing in this section shall prohibit an efficiency living unit from meeting the following requirements:

1. A unit occupied by not more than one *occupant* shall have a minimum clear floor area of 120 square feet. A unit occupied by not more than two *occupants* shall have minimum clear floor area of not less than 220 square feet. A unit occupied by three *occupants* shall have minimum clear floor area of not less than 320 square feet. These required areas shall be exclusive of the areas required by Items 2 and 3.

2. The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a minimum clear working space of not less than 30 inches in front. Light and *ventilation* conforming to this code shall be provided.

3. The unit shall be provided with a separate bathroom containing a water closet, lavatory and *bathtub* or shower and privacy door.

4. The maximum number of *occupants* shall be three.

404.7 Food preparation. All spaces to be occupied for food preparation purposes shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

CHAPTER 5

PLUMBING FACILITIES AND FIXTURE REQUIREMENTS

SECTION 501

GENERAL

501.1 Scope. The provisions of this chapter shall govern the minimum plumbing systems, facilities and plumbing fixtures to be provided.

501.1.1 Purpose. Sanitary and clean conditions in occupied building are dependent upon certain basic plumbing principles, including providing potable water to a building, providing fixtures to utilize that water and removing waste from the building. Chapter 5 establishes the minimum criteria to verify that these principles are maintained throughout the life of a building.

501.1.1.1 Principle No. 1: All occupied premises shall have potable water. All buildings, *structures* and *premises* intended for human habitation, *occupancy*, use or employment, or the preparation or processing of food, drinks or other materials for human consumption shall be provided with an adequate, safe and potable water supply at 20 psi though a safe system of piping to all fixtures, appliances and appurtenances. Such a water supply must not be connected to an unsafe water source, nor shall it be subjected to the hazards of backflow.

501.1.1.2 Principle No. 2: Adequate Water Required. Plumbing fixtures, devices and appurtenances shall be supplied with water in sufficient volume and at 20 psi minimum pressure adequate to enable them to function properly and without undue noise under normal conditions of use.

501.1.1.3 Principle No. 3: Hot Water Required. Hot water at 110°F shall be supplied to all plumbing fixtures that normally need or require hot water for their proper use and function.

501.1.1.4 Principle No. 4: Water Conservation. Plumbing shall be designed and adjusted to use the minimum quantity of water consistent with proper performance and cleaning.

501.1.1.5 Principle No. 5: Dangers of Explosion or Overheating. Devices for heating and storing water shall be designed and installed so as to *guard* against dangers from explosion or overheating.

501.1.1.6 Principle No. 6: Use Public Water and Sewers Where Available. Every building with installed plumbing fixtures intended for human habitation, *occupancy* or use and located where there is a public water supply and sewer service shall have a connection with the water supply and sewer.

501.1.1.7 Principle No. 7: Required Plumbing Fixtures. Each family *dwelling unit* shall have at least one water closet, one lavatory, on kitchen-type sink and one *bathtub* or shower to meet the basic requirements of sanitation and personal hygiene. All other *structures* for human *occupancy* or use shall be equipped with sufficient sanitary facilities as proscribed in the code, but with no less than one water closet and lavatory.

501.1.1.8 Principle No. 8: Smooth Surfaces Required. Plumbing fixtures shall be made of durable, smooth, nonabsorbent and corrosion-resistant material and shall be free from concealed fouling surfaces.

501.1.1.9 Principle No. 9: Drainage System of Adequate Size. The drainage system shall be designed, constructed and maintained to *guard* against fouling, deposit of solids and clogging, and with adequate cleanouts arranged so that the popes may be readily cleaned.

501.1.1.10 Principle No. 10: Durable Materials and Good Workmanship. The piping of the plumbing system shall be of durable material, free from defective workmanship and designed and constructed so as to give satisfactory service for its reasonably expected life.

501.1.1.11 Principle No. 11: Liquid Seal Traps Required. Each fixture directly connected to the drainage system shall be equipped with a liquid seal trap.

501.1.1.12 Principle No. 12: Trap Seals Must Be Protected. The drainage system shall be designed to provide adequate circulation of air in all pipes without danger of siphonage, aspiration or forcing of trap seals under conditions of ordinary use.

501.1.1.13 Principle No. 13: Exhaust Foul Air to Outside. Each open vent terminal shall extended to the outdoors, and be installed so as to minimize the possibilities of clogging and the return of foul air to the building. Note that the IPC and IRC allow for the use of air admittance valves for vent terminals. However, each plumbing drain system must have not less than one vent terminal open to the outdoors.

501.1.1.14 Principle No. 14: Test the Plumbing System. The plumbing system shall be subjected to tests that will effectively disclose all leaks and defects in the work or material.

501.1.1.15 Principle No. 15: Exclude Certain Substances from the Plumbing System. Storm, surface or ground water or any substance that will clog or accentuate clogging of pipes, produce explosive mixtures, destroy the pipes or their joints or interfere unduly with the sewage disposal process shall not be allowed to enter the building drainage system.

501.1.1.16 Principle No. 16: Prevent Contamination. Proper protection shall be provided to prevent contamination of food, water, sterile goods and similar materials from backflow of sewage. When necessary, the fixture, device or appliance shall be connected indirectly with the building drainage system.

501.1.1.17 Principle No. 17: Light, Heat and Ventilation. A water closet, urinal, lavatory, *bathtub* or shower shall not be located in a room or compartment that is not properly lighted, heated and ventilated in accordance with accepted practice.

501.1.1.18 Principle No. 18: Individual Sewage Disposal System. If water closets or other plumbing fixtures are installed in buildings where there is not a public sewer, provision shall be made for disposing of the building sewage by an *approved* method of treatment and disposal.

501.1.1.19 Principle No. 19: Prevent Sewer Flooding. Where a plumbing drainage system is subject to backflow of sewage from the public sewer, provisions shall be made to prevent its overflow into the building.

501.1.1.20 Principle No. 20: Proper Maintenance. Plumbing systems shall be maintained in a safe and serviceable condition from the standpoints of both mechanics and health.

501.1.1.21 Principle No. 21: Fixtures Shall Be Accessible. All plumbing fixtures shall be installed with regard to spacing so access is provided from their intended use and for cleansing.

501.1.1.22 Principle No. 22: Protect Ground and Surface Water. Sewage or other waste shall not be discharged into surface or subsurface water unless it has first been subjected to an *approved* from of treatment.

501.2 Responsibility. The owner of the *structure* shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *structure* or *premises* which does not comply with the requirements of this chapter.

SECTION 502

REQUIRED FACILITIES

502.1 Dwelling units. Every *dwelling unit* shall contain its own *bathtub* or shower, lavatory, water closet and kitchen sink that shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

502.2 *Rooming houses.* **Not less than** one water closet, lavatory and *bathtub* or shower shall be supplied for each four *rooming units.*

502.3 Hotels. Where private water closets, lavatories and baths are not provided, one water closet, one lavatory and one *bathtub* or shower having access from a public hallway shall be provided for each ten *occupants.*

502.4 Employees' facilities. Not less than one water closet, one lavatory and one drinking facility shall be available to employees.

502.4.1 Drinking facilities. Drinking facilities shall be a drinking fountain, water cooler, bottled water cooler or disposable cups next to a sink or water dispenser. Drinking facilities shall not be located in *toilet rooms* or *bathrooms.*

502.5 Public toilet facilities. Public toilet facilities shall be maintained in a safe sanitary and working condition in accordance with the *International Plumbing Code.* Except for periodic maintenance or cleaning, public access and use shall be provided to the toilet facilities at all times during *occupancy* of the *premises.*

SECTION 503

TOILET ROOMS

503.1 Privacy. *Toilet rooms* and *bathrooms* shall provide privacy, and shall not constitute the only passageway to a hall or other space, or to the exterior. A door and interior locking device or equal means of privacy, shall be provided for all common or shared *bathrooms* and *toilet rooms.*

503.2 Location. *Toilet rooms* and *bathrooms* serving hotel units, *rooming units* or dormitory units or *housekeeping units,* shall have access by traversing not more than one flight of stairs and shall have access from a common hall or passageway.

503.3 Location of employee toilet facilities. Toilet facilities shall have access from within the employees' working area. The required toilet facilities shall be located not more than one story above or below the employees' working area and the path of travel to such facilities shall not exceed a distance of 500 feet. Employee facilities shall either be separate facilities or combined employee and public facilities.

Exception: Facilities that are required for employees in storage *structures* or kiosks, which are located in adjacent *structures* under the same *ownership,* lease or control, shall not exceed a travel distance of 500 feet from the employees' regular working area to the facilities.

503.4 Floor surface. In other than *dwelling units,* every toilet room floor shall be maintained to be a smooth, hard, nonabsorbent surface to permit such floor to be easily kept in a clean and sanitary condition.

SECTION 504

PLUMBING SYSTEMS AND FIXTURES

504.1 General. Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

504.2 Fixture clearances. Plumbing fixtures shall have adequate clearances for usage and cleaning.

504.3 Plumbing system hazards. Where it is found that a plumbing system in a *structure* constitutes a hazard to the *occupants* or the *structure* by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, *Deterioration* or damage or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

SECTION 505

WATER SYSTEM

505.1 General. Every sink, lavatory, *bathtub* or shower, drinking fountain, water closet or other plumbing fixture shall be properly connected either to a public water system or to an *approved* private water system, with minimum a 20 psi. Kitchen sinks, lavatories, laundry facilities, *bathtubs* and showers shall be supplied with hot or tempered and cold running water in accordance with the *International Plumbing Code.*

505.2 Contamination. The water supply shall be maintained free from contamination, and all water inlets for plumbing fixtures shall be located above the flood-level rim of the fixture. Shampoo basin faucets, janitor sink faucets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an *approved* atmospheric-type vacuum breaker or an *approved* permanently attached hose connection vacuum breaker.

505.3 Supply. The water supply system shall be installed and maintained to provide a supply of water to plumbing fixtures, devices and appurtenances in sufficient volume and at pressures adequate to enable the fixtures to function properly, safely, and free from defects and leaks.

505.4 Water heating facilities. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature of not less than 110°F (43°C). A gas-burning water heater shall not be located in any bathroom, toilet room, *bedroom* or other occupied room normally kept closed, unless adequate combustion air is provided. An *approved* combination temperature and pressure-relief valve and relief valve discharge pipe shall be properly installed and maintained on water heaters.

SECTION 506

SANITARY DRAINAGE SYSTEM

506.1 General. All plumbing fixtures shall be properly connected either to a public sewer system or to an *approved* private sewage disposal system in accordance with the Washington Municipal Code.

506.2 Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects.

506.3 Grease interceptors. Grease interceptor and automatic grease removal devices shall be maintained in accordance with this code and the manufacturer's installation instructions. Grease interceptor and automatic grease removal devices shall be regularly serviced and cleaned to prevent the discharge of oil, grease, and other substances harmful or hazardous to the building drainage system, the public sewer, the private sewage disposal system or the sewage treatment plant or processes. Records of maintenance, cleaning and repairs shall be available for inspection by the *code official.*

506.3.1 Garage Floor Drains. *Floor drains in garages of 1& 2 family dwellings maybe day lighted 10 ft. minimum from any property line and within 10 ft. of the garage entry may be permitted.*

SECTION 507

STORM DRAINAGE

507.1 General. Drainage of roofs and paved areas, *yard*s and courts, and other open areas on the *premises* shall be diverted to a storm water conveyance system or other *approved* point of collection that does not create a hazard or nuisance, or within 10 feet from any property line.

CHAPTER 6

MECHANICAL AND ELECTRICAL REQUIREMENTS

SECTION 601

GENERAL

601.1 Scope. The provisions of this chapter shall govern the minimum mechanical and electrical facilities and equipment to be provided.

601.2 Responsibility. The owner of the *structure* shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* which does not comply with the requirements of this chapter.

SECTION 602

HEATING FACILITIES

602.1 Facilities required. Heating facilities shall be provided in *structure*s as required by this section.

602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperature of 65°F in all *habitable* rooms, *bathrooms* and *toilet rooms* based on the winter outdoor design temperature for the locality indicated in Appendix D of the *International Plumbing Code.* Cooking appliances shall not be used to provide space heating to meet the requirements of this section.

602.3 Heat supply. Every owner and operator of any building who rents, leases or lets one or more *dwelling unit* or *sleeping unit*s on terms, either expressed or implied, to furnish heat to the *occupants* thereof shall supply heat during the period from October 1st to April 1st to maintain a temperature of not less than 65°F in all *habitable* rooms, *bathrooms*, and *toilet rooms*.

Exceptions: When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in Appendix D of the *International Plumbing Code*.

602.4 Occupiable work spaces: Indoor Occupiable work spaces shall be supplied with heat during the period from October 1st to April 1st to maintain a temperature of not less than 65°F during the period the spaces are occupied;

Exceptions:

1. Processing, storage and operation areas that require cooling or special temperature conditions.
2. Areas in which persons are primarily engaged in vigorous physical activities.

602.5 Room temperature measurement. The required room temperatures shall be measured 3 feet above the floor near the center of the room and 2 feet inward from the center of each exterior wall.

SECTION 603

MECHANICAL EQUIPMENT

603.1 Mechanical appliances. Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

603.2 Removal of combustion products. All fuel-burning equipment and appliances shall be connected to an *approved* chimney or vent.

Exception: Fuel-burning equipment and appliances which are *labeled* for unvented operation.

603.3 Clearances. All required clearances to combustible materials shall be maintained.

603.4 Safety controls. All safety controls for fuel-burning equipment shall be maintained in effective operation.

603.5 Combustion air. A supply of air for complete combustion of the fuel and for *ventilation* of the space containing the fuel-burning equipment shall be provided for the fuel-burning equipment.

603.6 Energy conservation devices. Devices intended to reduce fuel consumption by attachment to a fuel-burning appliance, to the fuel supply line thereto, or to the vent outlet or vent piping there from, shall not be installed unless *labeled* for such purpose and the installation is specifically *approved.*

SECTION 604

ELECTRICAL FACILITIES

604.1 Facilities required. Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

604.2 Service. The size and usage of appliances and equipment shall serve as a basis for determining the need for additional facilities in accordance with the NFPA 70. *Dwelling units* shall be served by a three-wire, 120/240 volt, and single phase electrical service having a rating of not less than 60 amperes. No double lugging shall be allowed within the panel box – one wire per breaker or fuse will be allowed.

604.3 Electrical system hazards. Where it is found that the electrical system in a *structure* constitutes a hazard to the *occupants* or the *structure* by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, *Deterioration* or damage, or for similar reasons, the *code official* shall require the defects to be corrected to eliminate the hazard.

604.3.1 Abatement of electrical hazards associated with water exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to water.

604.3.1.1 Electrical equipment. Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, mold case circuit breakers, low-voltage fuses, luminaries, ballasts, motor and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the *National Electrical Code.*
Exception: The following equipment shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

1. Enclosed switches, rated 600 volts or less;
2. Busway, rated 600 volts or less;
3. Panelboards, rated 600 volts or less;

4. Switchboards, rated 600 volts or less;
5. Fire pump controllers, rated 600 volts or less;
6. Manual and magnetic motor controllers;
7. Motor control centers;
8. Alternating current high-voltage circuit breakers;
9. Low-voltage power circuit breakers;
10. Protective relays, meters and current transformers;
11. Low and medium-voltage switchgear;
12. Liquid-filled transformers;
13. Cast-resin transformers;
14. Wire or cable that is suitable for wet locations and whose ends have not been exposed to water;
15. Wire or cable, not containing fillers, that is suitable for wet locations and whose ends have not been exposed to water;
16. Luminaries that are listed as submersible;
17. Motors;
18. Electronic control, signaling and communication equipment.

604.3.2 Abatement of electrical hazards associated with fire or smoke damage exposure. The provisions of this section shall govern the repair and replacement of electrical systems and equipment that have been exposed to fire and/or smoke damage.

604.3.2.1 Electrical equipment. Electrical switches, receptacles and fixtures, including furnace, water heating, security system and power distribution circuits, that have been exposed to fire and/or smoke damage, shall be replace in accordance with the provisions of the *NATIONAL ELECTRICAL CODE.*

Exception: Electrical switches, receptacles, and fixtures that shall be allowed to be repaired where an inspection report from the equipment manufacturer or *approved* manufacturer's representative indicates that the equipment has not sustained damage that requires replacement:

604.3.3 IRC E3404.13 Identification of disconnecting Means. Each required disconnecting means for motors and appliances, and each service, feeder and branch circuit at the point where is originates, shall be legibly marked to indicate its purpose, except where located and arranged so that the purpose is evident. The marking shall have the durability to withstand the environment involved.

SECTION 605

ELECTRICAL EQUIPMENT

605.1 Installation. Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and *approved* manner.

605.2 Receptacles. Every *habitable space* in a dwelling shall contain not less than two separate and remote receptacle outlets. Every laundry area shall contain not less than one grounded-type receptacle or a receptacle with a Ground Fault Circuit Interrupter. Every bathroom shall contain not less than one GFCI receptacle. Any receptacle outlet within 6ft. of a water source shall be GFCI protected. Any exterior outlet exposed to weather shall be GFCI protected. Any receptacle outlet contained in a garage, shed or accessory structure shall be GFCI protected. Any new bathroom, kitchen countertop, garage and unfinished *basement* receptacle outlets shall have GFCI protection. All receptacle outlets shall have the appropriate faceplate cover for the location.

605.3 Luminaries. Every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room shall contain not less than one electric luminaire. Types of fixtures installed in closets, pantry, clothing or storage areas/closets shall be limited to surface-mounted incandescent or surface or recess mounted fluorescent fixtures with completely enclosed lamps. All fixtures shall have a minimum clearance of 24 inches in all directions between the fixture and the nearest point of a storage space. Pool and spa luminaires over 15 V shall have ground fault circuit interrupter protection.

SECTION 606

ELEVATORS, ESCALATORS AND DUMBWAITERS

606.1 General. Elevators, dumbwaiters and escalators shall be maintained in compliance with ASME A17.1. The most current certificate of inspection shall be on display at all times within the elevator or attached to the escalator or dumbwaiter be available for public inspection in the office of the building operator or be posted in a publicly conspicuous location *approved* by the *code official*. The inspection and tests shall be performed at not less than the periodic intervals or 1 (one) year listed in ASME A17.1, Appendix N, except where otherwise specified by the authority having jurisdiction.

606.2 Elevators. In buildings equipped with passenger elevators, at least one elevator shall be maintained in operation at all times when the building is occupied.

Exception: Buildings equipped with only one elevator shall be permitted to have the elevator temporarily out of service for testing or servicing.

SECTION 607

DUCT SYSTEMS

607.1 General. Duct systems (including *toilet rooms*, *bathrooms*, and kitchens, HVAC, and clothes dryers) shall be maintained free of obstructions and shall be capable of performing the required function.

CHAPTER 7

FIRE SAFETY REQUIREMENTS

SECTION 701

GENERAL

701.1 Scope. The provisions of this chapter shall govern the minimum conditions and standards for fire safety relating to *structures* and exterior *premises*, including fire safety facilities and equipment to be provided.

701.2 Responsibility. The owner of the *premises* shall provide and maintain such fire safety facilities and equipment in compliance with these requirements. A person shall not occupy as *owner-occupant* or permit another person to occupy any *premises* that do not comply with the requirements of this chapter.

SECTION 702

MEANS OF EGRESS

702.1 General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or *structure* to the public way. Means of egress shall comply with the International Fire Code.

702.2 Aisles. The required width of aisles in accordance with the International Fire Code shall be unobstructed.

702.3 Locked doors. Means of egress doors shall be readily operable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where the door hardware conforms to that permitted by the *International Building Code*.

702.4 Emergency escape openings. Required emergency escape openings shall be maintained in accordance with the code in effect at the time of construction, and the following. Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, gates or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction and such devices shall be releasable or removable from the inside without the use of a key. Tool or force greater than that which is required for normal operation of the escape and rescue opening.

SECTION 703

FIRE-RESISTANCE RATINGS

703.1 Fire-resistance-rated assemblies. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.

703.1.1 Fire Barrier-Garage-Dwelling separation. Private garage shall be separated from the *dwelling unit* and its attic area by one layer of 5/8-inch thick Type X gypsum board forming a continuous membrane from top of foundation to bottom of roof sheeting. Garage ceilings beneath *dwelling unit* rooms shall be separated by one layer of 5/8-inch thick Type X gypsum board. All fasteners and joints shall be sealed with gypsum compound. Doors between a private garage and the *dwelling unit* shall be equipped with self-closing and self–latching hardware. Doors shall be a minimum of 1-3/4 inch in thickness and either solid wood, solid core or honeycomb steel doors

703.2 Opening protective. Required opening protectives shall be maintained in an operative condition. Fire and smokestop doors shall be maintained in operable condition. Fire doors and smoke barrier doors shall not be blocked, obstructed, or otherwise made inoperable.

SECTION 704

FIRE PROTECTION SYSTEMS

704.1 General. Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

704.1.1 Automatic sprinkler systems. Inspection, testing and maintenance of automatic sprinkler systems shall be in accordance with NFPA 25.

704.1.2 Fire department connection. Where the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign mounted on the street front or the side of the building. Such sign shall have the letters 'FDC' not less than 6 inches high and words in letters not less than 2 inches or an arrow to indicate the location. Such sign shall be subject to approval of the fire *code official.*

704.2 Single- and multiple-station smoke alarms. Single and multiple-station smoke alarms shall be installed in existing Group I-1 and R occupancies in accordance with Sections 704.2.1 through 704.2.3

704.2.1 Where required. Existing Group I-1 and R occupancies shall be provided with single-station smoke alarms in accordance with Section 704.2.1.1 through 704.2.1.4 Inter-connection and power sources shall be in accordance with Section 704.2.2 and 704.2.3.

Exception: Where smoke detectors connected to a fire alarm system have been installed as a substitute for smoke alarms

704.2.1.1 Group R-1. Single or multiple station smoke alarms shall be installed in all of the following locations in Group R-1;

1. in sleeping areas.
2. in the path of the means of egress from the sleeping area, to the egress door.
3. in each story within the *sleeping unit*, including *basements*. For *sleeping units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

704.2.1.2 Groups R-2, R-4 and I-1. Single or multiple station smoke alarms shall be installed and maintained in Group R-2, R-4 and I-1 regardless of *occupant* load at all of the following locations;

1. on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of *bedrooms*.
2. in each room used for sleeping purposes.
3. In each story within the *dwelling unit*, including *basements* but not including crawl spaces and uninhabitable attics. In dwellings or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

704.2.1.2.1 Groups R-3. Single or multiple station smoke alarms shall be installed and maintained in Group R-3 regardless of *occupant* load at all of the following locations;

1. on the ceiling or wall outside of each separate sleeping area within 10 feet of *bedrooms*.
2. on the ceiling or wall, by the *bedroom* door, in each room used for sleeping purposes.
3. In each story within the *dwelling unit*, including *basements* but not including crawl spaces and uninhabitable attics. In dwellings or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Finished *basements* with dedicated rooms and intervening doors with potential hazards, i.e. Electrical panel, furnace, work shop.

704.2.1.3 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section 704.2.1.1, 704.2.1.2 or 704.2.1.2.1.

1. Ionization smoke alarms shall be installed less than 20 feet horizontally from a permanently installed cooking appliance.
2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet horizontally from a permanently installed cooking appliance.
3. Photoelectric smoke alarms shall not be installed less than 6 feet horizontally from a permanently installed cooking appliance.

704.2.1.4 Installation near *bathrooms*. Smoke alarms shall not be installed less than 3 feet horizontally from the door or opening of a bathroom that contains a bath-tub or shower unless this would prevent placement of a smoke alarm required by Section 704.2.1.1, 704.2.1.2 or 702.2.1.2.1.

704.2.2 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling or *sleeping unit*, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarms. The alarm shall be clearly audible in all *bedrooms* over background noise levels with all intervening doors closed.

Exception: Interconnection is not required in buildings that are not undergoing *alterations* repairs or construction of any kind.

704.3 Power source. Single station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal what the batteries are low. Wiring shall be permanent and without disconnecting switch other than as required for overcurrent protection.

Exception:

1. Smoke alarms are permitted to be solely battery operated in existing buildings where no construction is taking place.
2. Smoke alarms are permitted to be solely battery operated in buildings that are not served from a commercial power source.
3. Interconnection is not required in buildings that pre date the interconnection requirement, and are not undergoing *alterations* repairs or construction of any kind

704.2.4 Smoke detection system. Smoke detectors listed in accordance with UL 268 and provided as part of the building's fire alarm system shall be an acceptable alternative to single and multiple station smoke alarms and shall comply with the following;

1. The fire alarm system shall comply with all applicable requirements in Section 907 of the International Fire Code.
2. Activation of a smoke detector in a dwelling or *sleeping unit* shall initiate alarm notification in the dwelling or *sleeping unit* in accordance with Section 907.5.2 of the International Fire Code.
3. Activation of a smoke detector in a dwelling or *sleeping unit* shall not activate alarm notification appliances outside of the dwelling or *sleeping unit*, provided that a supervisory signal is generated and monitored in accordance with Section 907.6.5 of the International Fire Code.

704.4 Carbon Monoxide Alarms. Single station carbon monoxide alarms shall be listed as complying with UL 2034 and shall be installed and maintained in Groups R-2, R-3, R-4 and in dwellings not regulated in Group R occupancies, regardless of *occupant* load in accordance with Sections 704.2.1 through 704.2.3

Appendix A; Boarding Standard (Recommend adopting ordinance for Boarding)

GENERAL

A101.1 General. Windows and doors shall be boarded in an *approved* manner to prevent entry by unauthorized persons and shall be painted to correspond to the color of the existing *structure*.

MATERIALS

A102.1 boarding sheet material. Boarding sheet material shall be minimum ½-inch thick wood structural panels complying with the *INTERNATIONAL BUILDING CODE*.

A102.2 boarding framing material. Boarding framing material shall be minimum nominal 2-inch x 4-inch solid sawn lumber complying with the *INTERNATIONAL BUILDING CODE*.

A102.3 boarding fasteners. Boarding fasteners shall be minimum 3/8-inch diameter carriage bolts of such a length to penetrate the assembly and as required to adequately attach the washers and nuts. Washers and nuts shall comply with the *INTERNATIONAL BUILDING CODE*.

INSTALLATION

A103.1 boarding installation. Boarding installation shall be in accordance with Figures A103.1 (1) and A103.1 (2) and Sections A103.2 through A103.5

A103.2 boarding sheet material. Boarding sheet material shall be cut to fit the door or window opening neatly or shall be cut to provide an equal overlap at the perimeter of the door or window.

A103.3 windows. The window shall be opened to allow the carriage bolt to pass through or the window sash shall be removed and stored. The 2 x 4 strong back framing material shall be cut minimum 2-inches wider than the window opening and 6 inches minimum above the bottom and below the top of the window opening. The framing

and boarding shall be predrilled. The assembly shall be aligned and the bolts, washers and nuts shall be installed and secured.

A103.4 door Walls. The door opening shall be framed with minimum 2 x 4 framing material secured at the entire perimeter and vertical members at a maximum of 24 inches on center. Blocking shall also be secured at the maximum of 48-inches on center vertically. Boarding sheet material shall be secured with screws and nails alternating every 6-inch on center.

A103.5 doors. Doors shall be secured by the same method as for windows or door openings. One door to the *structure* shall be available for authorized entry and shall be secured and locked in an *approved* manner.

CHAPTER 8

REFERENCED STANDARDS

This chapter lists the standards that are referenced in various sections of this document. The standards are listed herein by the promulgating agency of the standard, the standard identification, the effective date and title and the section or sections of this document that reference the standard. The application of the referenced standards shall be as specified in Section 102.7.

ICC

International Code Council
500 New Jersey Avenue, NW
6th Floor
Washington, DC 20001

Standard Reference Number	Title	Referenced in-code Section Number
ICC EC – 15	ICC Electrical Code™ -- Administrative Provisions	201.3, 604.2
INTERNATIONAL BUILDING CODE – 15	*International Building Code*®	201.3, 302.7.1, 401.3, 702.3, 702.4
IEBC – 15	*International Existing Building Code*™	101.3, 102.3, 201.3
IFC – 15	International Fire Code®	201.3, 702.1, 702.2, 704.1, 704.2
IMC – 15	International Mechanical Code®	201.3
IPC – 15	*International Plumbing Code*®	201.3, 505.1, 602.2, 602.3
IZC – 15	International Zoning Code®	102.3, 201.3

CITY OF WASHINGTON, MO

AMENDMENTS TO THE INTERNATIONAL BUILDING CODE, 2015 EDITION

Amendments to the International Building Code, 2015 edition, are given in the following text. Each code section that corresponds to one of the following provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding section, sub-section or clause number in the code is hereby enacted and added thereto. Wording that is struck-though is to be deleted from the code. Wording in italics is to be inserted into code.

CHAPTER 1
SCOPE AND ADMINISTRATION

101.1 Title: These provisions shall be known as the Building Code of *The City of Washington, Missouri*, and shall be cited as such and will be referred to herein as "this code".

101.4.4 Property Maintenance. *Delete*

101.4.7 Existing Buildings. The provisions of the International Existing Buildings Code shall apply to matters governing the repair, alteration, change of occupancy, addition and relocation of existing buildings

SECTION 104
DUTIES AND POWERS OF BUILDING OFFICIAL
104.6.1 Disasters. In the event of a disaster such as a windstorm, tornado, flood, fire, earthquake, bomb blast or explosion, the building official is hereby authorized to enter and inspect structures within the affected areas, subject to constitutional restrictions on unreasonable searches and seizures. When, in the opinion of the building official, there is imminent danger due to an unsafe condition, the building official shall take emergency measures in accordance with this code. If the building official determines, after inspection, that a structure is unfit, the building official shall declare it a public nuisance, cause a report to be prepared and notify the affected parties in accordance with this code.

104.6.1.1 Post-disaster inspections. The building official is authorized to deputize Missouri Structural Assessment and Visual Evaluation (SAVE) Volunteer Inspectors certified by the Missouri State Emergency Management Agency (SEMA) to conduct emergency Post-Disaster Safety Evaluations of Buildings.

SECTION 105
PERMITS

SECTION 107
SUBMITTAL DOCUMENTS

107.3.4.1 Pre-engineered or pre-fabricated building systems. The owner is required to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge of the construction project. The registered design professional shall prepare plans and specifications for the project including the building superstructure, foundation, and building systems and, shall be responsible for reviewing and coordinating submittal documents prepared by the building fabricator and others including phased and deferred submittal items, for compatibility with the design of the building.

107.5 Retention of construction documents. *-One set of construction documents shall be retained by the Engineering Department for a period of not less than 180 days from the date from the date of completion of the permitted work, or as required by state or* local *laws. One set of approved construction documents shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized thereby in progress. The construction documents specific to fire protection systems shall be retained on the premises and available at all times for fire department review in accordance with Section 901.6.2.*

SECTION 109
FEES
109.2 Schedule of permit fees. (No change.)

109.2.1 When construction has commenced and has been completed without a permit, the permit fee shall be twice the total permit fee to cover the additional inspections and the time necessary to insure compliance with the code. When construction has begun under the authorization of a permit, but the permit holder has failed to contact the Building Department for an inspection, and the construction has progressed to a point that the inspection cannot be reasonably done, then an additional 25% of the total permit fee will be assessed to cover the increased cost and time devoted beyond normal inspection, and payment received prior to conducting any further inspections.

SECTION 115
STOP WORK ORDER

115.4 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 *$500* dollars or more than *$1,000 dollars per day.*

SECTION 117
PREMISES IDENTIFICATION

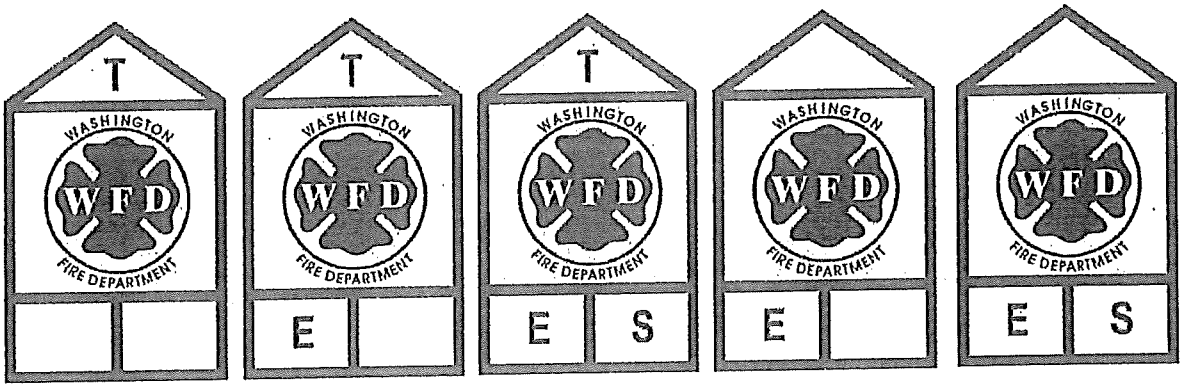
117.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or sides of the building with emergency responder access. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) for residential, 6 inches (152 mm) high with a minimum stroke width of 0.75 inch (19 mm) for commercial and, 10 inches (254 mm) high with a minimum stroke of 1.00 inches (25.4 mm) for industrial. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

SECTION 118
FIRE SAFETY SIGNAGE

118.1 *Fire Safety Signage. New buildings having roof or floor areas constructed with the below listed lightweight engineered wood framing materials shall have fire safety signage placed on the electric meter base.*

1. *Pre-fabricated wood I-joists*
2. *Metal-plate-connected wood trusses*
3. *Finger-jointed wood trusses*

The signage shall be 2 1/2" wide x 4" high and have red letters on a white reflective background as specified and furnished by the City of Washington. Signage samples are given below. T indicates metal-plate-connected or finger-jointed wood roof trusses. E indicates one of the above listed lightweight engineered wood framing materials. S indicates the floor framing is protected by an automatic fire sprinkler system.



Commentary: Some types of lightweight engineered wood-framed construction can quickly lose strength under certain fire conditions posing a hazard to both the occupant and first responder. This hazard has been studied by recognized authorities including Underwriters Laboratory, The National Institute of Occupation and Health (NIOSH) and the American Wood Council. The addition of a sticker to the electric meter alerts the occupant and first responder to a potential hazard so that appropriate precautions may be taken in the event of a fire.

SECTION 308
INSTITUTIONAL GROUP I

CHAPTER 4
SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 406
MOTOR-VEHICLE-RELATED
OCCUPANCIES
406.1.4 Separation. Revise Item 1 as follows:
1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum 44-inch (12.7 mm) *5/8-inch Type X* gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8-inch Type X gypsum board or equivalent. Door openings between the private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than $1^3/_4$-inch (34.9 mm) thick, or doors in compliance with Section 715.4.3. Openings from private garage directly into a room used for sleeping purposes shall not be permitted. Doors shall be self-closing and self-latching. *Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8-inch Type X gypsum board or equivalent.*

SECTION 407
GROUP 1-2

407.8 Automatic fire detection. *Delete Exceptions #1and #2.*

CHAPTER 5

CHAPTER 6

CHAPTER 7

CHAPTER 8

CHAPTER 9
FIRE PROTECTION SYSTEMS

SECTION 903
AUTOMATIC SPRINKLER SYSTEMS

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings *including all combustible attic spaces* with a Group I fire area.

Exceptions: (No changes to exceptions)

903.2.7 Group M *or Group B.* An automatic sprinkler system shall be provided throughout buildings containing a Group M *or Group B* occupancy where one of the following conditions exists:

1. A Group M *or Group B* fire area exceeds 12,000 square feet (1115 m^2).
2. A Group M *or Group B* fire area is located more than three stories above grade plane.
3. The combined area of all Group M *or Group B* fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m^2).
4. A Group M *or Group B* occupancy is used for the display and sale of upholstered Furniture or mattresses exceeding 5,000 square feet (464 m^2).

903.2.11.3 Buildings more than ~~55~~ *35* feet in height. An automatic sprinkler system shall be installed throughout buildings ~~with a floor level having an occupant load of 30 or more located 55~~ 35 feet or more above the lowest level of fire department vehicle access, *regardless of occupancy.*

Exceptions: (delete #1 and #2)

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height shall be permitted to be installed throughout *buildings including all combustible attic spaces* in accordance with NFPA 13R.

The number of stories of Group R occupancies constructed in accordance with Section 510.2 and 510.4 shall be measured from the horizontal assembly creating separate buildings.

903.3.5 Water supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. *A separate domestic water connection shall he made at least ten (10) feet from the fire sprinkler connection on the City Main. All connections made and approved by the Public Works Department. A private fire main may supply the fire sprinkler system provided the private main is approved by Public Works and the Fire Department.* The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code.

903.3.7 Fire department connections. The location of the fire department connections for automatic fire sprinkler systems shall be approved by the building official in accordance with Section 912.2.

903.3.8 Test outlet. An inspector's test outlet, equivalent to the flow from a single sprinkler of the smallest orifice size installed in the system, shall he installed on each floor where a water flow alarm device is required in section 903.4.2.

903.4 Sprinkler system supervision and alarms.

Exceptions: *Delete exception* 7.

903.4.2 Alarms. An approved audible *and visual* device, located on the exterior of the building in an approved location, shall be connected to every automatic sprinkler system *and activate only with the activation of a water flow switch.* Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. *A separate water-flow switch shall be located at the point of connection to the riser on each floor of all multi-floored buildings.* Alarm devices shall be provided on the exterior of the building in an approved location *above*

grade at a level high enough to prevent tampering. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in ~~high-rise~~ *multi-floor* buildings.

SECTION 907
FIRE ALARM AND DETECTION SYSTEMS

907.2.3 Group E.

Exceptions: *Delete exception #1.*

907.2.4 Group F

Exceptions: *Delete exception.*

907.2.4 Group I-1

Exceptions: *Delete exception #1.*

907.2.8.1 Manual fire alarm system. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be install in Group R-1 occupancies.

Exception:

#1. A manual fire alarm system is not required in buildings not more than two stories in height where sleeping units and contiguous attic or crawl spaces to those units that are separated from each other and public or common areas by not less than 1- hour fire partitions and each individual sleeping unit has an exit directly to a public way, egress court or yard.

#2. Delete

907.2.11.1 Group R-1. *(Modify as follows.)*

#3. In each story within the sleeping unit, including basements. ~~For sleeping units within split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.~~

907.2.11.2 Groups R-2, R-3, R-4 and I-1. *(Modify as follows.)*
3. In each story within a dwelling unit, including basements and cellars but not including crawl spaces and uninhabitable attics. ~~In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm install on the upper level.~~

~~907.4.1 Protection of fire alarm control unit.~~

Exceptions: *Delete exception 2.*

2. The smoke detector shall not be required where the building is equipped throughout with an automatic-sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

SECTION 912
FIRE DEPARTMENT CONNECTIONS

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, Fire Department Connections shall be so located that fire apparatus and hose connected to supply the system will not

obstruct access to the buildings for other fire apparatus. The location of fire department connections shall be approved by the ~~fire chief~~ Official and as follows:

1. *Fire department Siamese connections shall be on the address side of the building or unless otherwise approved by the fire code official.*
2. *Fire department Siamese connections shall be located not more than seventy-five (75) feet from a fire hydrant.*
3. *When fire department Siamese connections are located in an area where vehicles may be parked or standing, said parking or standing shall be restricted for fifteen (15) feet in each direction from the Siamese fire connection.*

912.2.1 Visible location. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. *Where the building is more than two stories or twenty (20) feet in height, a sign with a red background with white 10" letters "FDC" shall be provided.*

SECTION 913
FIRE PUMPS
913.4 Valve supervision. Where provided, the fire pump suction, discharge and bypass valves and the isolation valves on the backflow prevention device or assembly shall be supervised open by one of the following methods.

1. Central Station, proprietary or remote station signaling service.

Exceptions: *Delete exception #2, #3, #4.*

CHAPTER 10
MEANS OF EGRESS

Section 1004
OCCUPANT LOAD

1004.5 Outdoor areas.

Exceptions: *Delete exception #1.*

1004.5.1 Outdoor Area Occupant Load. Outdoor areas with an occupant load greater than 50 or a Group A occupancy with a yard, patio, or similar outdoor area shall have at least one direct means to the public way.

SECTION 1008
MEANS OF EGRESS ILLUMINATION

1008.3.1 Power Supply Testing. When means of egress illumination consist of recessed lighting fixtures, or fixtures more than eight (8) feet above the finished floor line, the egress lighting shall be on a labeled dedicated electrical circuit so that when the egress lighting circuit is turned off the emergency power supply activates. Any means of egress illumination that does not have an external readily visible test button, shall have a red dot permanently affixed to the fixture in visible location as approved by the fire code official.

CHAPTER 11

CHAPTER 12

CHAPTER 13

CHAPTER 14

CHAPTER 15

CHAPTER 16

STRUCTURAL DESIGN

Section 1602

DEFINITIONS AND NOTATIONS
SPECIALTY ENGINEER. A professional engineer who provides services for specific portions of the project within a particular discipline, but does not have a *direct organizational contractual relationship with the corresponding engineer of record, shall he designated the specialty engineer.*
Section 1603.2 Delegated Engineered Systems. The engineer of record for a structure may delegate responsibility for the design of systems or component parts of the structure to a specialty engineer. The engineer of record shall review the drawings, specifications, reports, or other documents submitted by the specialty engineer and confirm in writing that they conform to his/her written requirements and are consistent with the intent of his/her drawings, specifications, reports, or other documents prepared for the project. The following are some examples of delegated systems.

1. *Prefabricated wood trusses and components*
2. *Pre-engineered metal or wood buildings*
3. *Structural steel connections*
4. *Open web steel joists and joist girders*
5. *Precast, pre-stressed concrete components*
6. *Cold-formed steel joist/stud/truss framing and pre-fabricated components*
7. *Cast-in-place post-tensioned concrete structural systems*
8. *Tilt-up concrete wall systems*
9. *Foundations systems*
10. *Seismic anchorage of equipment*
11. *Proprietary track for under-hung cranes and monorails*

CHAPTER 17

CHAPTER 18
SOILS AND FOUNDATIONS

SECTION 1801
GENERAL

1801.3 Prohibited foundations and footing systems. The below listed foundation and/or footing systems are prohibited:

1. *Permanent wood foundation systems as described in Section 1807.1.4.*
2. *Timber footings as described in Section 1809.12.*
3. *Wood pole foundations.*

1801.4 Pole type structures. Pole type structures shall have a concrete foundation. The exterior perimeter foundation shall be continuous and extend below frost line.

Exceptions: Buildings used for agricultural and storage only.

CHAPTER 29
PLUMBING SYSTEMS

SECTION 2901
GENERAL

2901.1 Scope. ***(Delete last sentence that reads as follows: Private sewage disposal systems shall conform to the International Private Sewage Disposal Code.***

Section 2902
MINIMUM PLUMBING FACILITIES
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 he 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

2902.3 Required public toilet facilities. (Modify by adding the following Exception)
Exception: Public toilet facilities shall not he required in open or enclosed parking garages. Toilet facilities shall not be required in parking garages where there are no parking attendants.

2902.5 Drinking fountain location. Drinking fountains shall not he required to he located in individual tenant spaces provided that public drinking fountains are located within a travel distance of 500 feet of the most remote location in the tenant space and not more than one story above or below the tenant space. Where the tenant space is in a covered or open mall, such distance shall not exceed 300 feet. Drinking fountains shall he located on an accessible route.

REINFORCEMENT FOR CONCRETE FOUNDATION WALLS

Maximum Wall Height (feet)	*Minimum Reinforcement Size And Spacing For 8", 10" and 12" Walls In All Soil Classes*	
	Vertical	*Horizontal*
4	*#4 @48"*	*#4 @ 24"*
8	*#4 @ 24"*	*#4 @ 24" (4 bars minimum)*
9	*#4 @ 24"*	*#4 @ 24"*
Greater than 9	*Design Required add provision for 9'-10", see FC approved design.*	

Notes
a. Reinforcement shall be Grade 60 minimum. Reinforcement shall be placed 3" from the inside face.
b. Vertical reinforcement shall extend to within 6" from the top of the foundation wall.
c. Wall height is measured from the top of balance fill to the top of the wall.
d. Where walls will retain 4 feet or more of unbalanced backfill, they shall be laterally supported at the top and bottom before backfilling.

~~R404.1.2.2~~ **R404.1.3.2 Reinforcement for Foundation Walls:** Concrete foundation walls shall be laterally supported at the top and bottom. Horizontal reinforcement shall be provided in accordance with table R404.1.2(1). Vertical reinforcement shall be provided in accordance with *Table R404.1.2(1)* ~~Table R404.1.2(2), R404.1.2(3), R404.1.2(4),~~ R404.1.2(5), R404.1.2(6), R404.1.2(7), or ~~R404.1.2(8)~~. Vertical reinforcement for flat basement walls retaining 4 feet or more of unbalanced backfill is permitted to be determined in accordance with Table R404.1.2(9). For basement walls supporting above-grade concrete walls, vertical reinforcement shall be the greater of that required by *Table R404.1.2(1)* ~~Tables R404.1.2(2) through R404.1.2(8),~~ or by Section R611.6 for the above grade wall. In buildings assigned to seismic design category Do, D1, or D2 concrete foundation walls shall also comply with Section R404.1.4.2.

Table 404.1.2(2) Minimum Vertical Reinforcement for 6" Nominal Flat Concrete Basement Walls: *Delete Table 404.1.2(2)*

Table 404.1.2(3) Minimum Vertical Reinforcement for 8" Nominal Flat Concrete Basement Walls: *Delete Table 404.1.2(3)*

Table 404.1.2(4) Minimum Vertical Reinforcement for 10" Nominal Flat Concrete Basement Walls: *Delete Table 404.1.2(4)*

Table 404.1.2(8) Minimum Vertical Reinforcement for 6"-8"-10"-12" Nominal Flat Concrete Basement Walls: *Delete Table 404.1.2(8)*

~~R404.1.2.3~~ **R404.1.3.3 Concrete, Materials for Concrete, and Forms:** Materials used in Concrete, the concrete itself and forms shall conform to the requirements of this section or ACI 318. *All removable concrete forms shall be coated with a form release agent prior to placement of concrete.*

~~R404.1.3~~ **R404.1.3.3.1: Design Required:** *Add the following requirement:*

4. *Walls supporting suspended reinforced concrete floors, prestressed concrete floor planks, or other floor framing systems not addressed by Chapter 5 of this code.*

CITY OF WASHINGTON, MO

AMENDMENTS TO THE INTERNATIONAL PLUMBING CODE, 2015 EDITION

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CHAPTER 1
SCOPE AND ADMINISTRATON

SECTION 101
GENERAL

101.1 Title: These regulations shall be known as the International Plumbing Code of *the City of Washington, County of Franklin, and State of Missouri*, herein referred to as "this code".

102.6. Historic buildings. The construction alteration, repair, enlargement, restoration, relocation or movement of existing buildings or structures that are designated as historic buildings shall be in accordance with the provisions of this code as adopted. ~~The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings. The construction alteration, repair, enlargement, restoration, relocation or movement of existing buildings or structures that are designated as historic buildings shall be in accordance with the provisions of this code as adopted.~~

SECTION 106
PERMITS

106.6.2 Fee schedule. The fees for all plumbing work shall be ~~as indicated in the following schedule:~~ *be paid as required, in accordance with the schedule as established by the applicable governing authority.*

106.6.3 Fee refund. *Delete paragraph.*

SECTION 108
VIOLATIONS

108.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of (A MISDEMEANOR), punishable by a fine or not more than (500.00) dollars or by

imprisonment not exceeding (90 DAYS), or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

108.5 Stop work orders. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure 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 (100.00) dollars or more than (500.00) dollars.

SECTION 109
MEANS OF APPEAL

109.1 THROUGH 109.7: *Delete paragraphs.*

109.1Appeal. Appeals shall be made in accordance with the provisions of the Building Code.

CHAPTER 3
GENERAL REGULATIONS

SECTION 305
PROTECTION OF PIPES AND PLUMBING SYSTEM COMPONENTS

305.6.1 Sewer Depth. Building sewers that connect to private sewage disposal systems shall be a minimum of thirty (30) inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of thirty (30) inches below grade. *These minimum depth requirements may be reduced at the discretion of the code official.*

312.5 Water Supply system test. Change 50 psi to *80* psi.

CHAPTER 4
FIXTURES, FAUCETS AND FIXTURE FITTINGS

417.3 Shower waste outlet. *Change from ~~1 ½"~~ to 2" in diameter.*

CHAPTER 5
WATER HEATERS
SECTION 502
INSTALLATION

502.6 Prohibited Location. *Gas-fired water heaters shall not be installed in a sleeping room, bathroom or a closet accessed through a sleeping room or bathroom.*

CHAPTER 6
WATER SUPPLY AND DISTRIBUTION

SECTION 603

WATER SERVICE

603.1.1 Water service pipe. *Water service pipe shall be a minimum of 1" I.D., furnished and installed in accordance with Section 700.020 of the City of Washington Municipal Code.*

603.1.2 Water service and metering. *Each building not a part of another building shall have a separate water service connection, and a separate water meter as required by Section 700.040 of the City of Washington Municipal Code.*

SECTION 605
MATERIALS, JOINTS AND CONNECTIONS

CHAPTER 7
SANITARY DRAINAGE

SECTION 702
MATERIALS

TABLE 702.1 ABOVE-GROUND DRAINAGE AND VENT PIPE. Delete the following materials from the table:

1. Acrylonitrile butadiene styrene (ABS) plastic pipe in IPS diameters, including Schedule 40; DR 22 (PS 200) and DR 24 (PS 140); with a solid, cellular core or composite wall.

TABLE 702.2 UNDERGROUND BUILDING DRAINAGE AND VENT PIPE. Replace Table 702.2 with the following.

TABLE 702.2
UNDERGROUND BUILDING DRAINAGE AND VENT PIPE

MATERIAL	*STANDARD*
Cast-iron pipe	*ASTM A 74; ASTM A 888, CISPI 301*
Copper or copper alloy tubing (Type K, L, M or DWV)	*ASTM B 75; ASTM B 88; ASTM B 251; ASTM B 306*
Polyvinyl chloride (PVC) plastic pipe in IPS diameters, including Schedule 40, DR 22 (PS200) and DR 24 (PS) 140; with a solid core.	*ASTM D 2665; ASTM F 891, ASTM F 1488, CSA B181.2*
Polyvinyl chloride (PVC) plastic pipe with a 3.25-inch O.D. and a solid wall.	*ASTM D 2949, ASTM F 1488*

TABLE 702.3
BUILDING SEWER PIPE

MATERIAL	*STANDARD*
Cast-iron pipe	ASTM A 74; ASTM A 888; CISPI 301
Concrete Pipe	ASTM C14; ASTM C76; CAN/CSA A257.1 M; CAN/CSA A257.2M
Copper or copper-alloy tubing (Type K or L)	ASTM B 75; ASTM B 88; ASTM B 251
Polyvinyl chloride (PVC) plastic pipe in IPS diameters, including Schedule 40, DR 22 (PS200) and DR 24 (PS 140); with a solid-wall.	ASTM D 2665; ASTM F 891; ASTM F 1488
Polyvinyl chloride (PVC) plastic pipe in sewer and drain diameters, including PS 25, SDR 41 (PS28), PS 35, SDR 35 (PS 46), PS 50, PS 100, SDR 26 (PS 115), PS 140 AND PS 200; with a solid wall.	ASTM F 891; ASTM F 1488; ASTM D 3034; CSA B182.2; CAS B182.4

708.1.2 Building sewers. *sewers shall have a minimum of one (1) clean out capable of cabling both up and down stream, and* at intervals not more than 100 feet (30 480mm) *thereafter.. Building sewers* 8 inches (203mm) and larger shall have a manhole located more than 200 feet (60 960mm) from the junction of the building *drain* and *building sewer* and at intervals of not more than 400 feet (122 m). The interval length shall be measured from the cleanout or manhole opening, along the *developed length* of the piping to the next drainage fitting providing access for cleaning, a manhole or the end of the *building sewer.*

708.1.5 Cleanout size. Cleanouts shall be the same size as the piping served by the cleanout.

CHAPTER 9
VENTS

SECTION 903

VENT TERMINALS

903.1 Roof extension. Replace [NUMBER] with *twelve (12) inches.*

AIR ADMITTANCE VALVES

918.3 Permitted use. *Air admittance valves may not be used except when termination to the exterior is not possible, or approved by code official.*

CHAPTER 11
STORM DRAINAGE

SECTION 1113
SUMPS AND PUMPING SYSTEMS

1113.1.4.1 Discharge Piping Location: *All sump pump piping shall be discharged to the exterior. and diverted to a storm sewer conveyance or other approved collection point acceptable to the code official. Discharge into the sanitary sewer is prohibited.*

1113.1.5 Discharge. *(IPMC 304.7) Sump pump discharge and roof drainage shall be piped to a storm drain or to approved water course. Discharge into the sanitary sewer is prohibited. Discharging to or within 10 feet of a sidewalk, driveway, street or to create a nuisance to adjoin properties is prohibited.*

APPENDEX A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, R, S, T, and U.

END OF AMENDMENTS

CITY OF WASHINGTON, MO

AMENDMENTS TO THE INTERNATIONAL MECHANICAL CODE, 2015 EDITION

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CHAPTER 1
SCOPE AND ADMINISTRATON

SECTION 101
GENERAL

101.1 Title: These regulations shall be known as the Mechanical Code of *the City of Washington, County of Franklin, State of Missouri,* herein referred to as "this code".

102.6. Historic buildings. The construction alteration, repair, enlargement, restoration, relocation or movement of existing buildings or structures that are designated as historic buildings shall be in accordance with the provisions of this code as adopted. ~~The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings. The construction alteration, repair, enlargement, restoration, relocation or movement of existing buildings or structures that are designated as historic buildings shall be in accordance with the provisions of this code as adopted.~~

SECTION 106
PERMITS

106.5.2 Fee schedule. The fees for all mechanical work shall be ~~as indicated in the following schedule:~~ *be paid as required, in accordance with the schedule as established by the applicable governing authority.*

106.5.3 Fee refund. *Delete paragraph.*

SECTION 108
VIOLATIONS

108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of (A MISDIMEANOR), punishable by a fine or not more than (500.00) dollars or by imprisonment not exceeding (90 DAYS), or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

108.5 Stop work orders. Upon notice from the code official, work on any mechanical system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure 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 that (100.00) dollars or more than (500.00) dollars.

SECTION 109
MEANS OF APPEAL

109.1 THROUGH 109.7: *Delete paragraphs.*

109.1Appeal. *Appeals shall be made in accordance with the provisions of the Building Code.*

303.5 Indoor locations.
1. Water heaters, boilers, and other appliances producing condensate shall be installed in a room or space containing a trapped 2 inch minimum pipe size drain piped to an approved disposal location or system. The drain inlet shall be within 15 feet of the appliance and in the same room or space.

404.13.1 Trenches – *Shared.* *Fuel gas piping buried in trenches with electric, water supply, sewers or other utilities shall have a minimum of 18-inches separation from all other pipe or power supply systems.*

505.1 Domestic systems. Range hoods or other approved kitchen exhaust systems shall terminate and discharge to the outdoors through a duct. This duct shall have a smooth interior surface, shall be air tight, shall be equipped with a back-draft damper and shall be independent of all other exhaust systems.

M1602.2 Return air openings.

1. Openings shall not be located less than 10 feet (3048mm) measured in any direction from a fireplace, an open combustion chamber or draft hood of another appliance located in or transferring air too the same room or space.

END OF AMENDMENTS

CITY OF WASHINGTON, MO

AMENDMENTS TO THE INTERNATIONAL FIRE CODE, 2015 EDITION

Amendments to the International Fire Code, 2015 edition, are given in the following text. Each code section that corresponds to one of the following provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding section, sub-section or clause number in the code is hereby enacted and added thereto. Wording that is struck-though is to be deleted from the code. Wording in italics is to be inserted into code.

SCOPE AND ADMINISTRATION

SECTION 101
SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the Fire Code of *the City of Washington, County of Franklin, State of Missouri,* hereinafter referred to as "this code".

SECTION 102102.6 Historic Buildings. *The construction, alteration, repair, enlargement, restoration, relocation or movement of existing buildings or structures that are designated as historic buildings shall he in accordance with the provisions of this code as adopted.*

SECTION 103

103.2 Appointment. *The fire code official shall be the Fire Chief.* ~~The fire code official shall be appointed by the chief appointing authority of the jurisdiction; and the fire code official shall not be removed from office except for cause and after full opportunity to be heard on specific and relevant charges by and before the appointing authority.~~

SECTION 105
PERMITS

105.4.6 Retention of construction documents. *-One set of construction documents shall be retained by the Engineering Department for a period of not less than 180 days from the date from the date of completion of the permitted work, or as required by state or local laws. One set of approved construction documents shall be returned to the applicant, and said set shall be kept on the site of the building or work at all times during which the work authorized there by in progress. The construction documents specific to fire protection systems shall he retained on the premises and available at all times for fire department review in accordance with Section* 901.6.2

105.6.16 Fire hydrants and valves. *Refer to City Ordinance 490.036 for fire hydrant, placement, spacing, installation, color-coding and flows.*

105.16.1 An Operational Permit is required to use or operate fire hydrants or valves intended for fire suppression purposes which are installed on water systems and accessible to a fire apparatus access road that is open to or generally used by the public.

The signage shall be 2 1/2" wide x 4" high and have red letters on a white reflective background as specified and furnished by the City of Washington. Signage samples are given below. T indicates metal-plate-connected or finger-jointed wood roof trusses. E indicates one of the above listed lightweight engineered wood framing materials. S indicates the floor framing is protected by an automatic fire sprinkler system.

Commentary: *Some types of lightweight engineered wood-framed construction can quickly lose strength under certain fire conditions posing a hazard to both the occupant and first responder. This hazard has been studied by recognized authorities including Underwriters Laboratory, The National Institute of Occupation Safety and Health (NIOSH) and the American Wood Council. The addition of a sticker to the electric meter alerts the occupant and first responder to a potential hazard so that appropriate precautions may be taken in the event of a fire.*

Chapter 3

GENERAL REQUIREMENTS

SECTION 307

OPEN BURNING, RECREATIONAL FIRES

AND PORTABLE OUTDOOR FIREPLACES

307.1.2 ***Violation of open burning.*** *Any person, business or organization willfully open burning trade waste, debris, trash, etc. and causes a fire department response shall be fined $150 per hour per unit responding. In addition, a $150 per hour per every fire unit committed shall be assessed including responses to any exposure fires caused.*

307.6 Burning of Landscape or Land Clearance Waste

307.6.1 Burn permit required. *Open burning of landscape or land clearance waste disposal shall be allowed after obtaining a burn permit and proper authorization from the Fire Code Official and Missouri Department of Natural Resources (DNR). Such burn permit shall be valid for 30 days and shall only apply to the original burn pit. Any relocation of the burn pit will require an additional burn permit.*

3076.6.1.1 Materials Permitted. *Materials permitted to be burned shall be limited to natural vegetation including trees, limbs, shrubs, bushes and the like.*

307.6.1.2 Prohibited materials. *The burning of processed or milled wood, construction material or waste, garbage, rubbish of any kind, rubber, plastic or any synthetic material, flammable or combustible liquids shall be prohibited.*

Exception: *Combustible liquids only used as fuel to ignite the fire.*

307.6.1.3 Weather conditions. *The fire code official shall have the authority to prohibit burning at any time due to adverse weather or climatic conditions.*

307.6.2 Application. *An application for a burn permit shall be submitted at least 10 days before burning is planned to begin, and shall be in such form and contain such information as required by the fire code official. The application shall be accompanied by MO DNR approval for burning, a locator map or site plan showing the general location of the burn pit, and a deposit as required by Section 307.6.2.1*

307.6.2.1 Deposit. *In addition to the burn permit fee as required in Section 105.6.30 of this ordinance, a $500.00 cashier's check shall be submitted with the hum permit application. This money will be held for duration of the permit, and returned if no violations occur.*

307.6.3 Violation. *The first violation of Section 307.6 causing a fire department response shall cost the offender or property owner* ***$150.00*** *per hour per unit responding. This amount will be deducted for the original deposit.*

A second violation shall cost the offender or property owner the forfeiture of the deposit moneys and shall void the burn permit.

For this section, violations shall include, but are not limited to: burning without a permit, burning outside of the time restrictions, relocation and use of a pit without a separate burn permit, failure to notify dispatch agency, failure to attend the fire, failure to properly extinguish fire, excessive smoke, off-site embers or ashes, and the burning of prohibited materials.

307.6.4 Hours of operation. *Burning shall be conducted during the hours stipulated in the MO DNR requirements. Each day, the permittee shall notify the Washington Communication Center by telephone prior to starting the burn and again contact at the conclusion of the burning.*

307.6.6 Inspection prior to burning. *Prior to the issuance of the burn permit, the fire code official shall inspect the burning site to ensure compliance with provisions of this ordinance.*

307.6.7 Attendance. *The permittee shall designate a responsible person in charge to conduct and attend the burning. The responsible person in charge shall be required to have the necessary equipment, material and personnel to extinguish the fire at any time, and shall have a means of communication to call the fire department to respond to an emergency. The responsible person in charge shall attend the burning until it is completely extinguished each day.*

307.6.8 Final Inspection. *The permittee shall request, in writing, a final inspection of the burn pit and the return of deposit. The fire code official shall inspect the burn site to ensure the pit has been properly filled in with dirt. Upon approval of the final inspection by the fire code official the deposit money minus any deductions authorized in Section 307.6.3 shall be returned to the permittee.*

SECTION 316

HAZARDS TO ~~FIRE FIGHTERS~~ *FIRST RESPONDERS*

316.3 Pitfalls. The intentional design or alteration of buildings to disable, injure, maim or kill intruders is prohibited. No person shall install and use firearms, sharp or pointed objects, razor wire, explosives, flammable or combustible liquid containers or dispensers containing highly toxic, toxic, irritant or other hazardous materials in a manner which may passively or actively disable, injure, maim or kill a ~~fire fighter~~ *first responder* who forcibly enters a building for the purpose of controlling or extinguishing a fire, rescuing trapped occupants or rendering other emergency assistance.

CHAPTER 4

CHAPTER 5

FIRE SERVICE FEATURES

SECTION 503

FIRE APPARATUS ACCESS ROADS

503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 *and Appendix D.*

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than ~~20~~ *26* feet exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

503.2.4 Turning radius. The required turning radius of a fire apparatus shall be determined by the fire code official. *The minimum required turning radius shall be determined by the worst case turning radius of fire units in service in additional to an overhang clearance six (6) feet beyond the outside radius of the curvature. All measurements shall he to the inside face of the curb.*

503.2.4.1 The minimum turning radii shall be 30 feet inside and 50 feet outside measured from the inside face of curb.

Section 503.6 Delete and replace with:. *Fire apparatus shall not be required to pass through more than one gate to access, or pass through, any part of a subdivision, development, facility or building.*

Exception: *Security gates meeting the requirements of Section 503.6*

SECTION 505

PREMISES IDENTIFICATION

505.1 Address identification. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or sides of the building with emergency responder access. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) *for residential, 6 inches (152 mm) high with a minimum stroke width of 0.75 inch (19 mm) for commercial and, 10 inches (254 mm) high with a minimum stroke of 1.00 inches (25.4 mm) for industrial.* Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

SECTION 506
KEY BOXES

506.1 Where required. *Where access is necessary to or within a structure or an area is restricted because of secured openings, or where the structure is protected by an automatic fire alarm, fire suppression system, or any multi-tenant retail structure, the Fire Code Official is authorized to require a Knox Box key box(es) to be installed in an approved location(s). The key box(es) shall contain master keys to gain access throughout a structure as required by the fire code official. When more than one Knox Box is installed, the boxes shall be marked to indicate that more than one box is present. All access codes, cards or other pertinent information for* accessing or operating alarm systems shall be provided, laminated and maintained in the Knox Box.

Section 507

FIRE PROTECTION WATER SUPPLIES

507.2.1 Private fire service mains. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 *and Section 700.070,(K) of the Code of the City of Washington.*

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall ~~be determined by an approved method~~ meet *the requirements of the Code of the City of Washington, Section 490.036, paragraph D.*

507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than ~~400 feet (122 m)~~ *300 feet (91 in)* from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided ~~where required by the fire code official~~ *as required by the Code of the City of Washington, Section 490.036, paragraph D.*

Exceptions:

~~#1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183m).~~

~~#2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 e03.3.1.2, the dis-ta-nce requirement shall be 600 feet~~

CHAPTER 6

BUILDING SERVICES AND SYSTEMS

SECTION 607

ELEVATOR RECALL AND MAINTENANCE

607.7 Elevator key location. Keys for the elevator car doors and fire-fighter service keys shall be kept in an approved *Knox Box* in an approved location for immediate use by the Fire Department. *Obtain location approval from the Fire Code Official.*

CHAPTER 7

CHAPTER 8

CHAPTER 9

FIRE PROTECTION SYSTEMS

SECTION 903

AUTOMATIC SPRINKLER SYSTEMS

903.2.6 Group I. An automatic sprinkler system shall be provided throughout buildings *including all combustible attic spaces* with a Group I fire area.

Exception: An automatic fire sprinkler system installed in accordance with Section-903.3.1.2 or 903,34,3-shall be allowed in Group-1-facilities.

903.2.7 Group M *or Group B.* An automatic sprinkler system shall be provided throughout buildings containing a Group M *or Group B* occupancy where one of the following conditions exists:

1. A Group M or Group B fire area exceeds 12,000 square feet (1115 m^2).
2. A Group M or Group B fire area is located more than three stories above grade plane.
3. The combined area of all Group M or Group B fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m^2).
4. A Group M or Group B occupancy is used for the display and sale of upholstered furniture or mattresses exceeding 5,000 square feet (464 m^2).

903.2.11.3 Buildings more than ~~55~~ 35 feet in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories ~~with an occupant load of 30 or more located 55~~ 35 feet or more above the lowest level of fire department vehicle access, measured to the finished floor, *regardless of occupancy.*

Exception #1, #2.

903.3.1.2 NFPA 13R sprinkler systems. Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet in height above grade plane shall be permitted to be installed throughout *buildings including all combustible attic spaces in* accordance with NFPA 13R.

The number of stories of Group R occupancies constructed in accordance with Section 510.2 and 510.4 shall be measured from the horizontal assembly creating separate buildings.

903.3.5 Water supplies. Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1. *A separate domestic water connection shall be made at least ten (10)*

feet from the fire sprinkler connection on the City main. All connections shall be made and approved by the Public Works Department. A private fire water main may supply the fire sprinkler system and domestic supply provided the private main is approved by the Public Works and Fire Departments. The potable water supply shall be protected against backflow in accordance with the requirements of this section and the International Plumbing Code.

903.3.8 Test outlet. An inspector's test outlet, equivalent to the flow from a single sprinkler of the smallest orifice size installed in the system, shall be installed on each floor where a water flow alarm device is required in Section 903.4.2. The test outlet shall he piped to the exterior of the building where the full flow will not create damage or, to an interior drain properly sized to accept full flow to atmospheric pressure.

903.4 Sprinkler system supervision and alarms.

Exceptions: *Delete exception #7.*

903.4.2 Alarms. Approved audible *and visual* device(s), located on the exterior of the building in an approved location above grade at a level high enough to prevent tampering, shall be connected to each automatic sprinkler system *and activate only with the activation of a water flow switch.* Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. *A separate water-flow switch shall be located at the point of connection to the riser on each floor of all multi-floored buildings.* Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

903.4.3 Floor control valves. Approved supervised indicating control valves shall be provided at the point of connection to the riser on each floor in ~~high-rise~~ *multi-floor* buildings.

SECTION 907

FIRE ALARM DETECTION SYSTEMS

907.2.3 Group E.

Exceptions: *Delete exception #1.*

907.2.4 Group F.

Exceptions: *Delete exception.*

907.2.6.1 Group I-1.

Exceptions: *Delete exception #1.*

907.2.8.1 Manual Fire Alarm System. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-1 occupancies.

Exceptions: *Delete exception #1, #2.*

SECTION 912

FIRE DEPARTMENT CONNECTIONS

912.2 Location. With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connections

Shall be approvedby the Fire Official and as follows:

1. *Fire department Siamese connections shall be on the address side of the building or unless otherwise required by the fire code official.*
2. *Fire department Siamese connections shall he located not more than seventy-five (75) feet from a fire hydrant.*
3. *When fire department Siamese connections are located in an area where vehicles may he parked or standing, said parking or standing shall be restricted for fifteen (15) feet in each direction from the Siamese fire connection.*

SECTION 913
FIRE PUMPS

913.4 Valve supervision. Where provided, the fire pump suction, discharge and bypass valves and the isolation valves on the backflow prevention device or assembly shall be supervised open by one of the following methods:

1. Central Station, proprietary or remote station signaling service.

Delete # 2, #3

CHAPTER 10

MEANS OF EGRESS

1004.5.1 Outdoor area Occupant Load. *Outdoor areas with an occupant load greater than 50 or a Group A occupancy with a yard, patio, or similar outdoor area shall have at least one direct means to the public way.*

SECTION 1008

MEANS OF EGRESS ILLUMINATION

***1008.3.6 Power Supply Testing**. When means of egress illumination consist of recessed lighting fixtures, or fixtures more than eight (8) feet above the finished floor line, the egress lighting shall be on a labeled dedicated electrical circuit so that when the egress lighting circuit is turned off the emergency power supply activates. Any means of egress illumination that does not have an external readily visible test button, shall have a red dot permanently affixed to the fixture in visible location as approved by the Fire Code Official.*

CHAPTER 11

CHAPTER 12

CHAPTER 13

CHAPTER 14

CHAPTER 15

CHAPTER 16

CHAPTER 17

CHAPTER 18

CHAPTER 19

CHAPTER 20

CHAPTER 21

CHAPTER 22

CHAPTER 23

MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES

SECTION 2306

FLAMMABLE AND COMBUSTIBLE LIQUID MOTOR FUEL-DISPENSING FACILITES

2306.2.2 Above ground tanks located inside buildings. *Above ground storage tanks for the storage of combustible liquids shall he* ***prohibited*** *except when allowed by special use permit from the City of Washington City Council. Above ground storage tanks for the storage of flammable liquids shall be* ***prohibited.*** *When permitted,* above ground tanks for the storage of Class I, II and IIIA liquid fuels ~~are allowed to be located in buildings. Such tanks~~ shall be located in special enclosures complying with Section 2206.2.6, in a liquid storage room or a liquid storage warehouse complying with Chapter 57, or shall be listed and labeled as protected above ground tanks in accordance with UL 2085.

2306.2.3 Above ground tanks located outside, above grade. *Above ground storage tanks for the storage of combustible liquids shall he* ***prohibited*** *except when allowed by special use permit from the City of Washington City Council. When permitted, above ground storage tanks shall not be used for the storage of Class I, II and III liquid motor fuels, except as provided by this section.*

1. ~~Above ground tanks used for outside, above grade storage of Class I liquids shall be listed and labeled as protected above ground tanks and be in accordance with chapter 57 and UL 2085. Such tanks shall be located in accordance with Table 2206.2.3.~~

2. Above ground tanks used for outside, above grade storage of Class II or IIIA liquids shall be listed and labeled as protected above ground tanks in accordance with UL 2085 and shall be listed and labeled as protected above ground tanks in accordance with UL 2085 and shall be installed in accordance with Chapter 57. Tank locations shall be in accordance with **Table 2206.2.3.**

   Exception: Other above ground tanks that comply with Chapter 57 where approved by the Fire Code Official

3. Tanks containing fuels shall not exceed 12,000 gallons (45420 L) in individual capacity or 48,000 gallons (181680 L) in aggregate capacity. Installations with the maximum allowable aggregate capacity shall be separated from other such installations by not less than 100 feet (30480 mm).

4. Tanks located at farms, construction projects, or rural areas shall comply with Section 5706.2.

APPENDIX D
FIRE APPARATUS ACCESS ROADS

SECTION D103

MINIMUM SPECIFICATIONS

D103.3 Turning radius. The required turning radius of a fire apparatus shall be determined by the fire code official. *Theme required turning radius shall he determined by the worst case turning radius of fire units in service in additional to an overhang clearance six (6) feet beyond the outside radius of the curvature. All measurements shall be to the inside face of the curb.*

D103.1 *The minimum turning radii shall be 30 feet inside and 50 feet outside measured from the inside face of curb.*

END OF AMENDMENTS

CITY OF WASHINGTON, MO

AMENDMENTS TO THE INTERNATIONAL FUEL GAS CODE, 2015 EDITION

Amendments to the International Fuel Gas Code, 2015 edition, are given in the following text. Each code section that corresponds to one of the following provisions is hereby deleted where so noted or amended to read as set forth below. Each provision set out below without a corresponding section, sub-section or clause number in the code is hereby enacted and added thereto. Wording that is struck-though is to be deleted from the code. Wording in italics is to be inserted into code.

CHAPTER 1
SCOPE AND ADMINISTRATON

SECTION 101
GENERAL

101.1 Title: These regulations shall be known as the Fuel Gas Code of *the City of Washington, County of Franklin, State of Missouri,* herein referred to as "this code".

102.6. Historic buildings. The construction alteration, repair, enlargement, restoration, relocation or movement of existing buildings or structures that are designated as historic buildings shall be in accordance with the provisions of this code as adopted. ~~The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when such buildings or structures are judged by the code official to be safe and in the public interest of health, safety and welfare regarding any proposed construction, alteration, repair, enlargement, restoration, relocation or moving of buildings. The construction alteration, repair, enlargement, restoration, relocation or movement of existing buildings or structures that are designated as historic buildings shall be in accordance with the provisions of this code as adopted.~~

SECTION 106
PERMITS

106.6.2 Fee schedule. The fees for all work shall be ~~as indicated in the following schedule:~~ *be paid as required, in accordance with the schedule as established by the applicable governing authority.*

106.6.3 Fee refund. *Delete paragraph.*

SECTION 108
VIOLATIONS

108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of (**A MISDEMEANOR**), punishable by a fine or not more than (**500.00**) dollars or by imprisonment not exceeding (**90 DAYS**), or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

108.5 Stop work orders. Upon notice from the code official, work on any mechanical system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure 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 that (100.00) dollars or more than (500.00) dollars.

SECTION 109
MEANS OF APPEAL

109.1 THROUGH 109.7: *Delete paragraphs.*

109.1Appeal. *Appeals shall be made in accordance with the provisions of the Building Code.*

(401.5) identification: For other than steel pipe, exposed piping shall be identified by a yellow label marked "Gas" in black letters. The marking shall be spaced at intervals not exceeding 5 feet (1524 mm). ~~The marking shall not be required on pipe located in the same room as the appliance served.~~

(404.12) Minimum burial depth. *Underground piping system shall be installed a minimum depth of ~~12~~ 18 inches below grade*

(404.12.1) Individual outside appliances. *Individual lines to outdoor lights, grills and other appliances shall be installed not less than ~~8~~ 12 inches below finished grade, provided that such installations is approved and is installed in locations not susceptible to physical damage.*

(404.13.1) Trenches – Shared. Fuel gas piping buried in trenches with electric, water supply, sewers or other utilities shall have a minimum of 18-inches separation from all other pipe systems.

(409.5.1) Delete "located *in the firebox of a fire place"*

409.5.1.1 Gas Fireplace Service Valve: *Each gas fireplace shall be provided with a shutoff valve separate from the appliance, and shall be placed in a location protected from being damaged and accessible for operation of the valve.*

(409.5.3) Located at Manifold: *Delete Section.*

(503.10.2.2) Vent Connectors Located in Unconditioned Areas: *Delete the exception.*

(603.1) Delete and replace with: Log Lighters: *Log lighters are not permitted.*

END OF AMENDMENTS