

**REGULAR MEETING OF WASHINGTON, MISSOURI CITY COUNCIL
TUESDAY, SEPTEMBER 5, 2023 - 7:00 P.M.
COUNCIL CHAMBER, 405 JEFFERSON STREET, WASHINGTON, MISSOURI**

	<u>SUGGESTED</u>	
	<u>COUNCIL ACTION</u>	
1. <u>INTRODUCTORY ITEMS:</u>		
Roll Call / Pledge of Allegiance		
Approval of the Minutes from the August 21 & 28, 2023, Council Meetings	Need Motion/Mayor	Memo
<u>Approval and Adjustment of Agenda including Consent Agenda</u>	Need Motion/Mayor	Memo
a. High Street Extension/Sophia Waterline Change Order #1, Change Order #2 & Final Payment Request		
2. <u>PRIORITY ITEMS:</u>		
<u>Mayor's Presentations, Appointments & Reappointments</u>		
a. Resolution – Thank You Steve Strubberg	Mayor	
b. Washington Historic Preservation Commission Appointments	Approve/Mayor	Memo
c. Washington Tax Increment Financing Commission Appointment	Approve/Mayor	Memo
d. Washington Tax Increment Financing Commission Reappointments	Approve/Mayor	Memo
3. <u>PUBLIC HEARINGS:</u>		
4. <u>CITIZENS COMMENTS:</u>		
5. <u>UNFINISHED BUSINESS:</u>		
6. <u>REPORT OF DEPARTMENT HEADS:</u>		
a. Building Code Amendments	Discussion	
7. <u>ORDINANCES/RESOLUTIONS:</u>		
a. An ordinance authorizing and directing the City Administrator to execute Washington Regional Airport Lease Agreements for hangar space.	Read & Int/Read/Vote/Mayor	Memo
b. An ordinance authorizing and directing the City of Washington, Missouri to enter into a Sales Contract with Region Welding of Missouri for the purchase of one (1) 28' Gooseneck Deckover Trailer.	Read & Int/Read/Vote/Mayor	Memo
8. <u>COMMISSION, COMMITTEE AND BOARD REPORTS:</u>		
9. <u>MAYOR'S REPORT:</u>		
a. Special Council Meeting – September 27, 2023, 6:00 p.m.		

10. CITY ADMINISTRATOR’S REPORT:

11. COUNCIL COMMENTS:

12. CITY ATTORNEY’S REPORT:

Public Vote on whether or not to hold a closed meeting to discuss personnel, legal and real estate matters pursuant to Section 610.021 RSMo (2000).

Roll Call Vote

13. INFORMATION:

- a. General Sales Tax Report
- b. Capital Improvements Sales Tax Report
- c. Transportation Sales Tax Report
- d. Local Option Use Tax Report
- e. Budget Report
- f. E-Cycle Collection Event – October 14, 2023

14. ADJOURNMENT:

NOTICE: COPIES OF THE PROPOSED ORDINANCES ON THIS AGENDA ARE AVAILABLE FOR PUBLIC INSPECTION PRIOR TO THE TIME THE BILL IS UNDER CONSIDERATION BY THE CITY COUNCIL.

POSTED BY SHERRI KLEKAMP, CITY CLERK, AUGUST 31, 2023

A COPY OF THIS NOTICE IS ALSO AVAILABLE ONLINE AT www.washmo.gov

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, AUGUST 21, 2023**

INTRODUCTORY ITEMS:

The Regular Meeting of the City of Washington, Missouri, City Council was held on Monday, August 21, 2023, at 7:00 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

Mayor:	Doug Hagedorn	Present
Council Members: Ward I	Al Behr	Present
	Duane Reed	Present
Ward II	Mark Hidritch	Present
	Mark Wessels	Absent
Ward III	Chad Briggs	Present
	Jeff Patke	Present
Ward IV	Mike Coulter	Present
	Joe Holtmeier	Absent
Also Present:	City Attorney	Mark Piontek
	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Economic Development Director	Sal Maniaci
	Human Resources Manager	Shauna Pfitzinger
	Street Superintendent	Tony Bonastia
	Interim City Engineer	Charles Stankovic
	Police Chief	Jim Armstrong
	Fire Chief	Tim Frankenberg
	Emergency Management Director	Mark Skornia
Building Official	Blake Marquart	
Communications Director	Jennifer Brune	

Originals and/or copies of agenda items of the meeting, including recorded votes are available on record in the office of the City Clerk. Each ordinance is read a minimum of twice by title, unless otherwise noted.

Approval of Minutes:

* Approval of the Minutes from the August 7, 2023, Council Meeting

A motion to accept the minutes as presented made by Councilmember Patke, seconded by Councilmember Coulter, passed without dissent.

(Remaining of page intentionally left blank)

Approval and Adjustment of Agenda including Consent Agenda:

- * Collector's/Treasurer's Report Summary – March 2023
- * Investment Report – March 2023
- * Liquor License: Droege's Caterers LLC

A motion to accept and approve the agenda including the consent agenda accordingly made by Councilmember Behr, seconded by Councilmember Briggs, passed without dissent.

PRIORITY ITEMS:

- * Washington Fire Department Officers

August 9, 2023

Honorable Mayor and City Council

City of Washington

405 Jefferson Street

Washington, MO. 63090

RE: Ordinance 17-11667

Honorable Mayor and City Council:

Pursuant to the aforementioned ordinance, I am forwarding for your review the names of the Officers selected by the membership to serve the Washington Fire Department through July 2024.

Fire Chief-Tim Frankenberg

Assistant Chief-Mark Skornia

Deputy Chief of Support-Mike Holtmeier

Deputy Chief of Administration-Louis "Buzz" Eckelkamp III

The Fire Company Membership stands at 74 with recruitment a constant priority.

If you have additional questions, feel free to contact me.

Yours in service,

Tim Frankenberg

Fire Chief

A motion to accept and approve the reappointments made by Councilmember Patke, seconded by Councilmember Hidritch, passed without dissent.

Mayor's Presentations, Appointments & Reappointments:

- * Proclamation – Celebrating Othmar "Ott" Jasper

Celebrating

Othmar "Ott" Jasper

WHEREAS, Othmar "Ott" Jasper was born in Washington, Missouri on July 1, 1920, and is one of Franklin County's oldest Word War II Veterans; and

WHEREAS, Ott served in the United States Army from 1942 to 1945 and landed with his unit at Utah Beach in 1944. The unit fought through France, Belgium, Holland, Luxembourg and Germany; and

WHEREAS, he served as a Tank Gunner and was promoted to Sergeant as Commander of a Sherman Tank throughout the final days of the war; and

WHEREAS, throughout his service, Ott earned seven medals, including two Purple Hearts.

NOW THEREFORE, I James D. Hagedorn, by virtue of the authority vested in me as Mayor of the City of Washington, and on behalf of the entire City Council hereby extend Ott Jasper our token of affection and admiration with which you are regarded in this city.

In Witness Whereof, I have hereunto set my hand and caused to be affixed the Seal of the City of Washington, Missouri this 21st day of August 2023.

James D. Hagedorn

Mayor

* Proclamation – Recognizing Mark Skornia

RECOGNIZING MARK SKORNIA

FOR HIS SERVICE TO THE CITY OF WASHINGTON

AND WISHING HIM CONTINUED SUCCESS UPON

HIS RETIREMENT FROM PUBLIC SERVICE

WHEREAS, It is with great admiration and respect, we honor Mark Skornia, a valued employee of the City of Washington, on the occasion of his retirement after six (6) years of dedicated service to the City of Washington as Emergency Management Director; and

WHEREAS, he started his public service career with the Washington Volunteer Fire Company in August of 1980 and served as Secretary from June 1982 to June 1984. Mark rose through the ranks and became First Lieutenant from July 1984 to July 1988, Second Lieutenant from July 1989 to July 1990, Captain from July 1990 to July 1997, Assistant Chief from June 1997 to June 2017 and was re-elected as Assistant Chief in 2021 where he still serves; and

WHEREAS, Mark joined the City of Washington in August 2017 as Emergency Management Director where he has faithfully served the community. During his tenure, he served as Safety Officer, trained Staff in CPR and AED usage, instructed NIMS Training to Staff and Elected Officials, navigated us through COVID-19, revived the City's Safety Program helping to reduce employee injuries and raising safety awareness and how it affects Worker's Compensation Premiums, and coordinated replacement of back up generators in critical infrastructure buildings within the City; and

WHEREAS, his years of service have been marked by exemplary dedication to the best interest of our community and the public safety of our employees and citizens. Mark is entitled to just recognition for his efforts in the important work for the good in the growth and development of the City of Washington, where he is proud to be a part of the community as a whole.

NOW, THEREFORE, I, JAMES D. HAGEDORN do hereby honor and congratulate Mark Skornia for six (6) years of dedicated public service with the City of Washington and speaking on behalf of the City Council and all our citizens, do hereby tender to him this Proclamation extending our congratulations on his retirement, and our best wishes to him for continued success, happiness and good health in the years to come.

James D. Hagedorn, Mayor

Sherri Klekamp, City Clerk

(Remaining of page intentionally left blank)

* Washington Historic Preservation Commission Appointment

August 11, 2023

City Council

City of Washington

Washington, Missouri 63090

Dear Council Members:

I herewith submit for your approval the following for appointment to the Washington Historic Preservation Commission:

Deanna Fitzgerald – term ending August 2024

(Filling vacancy of Danielle Grotewiel)

Respectfully submitted,

James D. Hagedorn

Mayor

A motion to accept and approve the appointment made by Councilmember Patke, seconded by Councilmember Behr, passed without dissent.

PUBLIC HEARINGS

* Rezoning – 1780 High Street

July 26, 2023

Mayor & City Council

City of Washington

Washington, MO 63090

File No. 23-0603-Rezoning 1780 High Street from R-1C, Single Family Attached to PDR, Planned Residential.

Dear Mayor & City Council,

At the regular meeting of the Planning & Zoning Commission held on July 10, 2023 the above mentioned rezoning was approved with a unanimous vote.

Sincerely,

Thomas R. Holdmeier

Chairman

Planning & Zoning Commission

Maniaci: Good Evening, Council. There are four items here under 3a., b., c. and d., that are all relating to the same project. We've looked at this a couple of times now but as it is a planned development, it does have to go through a couple of different processes to get approved.

Typically, we would do a resolution to approve the Preliminary Development Plan and if there's any comments or changes we would then come back to a separate meeting with the ordinance for the final, but at our last, at both P&Z members, P&Z meetings, and the last time it came to Council there were no comments or changes so we asked Piontek if we could just do it all at once and that's what we're doing here tonight.

So, just to refresh your memory, it is this property located on the south of the new High Street extension, 1780 High Street, directly across from what is now going to be the Phase 3 of Riverbend Estates and here's the property it currently is that R-1C Single-Family Attached, so for more traditional duplexes, here's the zoning that surrounds it, so there's a lot of senior

communities zoning in the general area and for their target market that obviously matches the area. This is an out dated map, we've since then annexed this, so this donut is no longer there.

This is the site plan that is approved with the rezoning, 25 units. You can see here more traditional, there's single-story duplexes but instead of the traditional duplexes, you have a fourplex, two sixplexes, a duplex, a fourplex and a threeplex, and then Walter Way here is 30 feet wide but with a full cul-de-sac and then they'll have no parking on one side as required in the code.

Again, a rendering of what they will look like, per the planned development requirements. And then, just a little bit more details when it came to the utilities, grading work and all of that. This did go to site plan multiple times. Actually, a lot of the improvements were already in before they submitted because again, this was going to be traditional duplexes so some of the improvements went in for that and then it was sold to Bridgewater Communities and they were able to design this around the existing infrastructure. So, there wasn't too much of comments or changes again from our city staff.

So, that's really all we have. We recommend approval of the development. Again, Planning and Zoning reviewed twice and both times unanimously approved passing this rezoning and development plan.

Happy to answer any of your questions. I did see Tim Miller here as well with Bridgewater if you have any questions for him.

Behr: No questions, I'll move to accept it into the minutes.

Hagedorn: Okay.

Lamb: I think you have to open it up to the public.

Maniaci: We have to ask yeah, *inaudible*...

Lamb: It's a public hearing, so you have to go ahead and open it up.

Hagedorn: Is there anyone in the audience have any questions or would like to address the Council concerning this proposal...

Lamb: Application.

Hagedorn: Or application? Okay.

With no further discussion, a motion to accept this item into the minutes made by Councilmember Behr, seconded by Councilmember Patke, passed without dissent.

Bill No. 23-12852, Ordinance No. 23-13816, an ordinance rezoning 1780 High Street from R-1C Single-Family Attached to PDR-Planned Residential in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Behr.

With no further discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

(Remaining of page intentionally left blank)

Resolution No. 23-13817, a resolution approving the Preliminary Development Plan submitted by Bridgewater Communities, Inc. for the property located at 1780 High Street, Washington, Missouri.

The resolution was introduced by Councilmember Behr, seconded by Councilmember Briggs. With no further discussion, the resolution passed.

Bill No. 23-12853, Ordinance No. 23-13818, an ordinance approving the Final Development Plan submitted by Bridgewater Communities, Inc. for the property located at 1780 High Street, Washington, Missouri.

The ordinance was introduced by Councilmember Patke.

With no further discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

CITIZENS COMMENTS

* None

UNFINISHED BUSINESS

* None

REPORT OF DEPARTMENT HEADS

* Washington Police Explorer Post 2438

August 15, 2023

*To: Washington City Council
Mayor Doug Hagedorn*

From: Chief Jim Armstrong

*Re: Washington Police Explorer Post
Honorable Mayor and City Council,*

I would like to recognize the Washington Missouri Police Explorer Post 2438. Members of the post recently spent a week at Lindenwood University for the 2023 St Louis Area Law Enforcement Academy. They participated in competitions against other explorer posts from the St. Louis region. They also learned about DWI investigations, crash investigations, traffic stops, K9, SWAT, firearms, defensive tactics, crime scene processing, and many other topics. The explorer post earned three 3rd place awards. One for a C.I.T. incident, one for a shooting investigation and one for arrest and search procedures.

The explorers along with their police advisors, Officer Mindy Schmelz and Officer Nolan Crawford, worked hard for several months to prepare for the academy. The young people in the program set a positive example for other youth in the community. Please join me in congratulating members of the Washington Missouri Explorer Post 2438 and their advisors.

Respectfully,

Chief James Armstrong

ORDINANCES/RESOLUTIONS

Bill No. 23-12854, Ordinance No. 23-13819, an ordinance amending the 2023 Budget of the City of Washington, Missouri for the purchase and installation of a 100kW Generator and Transfer Switch for the Communications Division at the Public Safety Building.

The ordinance was introduced by Councilmember Patke.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Bill No. 23-12855, Ordinance No. 23-13820, an ordinance authorizing and directing the execution of a Maintenance Agreement by and between the City of Washington, Missouri and AT&T for maintenance of 911 call handling equipment and services and amend the 2023 Budget.

The ordinance was introduced by Councilmember Patke.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Bill No. 23-12856, Ordinance No. 23-13821, an ordinance amending the 2023 Budget of the City of Washington, Missouri for construction of the East-West Parkway Project.

The ordinance was introduced by Councilmember Patke.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Bill No. 23-12857, Ordinance No. 23-13822, an ordinance authorizing and directing the execution of a Contract Agreement by and between the City of Washington, Missouri and K.J. Unnerstall Construction Company for the Second Street Improvements Project and amend the 2023 Budget.

The ordinance was introduced by Councilmember Patke.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Bill No. 23-12858, Ordinance No. 23-13823, an ordinance authorizing and directing the execution of a Contract Agreement by and between the City of Washington, Missouri and N.B. West Contracting for the Westlink Drive Improvement Project STP-6400(627).

The ordinance was introduced by Councilmember Patke.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Bill No. 23-12859, Ordinance No. 23-13824, an ordinance providing for the approval and acceptance of minimum improvements for maintenance for River Place Subdivision Plat II, in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Patke.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Bill No. 23-12860, Ordinance No. 23-13825, an ordinance authorizing and directing the execution of a Residential Sale Contract and Amendment to Sale Contract by and between the City of Washington, Missouri and Myles Branch.

The ordinance was introduced by Councilmember Behr.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Bill No. 23-12861, Ordinance No. 23-13826, an ordinance authorizing and directing the execution of a Special Sale Contract by and between the City of Washington, Missouri and R.C. Schrader Construction, LLC.

The ordinance was introduced by Councilmember Patke.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Bill No. 23-12862, Ordinance No. 23-13827, an ordinance repealing Ordinance No. 23-13789 and enacting in lieu thereof an ordinance authorizing and directing the Acceptance of a General Release and Settlement Agreement by and between the City of Washington, Missouri and Kist, LLC.

The ordinance was introduced by Councilmember Hidritch.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Bill No. 23-12863, Ordinance No. 23-13828, an ordinance amending the provisions of Chapter 335 Schedule II of the Code of the City of Washington, Missouri by adding provisions for a stop sign at the location described below.

The ordinance was introduced by Councilmember Patke.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Bill No. 23-12864, Ordinance No. 23-13829, an ordinance approving a Boundary Adjustment for Stone Crest Subdivision Plat 19, in the City of Washington, Franklin County, Missouri.
The ordinance was introduced by Councilmember Patke.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Bill No. 23-12865, Ordinance No. 23-13830, an ordinance approving a Boundary Adjustment for the Wash Mo Main Street Development Plat II, in the City of Washington, Franklin County, Missouri.

The ordinance was introduced by Councilmember Behr.

After a brief discussion, the ordinance was read a second time and approved on the following vote; Reed-aye, Coulter-aye, Hidritch-aye, Patke-aye, Briggs-aye, Behr-aye, Wessels-absent, Holtmeier-absent.

Resolution No. 23-13831, a resolution adopting a 2023 Community Economic Development Strategy.

The resolution was introduced by Councilmember Patke, seconded by Councilmember Behr. After discussion, the resolution passed.

COMMISSION, COMMITTEE AND BOARD REPORTS

- * None

MAYOR'S REPORT

- * Special Council Meeting – August 28, 2023, 6:00 p.m.
- * Next Regular Council Meeting – Tuesday, September 5, 2023, due to the Labor Day Holiday

CITY ADMINISTRATOR'S REPORT

- * Emergency Management Director interviews are tomorrow.
- * A Public Hearing for the sewer rate increase will be held during a Special Council Meeting on September 27, 2023. Ordinance to follow the hearing.

COUNCIL COMMENTS

- * Nice to see the Council Chambers full this evening.
- * Discussions on monthly expense reports, Highway 100 Medians and asphalt work.

(Remaining of page intentionally left blank)

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 8:00 p.m. by Councilmember Patke, seconded by Councilmember Briggs passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL
CITY OF WASHINGTON, FRANKLIN COUNTY, MISSOURI
MONDAY, AUGUST 28, 2023**

INTRODUCTORY ITEMS:

The Special Meeting of the City of Washington, Missouri, City Council was held on Monday, August 28, 2023, at 6:00 p.m. in the Council Chamber. Mayor Doug Hagedorn opened the meeting with roll call and Pledge of Allegiance.

Mayor:	Doug Hagedorn	Present
Council Members: Ward I	Al Behr	Present
	Duane Reed	Present
Ward II	Mark Hidritch	Present
	Mark Wessels	Absent
Ward III	Chad Briggs	Present
	Jeff Patke	Present
Ward IV	Mike Coulter	Present
	Joe Holtmeier	Absent
Also Present:	City Administrator	Darren Lamb
	City Clerk	Sherri Klekamp
	Police Chief	Jim Armstrong
	Human Resources Manager	Shauna Pfitzinger
	Finance Director	Mary Sprung
	Communications Director	Jennifer Brune

Originals and/or copies of agenda items of the meeting, including recorded votes are available on record in the office of the City Clerk. Each ordinance is read a minimum of twice by title, unless otherwise noted.

PRIORITY ITEMS:

* Budget Workshop

City Administrator Darren Lamb discussed cost of living and merit increases for all employees. Discussion ensued.

PUBLIC HEARINGS

* City of Washington Tax Levy

A public hearing will be held on August 28, 2023, at 6:00 P.M., or as soon thereafter as the public may be heard, in the Council Chambers of City Hall of said City to set the proposed property tax rates for the City of Washington and the City of Washington Library District. Citizens may be heard on the following proposed property tax rates:

(Remaining of page intentionally left blank)

<i>ASSESSED VALUATION</i>	<u>CITY OF WASHINGTON</u>	
	<i>PROPOSED TAX YEAR</i>	<i>PRIOR TAX YEAR</i>
<i>Real Estate</i>	\$349,941,585	\$325,998,624
<i>Personal Property</i>	<u>80,071,832</u>	<u>84,568,737</u>
TOTAL	\$430,013,417	\$410,567,361

Based on Missouri State statutes, the permitted 2023 tax levy for the general operating levy of the City of Washington is \$0.5641 per \$100 of assessed valuation.

<i>FUND</i>	<i>TAX REVENUE FOR 2023-2024</i>	<i>PROPOSED TAX RATE</i>	<i>PRIOR YEAR TAX REVENUE</i>	<i>INCREASE (DECREASE)</i>
<i>General Fund</i>	\$2,369,791	\$0.5641/\$100	\$2,313,122	\$56,669 2.5%

<i>ASSESSED VALUATION</i>	<u>CITY OF WASHINGTON - LIBRARY DISTRICT</u>	
	<i>PROPOSED TAX YEAR</i>	<i>PRIOR TAX YEAR</i>
<i>Real Estate</i>	\$140,029,698	\$130,067,759
<i>Personal Property</i>	<u>30,061,419</u>	<u>31,598,669</u>
TOTAL	\$170,091,117	\$161,666,428

Based on Missouri State statutes, the permitted 2023 tax levy for the general operating levy of the City of Washington – Library District is \$0.1909 per \$100 of assessed valuation.

<i>FUND</i>	<i>TAX REVENUE FOR 2023-2024</i>	<i>PROPOSED TAX RATE</i>	<i>PRIOR YEAR TAX REVENUE</i>	<i>INCREASE (DECREASE)</i>
<i>Library Fund</i>	\$320,562	\$0.1909/\$100	\$307,651	\$12,911 4.2%

MAXIMUM ALLOWED, BY MO STATE STATUTES:

TOTAL OF BOTH TAX LEVIES: \$0.7550/\$100

RATES ARE CONTINGENT ON FINAL ASSESSED VALUATIONS AND COMPLIANCE WITH STATE LAWS.

CITY OF WASHINGTON, MISSOURI

Publish in *The Missourian*, Weekend edition, August 18-19, 2023 and in the August 23, 2023 edition.

Lamb: Mary's coming up.

Sprung: Okay, included in your packet is an ordinance for levying and imposing the tax levy for both the City of Washington and the Library District as well.

So, for the City of Washington the total assessed valuation this year came in at \$430,013,417. What is permitted for the 2023 Tax Levy is .5641, a rate of .5641 per \$100 of

assessed valuation. That will bring tax revenue of \$2,369,791, which is an increase of approximately 57,000 or 2.5% over last year.

And the same information for the Library District. The proposed year for assessed valuation from Franklin County is \$170,091,117 and then that allows us to do a levy of .1909 per \$100 of assessed valuation. That will bring in a tax revenue for next budget year of \$320,562, which is approximately \$13,000 over the year before and for them it was a 4.2% increase.

So, both tax levies together would be .7550 per \$100 of assessed valuation. So, that is my recommendation to go with the maximum allowed by State Statute. Does anybody have any questions?

Hagedorn: I need a motion to accept it into the minutes.

Klekamp: It's a Public Hearing.

Hagedorn: Okay.

Lamb: It's a Public Hearing so you have to open the floor.

Hagedorn: Sure. I open the floor for anyone who's interested in commenting on the tax rate. Thank you, Mary.

With no further discussion, a motion to accept this item into the minutes made by Councilmember Patke, seconded by Councilmember Coulter, passed without dissent.

Bill No. 23-12866, Ordinance No. 23-13832, an ordinance levying and imposing for the calendar year 2023 a tax upon all real estate and taxable tangible property in the City of Washington, Missouri for General Municipal Purposes and for a Free Public Library.

The ordinance was introduced by Councilmember Patke.

With no further discussion, the ordinance was read a second time and approved on the following vote; Behr-aye, Briggs-aye, Reed-aye, Patke-aye, Hidritch-aye, Coulter-aye, Holtmeier-absent, Wessels-absent.

MAYOR'S REPORT

* Next Regular Council Meeting – Tuesday, September 5, 2023, due to the Labor Day Holiday

ADJOURNMENT

With no further business to discuss, a motion to adjourn made at 6:26 p.m. by Councilmember Patke, seconded by Councilmember Briggs passed without dissent.

Adopted: _____

Attest: _____
City Clerk

President of City Council

Passed: _____

Attest: _____
City Clerk

Mayor of Washington, Missouri



August 29, 2023

Honorable Mayor and City Council
City of Washington
Washington, MO 63090

RE: High Street Extension/Sophia Waterline CO 1, 2, and Final Payment Request

Dear Mayor and City Council Members:

Please find enclosed Change Order No. 1, 2, and Final Payment for this construction project. The overall contract amount has been increased by \$89,837. Change Order 1 includes additional 12" water valve and valve box increasing the contract by \$4,437.00. Change Order 2 includes unexpected rock excavation and increasing the contract by \$85,400.00. The original project cost is \$1,018,960.40. The Transportation Sales Tax Fund and Stormwater Fund will pay for 100% of the funding of this construction project.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Charles Stankovic'.

Charles Stankovic, P.E.
Interim City Engineer



Change Order #1 & 2 & Final Pay Request

NAME OF PROJECT: **High Street Extension/Sophia Waterline**

CONTRACTOR: **KJU, Inc.**

Original Contract Amount:	_____	\$1,018,960.40
Previous Payments:	_____	\$1,010,897.40
Change Order #1:	_____	\$ 4,437.00
Change Order #2:	_____	\$ 85,400.00
Final Payment Due:	_____	\$ 97,900.00
Balance on P.O.:	_____	\$ 0.00

Accepted:

Approval:

Date: _____

Date: _____

KJU, Inc.

CITY OF WASHINGTON, MISSOURI

By: _____

By: _____

Title: _____

Title: _____

**AIA Type Document
Application and Certification for Payment**

Revised
Final

TO (OWNER): City Of Washington
405 Jefferson St
Washington, MO 63090

PROJECT: High Street Extension

APPLICATION NO: 6
PERIOD TO: 7/7/2023

DISTRIBUTION TO:
 OWNER
 CONSTRUCTION MANAGER
 ARCHITECT
 CONTRACTOR

FROM (CONTRACTOR): K.J.U. Inc dba K.J. Unnerstall Const. Co
4923 South Point Rd
Washington, MO 63090

ARCHITECT'S PROJECT NO:

VIA CONSTRUCTION MANAGER:

CONTRACT FOR: High Street extension

VIA ARCHITECT:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Type Document is attached.

The Undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the work covered by this application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the owner, and that current payment shown herein is now due.

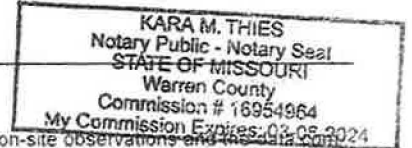
1. ORIGINAL CONTRACT SUM	\$	<u>1,018,960.40</u>
2. Net Change by Change Orders	\$	<u>89,837.00</u>
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	<u>1,108,797.40</u>
4. TOTAL COMPLETED AND STORED TO DATE	\$	<u>1,108,797.40</u>
5. RETAINAGE:		
a. <u>0.00</u> % of Completed Work	\$	<u>0.00</u>
b. <u>0.00</u> % of Stored Material	\$	<u>0.00</u>
Total retainage (Line 5a + 5b)	\$	<u>0.00</u>
6. TOTAL EARNED LESS RETAINAGE	\$	<u>1,108,797.40</u>
(Line 4 less Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>1,010,897.40</u>
8. CURRENT PAYMENT DUE	\$	<u>97,900.00</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 8)	\$	<u>0.00</u>

CONTRACTOR: K.J.U. Inc dba K.J. Unnerstall Const. Co
4923 South Point Rd
Washington, MO 63090

By: *James Keller* Date: 8/8/23

State of: Missouri
 County of: Franklin
 Subscribed and Sworn to before me this 8th Day of August 2023

Notary Public: *Thana M. Jones*
 My Commission Expires: March 6, 2024



CERTIFICATE FOR PAYMENT

In Accordance with the Contract Documents, based on on-site observations and the data contained in the above application, the Construction Manager and Architect certifies to owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

CONSTRUCTION MANAGER:
 By: _____ Date: _____

ARCHITECT:
 By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, Payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	4,437.00	0.00
Total approved this Month	85,400.00	0.00
TOTALS	89,837.00	0.00
NET CHANGES by Change Order	89,837.00	

1a

AIA Type Document
Application and Certification for Payment

TO (OWNER): City Of Washington
405 Jefferson St
Washington, MO 63090

PROJECT: High Street Extension

APPLICATION NO: 6
PERIOD TO: 7/7/2023

DISTRIBUTION
TO:
_ OWNER
_ CONSTRUCTION
MANAGER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): K.J.U. Inc dba K.J. Unnerstall Const. Co
4923 South Point Rd
Washington, MO 63090

ARCHITECT'S
PROJECT NO:

VIA CONSTRUCTION MANAGER:

CONTRACT FOR: High Street extension

VIA ARCHITECT:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREV COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMP QTY/% TO DATE	COMPLETED AND STORED	%	BALANCE
High Street														
2	Mobilization	1.000	LSQ	\$3,000.00	\$3,000.00	1.0000	\$3,000.00	.0000	\$0.00	\$0.00	1.0000	\$3,000.00	100.00	\$0.00
1	Surveying and As builts	1.000	LSQ	\$5,000.00	\$5,000.00	.0000	\$0.00	1.0000	\$5,000.00	\$0.00	1.0000	\$5,000.00	100.00	\$0.00
3	Clearing	1.500	ACRE	\$5,000.00	\$7,500.00	1.5000	\$7,500.00	.0000	\$0.00	\$0.00	1.5000	\$7,500.00	100.00	\$0.00
4	Cut place compact	828.000	CY	\$2.30	\$1,904.40	828.0000	\$1,904.40	.0000	\$0.00	\$0.00	828.0000	\$1,904.40	100.00	\$0.00
5	Import place compact	15,000.000	CY	\$5.60	\$84,000.00	15,000.0000	\$84,000.00	.0000	\$0.00	\$0.00	15,000.0000	\$84,000.00	100.00	\$0.00
6	Box Culvert including wings	1.000	LSQ	\$438,289.00	\$438,289.00	1.0000	\$438,289.00	.0000	\$0.00	\$0.00	1.0000	\$438,289.00	100.00	\$0.00
7	Double Curb Inlet	5.000	EA	\$3,200.00	\$16,000.00	5.0000	\$16,000.00	.0000	\$0.00	\$0.00	5.0000	\$16,000.00	100.00	\$0.00
8	Single Curb Inlet	1.000	EA	\$2,657.00	\$2,657.00	1.0000	\$2,657.00	.0000	\$0.00	\$0.00	1.0000	\$2,657.00	100.00	\$0.00
9	15in RCP	90.000	LF	\$78.00	\$7,020.00	90.0000	\$7,020.00	.0000	\$0.00	\$0.00	90.0000	\$7,020.00	100.00	\$0.00
10	18in RCP	72.000	LF	\$84.00	\$6,048.00	72.0000	\$6,048.00	.0000	\$0.00	\$0.00	72.0000	\$6,048.00	100.00	\$0.00
11	16in HDPE	98.000	LF	\$68.00	\$6,664.00	98.0000	\$6,664.00	.0000	\$0.00	\$0.00	98.0000	\$6,664.00	100.00	\$0.00
12	24in HDPE	262.000	LF	\$72.00	\$18,864.00	262.0000	\$18,864.00	.0000	\$0.00	\$0.00	262.0000	\$18,864.00	100.00	\$0.00
13	24in Flared End Section	1.000	EA	\$2,300.00	\$2,300.00	1.0000	\$2,300.00	.0000	\$0.00	\$0.00	1.0000	\$2,300.00	100.00	\$0.00
14	Type 2 Rip Rap Blanket	250.000	SY	\$100.00	\$25,000.00	250.0000	\$25,000.00	.0000	\$0.00	\$0.00	250.0000	\$25,000.00	100.00	\$0.00
15	Water 12in SDR 21	650.000	LF	\$74.00	\$48,100.00	650.0000	\$48,100.00	.0000	\$0.00	\$0.00	650.0000	\$48,100.00	100.00	\$0.00
16	Water 8in SDR 21	80.000	LF	\$53.00	\$4,240.00	80.0000	\$4,240.00	.0000	\$0.00	\$0.00	80.0000	\$4,240.00	100.00	\$0.00
17	Water 6in SDR 21	80.000	LF	\$52.00	\$4,160.00	80.0000	\$4,160.00	.0000	\$0.00	\$0.00	80.0000	\$4,160.00	100.00	\$0.00
18	12in valve and valve box	1.000	EA	\$4,437.00	\$4,437.00	1.0000	\$4,437.00	.0000	\$0.00	\$0.00	1.0000	\$4,437.00	100.00	\$0.00
18	CO 12" Valve & valve box	1.000	EA	\$4,437.00	\$4,437.00	1.0000	\$4,437.00	.0000	\$0.00	\$0.00	1.0000	\$4,437.00	100.00	\$0.00
19	12in x 8in tee GV and box	1.000	EA	\$3,155.00	\$3,155.00	1.0000	\$3,155.00	.0000	\$0.00	\$0.00	1.0000	\$3,155.00	100.00	\$0.00
20	12in x 6in tee GV and box	3.000	EA	\$2,487.00	\$7,461.00	3.0000	\$7,461.00	.0000	\$0.00	\$0.00	3.0000	\$7,461.00	100.00	\$0.00
21	6in Hydrant Assembly (valve hydrant)	2.000	EA	\$3,215.00	\$6,430.00	2.0000	\$6,430.00	.0000	\$0.00	\$0.00	2.0000	\$6,430.00	100.00	\$0.00
22	Sanitary 8in SDR 35 Gasketed pipe	250.000	LF	\$58.00	\$14,500.00	250.0000	\$14,500.00	.0000	\$0.00	\$0.00	250.0000	\$14,500.00	100.00	\$0.00
23	Sanitary Manhole to be raised	1.000	EA	\$1,920.00	\$1,920.00	1.0000	\$1,920.00	.0000	\$0.00	\$0.00	1.0000	\$1,920.00	100.00	\$0.00

**AIA Type Document
Application and Certification for Payment**

TO (OWNER): City Of Washington
405 Jefferson St
Washington, MO 63090

PROJECT: High Street Extension

APPLICATION NO: 6
PERIOD TO: 7/7/2023

DISTRIBUTION TO:
_ OWNER
_ CONSTRUCTION
_ MANAGER
_ ARCHITECT
_ CONTRACTOR

FROM (CONTRACTOR): K.J.U. Inc dba K.J. Unnerstall Const. Co
4923 South Point Rd
Washington, MO 63090

ARCHITECT'S PROJECT NO:

VIA CONSTRUCTION MANAGER:

CONTRACT FOR: High Street extension

VIA ARCHITECT:

CONTRACT DATE:

ITEM	DESCRIPTION	PLAN QTY	UNIT	UNIT PRICE	SCHEDULED VALUE	PREV COMP QTY/%	PREVIOUS APPL	COMP QTY/% THIS PERIOD	COMP AMT THIS PERIOD	STORED MATERIAL	COMP QTY/% TO DATE	COMPLETED AND STORED	%	BALANCE	
24	Sanitary Manhole	2.000	EA	\$2,545.00	\$5,090.00	2.0000	\$5,090.00	.0000	\$0.00	\$0.00	2.0000	\$5,090.00	100.00	\$0.00	
25	30in Curb and Gutter	1,280.000	LF	\$25.00	\$32,000.00	1,280.0000	\$32,000.00	.0000	\$0.00	\$0.00	1,280.0000	\$32,000.00	100.00	\$0.00	
26	4in Aggregate Base w/Fabric (1ft behind curb)	2,450.000	SY	\$7.20	\$17,640.00	2,450.0000	\$17,640.00	.0000	\$0.00	\$0.00	2,450.0000	\$17,640.00	100.00	\$0.00	
27	Asphalt 2in Surface on 7in Base	2,450.000	SY	\$72.00	\$176,400.00	2,450.0000	\$176,400.00	.0000	\$0.00	\$0.00	2,450.0000	\$176,400.00	100.00	\$0.00	
29	Seed and Straw	1.000	ACRE	\$4,500.00	\$4,500.00	1.0000	\$4,500.00	.0000	\$0.00	\$0.00	1.0000	\$4,500.00	100.00	\$0.00	
30	Street light	2.000	EA	\$3,500.00	\$7,000.00	.0000	\$0.00	2.0000	\$7,000.00	\$0.00	2.0000	\$7,000.00	100.00	\$0.00	
31	Electric conduit	1,000.000	LF	\$10.00	\$10,000.00	1,000.0000	\$10,000.00	.0000	\$0.00	\$0.00	1,000.0000	\$10,000.00	100.00	\$0.00	
32	Stakeout	1.000	LSQ	\$5,000.00	\$5,000.00	1.0000	\$5,000.00	.0000	\$0.00	\$0.00	1.0000	\$5,000.00	100.00	\$0.00	
Sophia Water															
33	Survey and As builts Waterline		LS	\$0.00	\$2,500.00	80.0000%	\$2,000.00	20.0000%	\$500.00	\$0.00	100.0000%	\$2,500.00	100.00	\$0.00	
34	Water 8in SDR 21	660.000	LF	\$53.00	\$34,980.00	660.0000	\$34,980.00	.0000	\$0.00	\$0.00	660.0000	\$34,980.00	100.00	\$0.00	
35	Water 6in CS00 DR14	10.000	LF	\$52.00	\$520.00	10.0000	\$520.00	.0000	\$0.00	\$0.00	10.0000	\$520.00	100.00	\$0.00	
36	8in x4in TEE and Box	1.000	EA	\$2,250.00	\$2,250.00	1.0000	\$2,250.00	.0000	\$0.00	\$0.00	1.0000	\$2,250.00	100.00	\$0.00	
38	6in Hydrant Assembly	1.000	EA	\$3,215.00	\$3,215.00	1.0000	\$3,215.00	.0000	\$0.00	\$0.00	1.0000	\$3,215.00	100.00	\$0.00	
40	CO 1 Rock Breaking		LS	\$0.00	\$85,400.00	0000%	\$0.00	100.0000%	\$85,400.00	\$0.00	100.0000%	\$85,400.00	100.00	\$0.00	
REPORT TOTALS					\$1,108,797.40		\$1,010,897.40		\$97,900.00			\$1,108,797.40			
										\$0.00					\$0.00



K.J.U. Inc
 4923 South Point Rd
 Washington, MO 63090
Phone: (636) 239-2028
Fax: (636) 239-2002

Change Order

C/O Date: 6/1/2023

Quoted to: City Of Washington
 405 Jefferson St

Regarding Job: High Street Extension

Washington, MO 63090

C/O No:	1	Owner C/O No:	CO1
Sequence:	0		
Comments			
Rock Breaking on High Street Project- per measured quantity verified by Scott Scobal. See the attached Cut and Fill report showing quantities.			

Qty	Description	U/M	Unit Price	Amount
427.00	Rock Excavation	CY	200.00	85,400.00

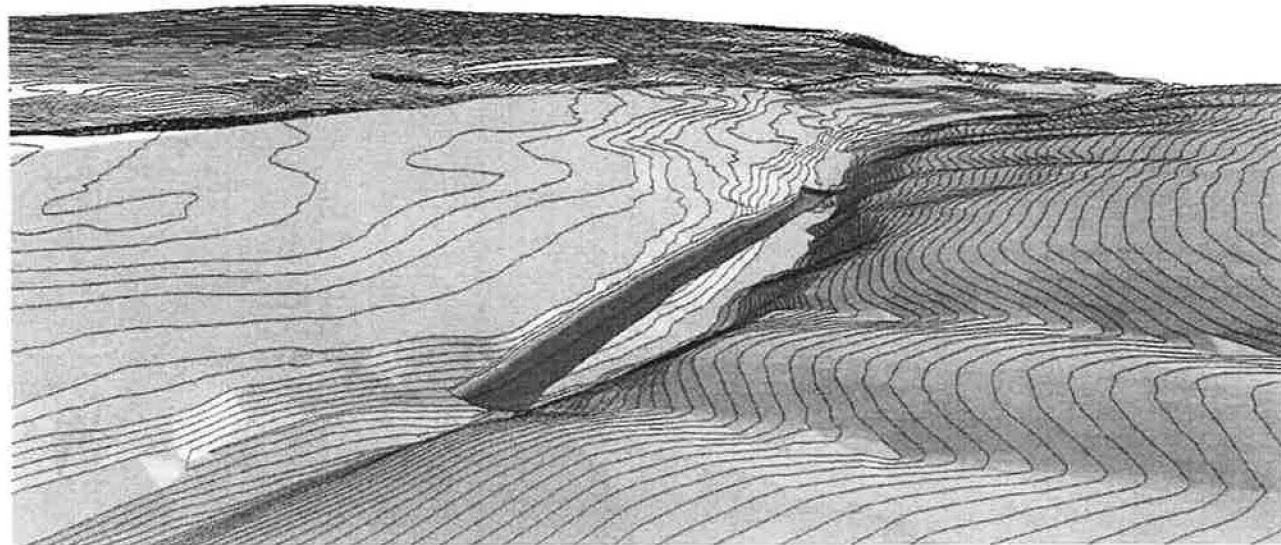
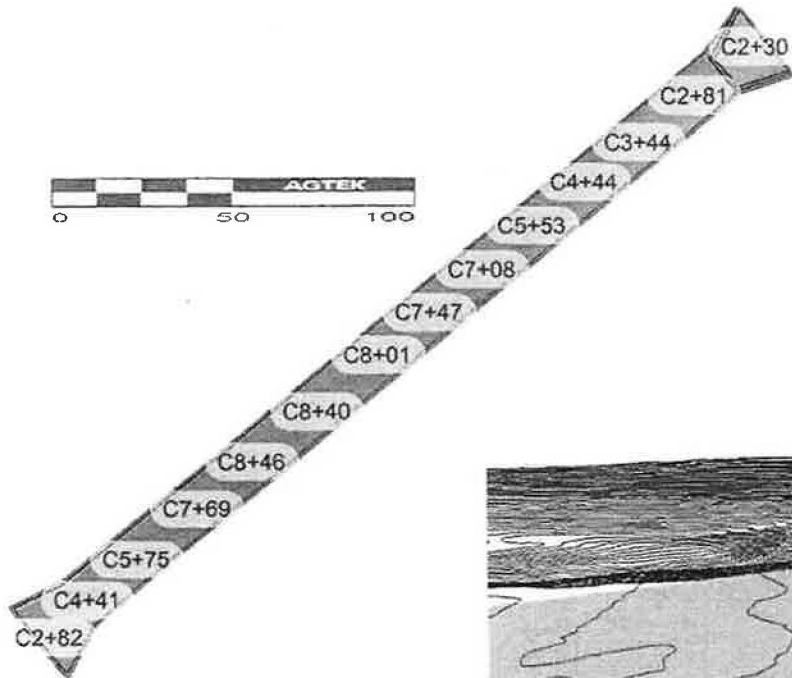
Current Change Order	\$	85,400.00
Original Contract	\$	1,022,430.90
Previous Change Orders	\$	4,437.00
Revised Contract	\$	1,108,797.40

Authorized by: _____ Date: _____
 City Of Washington

Representative: _____ Date: _____
 K.J.U. Inc

Volume Report
Design vs Existing

	Total	Cut	Area Fill	OnGrade	Volume		Comp/Ratio		Compact		Export -Import	Change Per 0.1 ft
					Cut	Fill	Cut	Fill	Cut	Fill		
Job Site	4,054	4,052	2	0	415	0	1.00	1.00	415	0	415	
Rock		3,783			427		1.00		427		427	
Job Site Total:					842	0			842	0	842	15



Resolution

CITY OF WASHINGTON, MISSOURI

THANK YOU

STEVE STRUBBERG

WHEREAS, Steve Strubberg has been a member of the Washington Historic Preservation Commission for eighteen (18) years; and

WHEREAS, during his eighteen (18) years in office he has given his time and effort to serve the citizens of the City of Washington, Missouri; and

WHEREAS, he has served faithfully and has played a vital role in the important work in the community; and

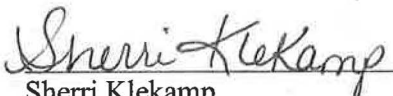
WHEREAS, he has been an influence for good in the growth and progress of our community; and

WHEREAS, Steve Strubberg is entitled to just recognition for these efforts.

NOW, THEREFORE, I, JAMES D. HAGEDORN by virtue of the authority vested in me as Mayor, and speaking on behalf of the Washington Historic Preservation Commission and all our citizens, do hereby tender to STEVE STRUBBERG this Resolution extending our deep appreciation for his eighteen (18) years of service to the community, and order this Resolution spread upon the records of the City of Washington, Missouri, and a copy thereof delivered to Steve Strubberg.




James D. Hagedorn
Mayor of Washington, Missouri


Sherri Klekamp
City Clerk
09-05-23



August 24, 2023

City Council
City of Washington
Washington, Missouri 63090

Dear Council Members:

I herewith submit for your approval the following for appointment to the Washington Historic Preservation Commission:

Tim Poepsel – term ending August 2024
(Filling vacancy of Jamie Holtmeier)

Joe McGowan – term ending August 2028

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "JDH", is written over the typed name.

James D. Hagedorn
Mayor



August 24, 2023

To the City Council
City of Washington
Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for appointment to the Washington Tax Increment Financing Commission (TIF):

Chris Eckelkamp – term expiring August 2027

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "J. D. Hagedorn", is written over the typed name.

James D. Hagedorn
Mayor



August 24, 2023

To the City Council
City of Washington
Washington, Missouri

Dear Council Members:

I herewith submit for your approval the following for reappointment to the Washington Tax Increment Financing Commission (TIF):

Thomas Holdmeier – term expiring August 2027

Julie Scannell – term expiring August 2027

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "J. Hagedorn", is written over the "Respectfully Submitted," text.

James D. Hagedorn
Mayor



August 29, 2023

Honorable Mayor and City Council
City of Washington
405 Jefferson Street
Washington, Mo 63090

RE: 2021 Building Code Adoption

Honorable Mayor and City Council,

The following is pertinent information to the subject request.

Description:

The City of Washington currently follows and enforces the 2015 addition of the International Code Council (ICC) codes. To stay current with the ISO grading schedule and assist with maintaining the City's ISO rating of 3, the city should not be more than 2 code cycles behind. The City of Washington entered into agreement in April 2023 with Horn Architects to streamline the Code adoption process. A panel of local developers and contractors were asked to participate on the Building Code Committee and include the following:

Ken Scheer- Horn Architects

Vic Hoerstkamp- CCS Construction and Northern Star Homes

Rick Hinson- Advance Plumbing Systems

Tim Frankenberg- Fire Chief

Doug Eckelkamp- Eckelkamp Electric

Andy Unerstall- Unerstall Construction and Front Street Development

The committee has met on a regular basis since May 2023 and is providing a list of changes to the 2021 ICC codes to adopt. I would like to formally adopt the 2021 ICC codes and the amendments to take effect on January 1, 2024.

The following codes will be adopted with the amendments proposed:

2021 International Building Code (IBC)

2021 International Residential Code (IRC)

2021 International Property Maintenance Code (IPMC)

2021 International Existing Building Code (IEBC)

ba

2020 National Electrical Code NFPA 70 (NEC)

2021 International Swimming Pool and Spa Code (ISPSA)

2021 International Fuel Gas Code (IFGC)

2021 International Mechanical Code (IMC)

2021 International Plumbing Code (IPC)

2021 International Fire Code (IFC)

Cost of Project:

There is no additional cost to the city for adoption of these codes.

The City will be entering the 90-day review period with the intent to adopt the new ICC codes January 1, 2024.

Copies of the above codes with local amendments will be available for the general public to review at the City Clerks office, Washington Public Library, and the Engineering Department.

If you have any questions, concerns or would like additional information, please feel free to contact me.

Respectfully,



Blake Marquart
Building Official

**CITY OF WASHINGTON, MO
AMMENDMENTS TO THE
INTERNATIONAL CODE SERIES, 2021 EDITION**



Effective Date – 01/01/2024

**CITY OF WASHINGTON, MO
AMMENDMENTS TO THE
INTERNATIONAL CODE SERIES, 2021 EDITION
TABLE of CONTENTS**

International Residential Code Amendments	Page 1
International Property Maintenance Code Amendments	Page 11
International Existing Building Code Amendments	Page 14
International Building Code Amendments	Page 15
International Fire Code Amendments	Page 20
International Plumbing Code Amendments	Page 27
International Fuel Gas Code Amendments	Page 30
International Mechanical Code Amendments	Page 32
National Electrical Code Amendments	Page 34
International Swimming Pool and Spa Code Amendments	Page 35

CITY OF WASHINGTON, MO AMMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION

Amendments to the International Residential Code, 2021 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-through is to be deleted from the code. Wording in italics is to be inserted into code.

CHAPTER 1 SCOPE AND GENERAL REQUIREMENTS

R-101.1 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”.

SECTION 105 PERMITS

R-105.2 Work Exempt from Permit: *Exemption 1. Delete the exception and replace with the following: Other than Storm Shelters, One-story detached accessory structures, provided the floor space does not exceed 100 square feet.*

R-105.5 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.

SECTION 106 CONSTRUCTION DOCUMENTS

R-106.2.1 Scale: *The site plan shall be drawn to scale.*

R-106.2.2 Erosion Control Plan: *The construction documents shall include an erosion control plan.*

SECTION 108 FEES

R-108.2.1 Permit Penalties: *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 ensure 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 R113 VIOLATIONS

R-113.4 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 not exceeding five hundred dollars (\$500), or by imprisonment for a period of not exceeding ninety (90) days, or by both such fine and imprisonment.

SECTION R114 STOP WORK ORDER

R-114.4.1 Penalties for Failure to Comply with a Stop Work Order: *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 subject to a fine of not less than \$500 dollars or more than \$1,000 dollars per day.*

SECTION R115 FIRE SAFETY SIGNAGE

R-115.1 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.



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 more 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.*

CHAPTER 3 BUILDING PLANNING

Table R-301.2 (1) Climate and Geographic Design Criteria: *Add the following values:*

Ground Snow Load		<i>20 psf</i>
Wind Design	Speed (mph)	<i>115 mph (3 second gust) 90 mph (fastest mile)</i>
	Topographic effects	<i>No</i>
Seismic Design Category		<i>C</i>
Subject To Damage From	Weathering	<i>Severe</i>
	Frost line depth	<i>30-inches</i>
	Termites	<i>Moderate to Heavy</i>
Winter Design Temperature		<i>0 to 10 degree F</i>
Ice Barrier Underlayment Required		<i>No</i>
Flood Hazards		<i>Ordinance flood plain</i>
Air Freezing Index		<i>767</i>
Mean Annual Temperature		<i>55.3 °F</i>

SECTION R-302 FIRE RATED CONSTRUCTION

Section 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.

Table R-302.6 Dwelling / Garage Separation: Replace ~~1/2" Gypsum Board~~ with *5/8" Type X Gypsum board* throughout Table.

R-302.11 Fire blocking: *Add the following subsection.*

7. Fireblocking is required in common wall between the living space and the garage at the midpoint for walls over 9' tall.

SECTION R303 LIGHT, VENTILATION, HEATING

R-303.3 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 is considered outside. The ridge vent, gable vent, and attic vents are not considered outside.*

SECTION R309 GARAGES AND CARPORTS

R-309.1 Floor surface: Garage floor surfaces shall be of approved noncombustible material. 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 daylighted a minimum distance of 10 ft. from any property line and within 10 ft. of the garage entry may be permitted. Floor drains shall not have a trap.

R-309.2 Carport: *Delete the exception:*

SECTION R311 MEANS OF EGRESS

R-311.3.2 Floor Elevation for other exterior doors: *Delete the exception:*

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEM

Delete this section in accordance with RSMO 67.281

SECTION R315 CARBON MONOXIDE ALARMS

R-315.3.1: Type of Alarm: *The carbon monoxide detector(s) required for all new construction shall be wired directly into the structures AC power with battery back-up, or an AC power plug-in unit with battery back-up. All existing structures that require carbon monoxide detector(s) may install detector(s) as required for new construction, but a minimum of a battery-operated unit.*

SECTION R318 PROTECTION AGAINST SUBTERRANEAN TERMITES

R-318.2 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.*

SECTION R319 SITE ADDRESS

R-319.1 Site Address: *Replace text with the following:*

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 a minimum of 4 - inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Numbers shall not be spelled out.

R-319.2 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

R-402.1 Wood Foundation: *Delete Section. This includes any additional references to wood foundations throughout the code.*

SECTION R403 FOOTINGS

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 R-403.1 Minimum Width and Thickness of Concrete or Masonry Footings: *Delete Table R-403.1, 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

R-403.1.4.1 Frost Protection. *Modify exceptions as follows:*

Exceptions:

1. Protection of freestanding accessory structures with an area of ~~600~~ 200 square feet or less, of light framed construction, with an eave height of 10' or less shall not be required.
2. *Delete exception.*

SECTION R404 FOUNDATION AND RETAINING WALLS

R-404.1.2.1 Masonry Foundation Walls: Concrete masonry and clay masonry foundation walls shall be constructed as ~~set forth in Table R404.1.1(1), R404.1.1(2), R404.1.1(3), or R404.1.1(4)~~ *designed by a professional architect or engineer* and shall also comply with applicable provisions of sections R606, R607 and R608. In buildings assigned to seismic design categories D0, D1 and D2, concrete masonry and clay masonry foundation walls shall also comply with section R404.1.4.1. Rubble stone masonry foundation walls shall be constructed in accordance with sections R404.1.8, and R607.2.2 Rubble stone masonry walls shall not be used in seismic design categories D0, D1, and D2.

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"
Greater than 9	<i>Design Required</i>	
<i>Notes</i>		
a. Reinforcement shall be Grade 40 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.		

R-404.1.2.2 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.

R-404.1.2.3 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.*

R-404.1.3: Design Required: *Add the following requirement:*

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

R-408.4 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 M1305.1.3 for access requirements where the mechanical equipment is located under the floor.

CHAPTER 5 FLOORS

R-501.1.1 Design Required: *A design in accordance with accepted engineering practice shall be provided for suspended reinforced concrete floors, prestressed concrete plank 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.*

Table R-503.2.1.1(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 R-503.2.1.1(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.*

R-504.0 Pressure Preservatively Treated - Wood Floors (On-Ground): *Delete Section.*

CHAPTER 7 WALL COVERING

R-702.3.7 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 11 ENERGY EFFICIENCY

**Table N1101.1.1
Minimal Thermal Values**

**** This Table may be used an alternative to Chapter 11 in its entirety.**

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
Stud framed exterior walls in basement areas	R-11
Crawl Spaces	R-19
Ductwork in unconditioned space or exterior walls	R-8
Exterior doors	U-0.50
Windows	U-0.32
Skylights	U-0.50

CHAPTER 13 GENERAL MECHANICAL SYSTEM REQUIREMENTS

SECTION M1307 APPLIANCE INSTALLATION

A-11307.1.1 Location. Water heaters, boilers, and other appliances producing condensate shall be installed in a room or space containing a trapped 2” 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 15 EXHAUST SYSTEMS

M-1507.4 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 21 HYDRONIC PIPING

M-2101.10 Test: Hydronic piping shall be tested hydrostatically at a pressure not less than 100 pounds per square inch (psi) for a duration of not less than ~~15~~ 20 minutes.

SECTION G2412 GENERAL

G-2412.5 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.~~

SECTION G2420 SHUTOFF VALVES

G-2420.5.1.1 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.

SECTION G2433 LOG LIGHTERS

G-2433.0 Log Lighters: *Log lighters are not permitted.*

CHAPTER 27 PLUMBING FIXTURES

SECTION P2707 SHOWERS

P2708.2 Shower drain. Shower drains shall have an outlet size of not less than $1\frac{1}{2}$ " 2 inches in diameter.

CHAPTER 29 WATER SUPPLY AND DISTRIBUTION

SECTION P2902 PROTECTION OF POTABLE WATER SUPPLY

P-2902.5.3 Lawn Irrigation Systems: The potable water supply to lawn irrigation systems shall be ~~separated from the potable water by an atmospheric-type vacuum breaker, a pressure-type vacuum breaker or~~ protected against backflow by a reduced pressure principal backflow preventer. ~~A valve shall not be installed downstream 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 principal backflow preventer.

P-2905.4.2 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

SECTION P3005 DRAINAGE SYSTEM

P-3005.4.1 Branch and Stack Sizing: Branches and stacks shall be sized in accordance with Table P3005.4.1. Below grade drainpipe shall not be less than ~~1½ inches~~ *two (2) inch* diameter. Drain stacks shall not be smaller than the largest horizontal branch drained.

CHAPTER 31 VENTS

P-3102.1 Required Vent Extension: ~~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.*

SECTION P3103 VENT TERMINALS

P-3103.1 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 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.

CHAPTER 33 STORM DRAINAGE

SECTION P3303 SUMPS AND PUMPING SYSTEMS

P-3303.1.5 Discharge Piping Location: *All sump pump piping shall be discharged to the 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

E-3406.2 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.~~

E-3406.3 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

E-3601.6.2 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.*

E-3605.5 Protection of Service Cables Against Damage: 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 CIRCUIT AND FEEDER REQUIREMENT

E-3705.7 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)J

CHAPTER 39 POWER AND LIGHTING DISTRIBUTION

E-3902.2 Garage and Accessory Building Receptacles: *Add the following exception:*

Exception 1. Dedicated single receptacle used for major appliance.

E-3902.5 Unfinished Basement Receptacle: *Add the following exception:*

Exception 2. Dedicated single receptacle used for major appliance.

E-3902.11 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.*

The Following Appendix Shall Be Adopted in their entirety: AA, AB, AE, AH, AJ, AM, & AP

End of Amendment

CITY OF WASHINGTON, MO

AMMENDMENTS TO THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2021 EDITION

Amendments to the International Property Maintenance Code, 2021 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-through 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 regulations shall be known as the International Property Maintenance Code of *The City of Washington, Missouri*, and shall be cited as such and will be referred to herein as “this code”.

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 Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Residential Code, International Plumbing Code, and NFPA 70. Nothing in this code shall be construed to cancel, modify, or set aside any provision of the City of Washington Zoning Code.*

103.1 Creation of Agency: *The Department of Property Maintenance Inspections is hereby created and the official in charge thereof shall be known as the Code Official. The function of the agency shall be the implementation, administration, and enforcement of the provisions of this code.*

SECTION 104 FEES

104.3 Penalties: *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 ensure 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 109 VIOLATIONS

109.4.1 Fines: *Except as hereby provided, the violation of any portion of this code shall be punishable by a fine not exceeding five hundred dollars (\$500), or by imprisonment for a period of not exceeding ninety (90) days, or by both such fine and imprisonment.*

SECTION 110 STOP WORK ORDER

110.2.1 Additional Information to be Included in Stop Work Order
1. Inform the Owner of the right to Appeal.

2. *Include a statement of the right to file a lien in accordance with Section 109.3*

110.4.1 Penalties for Failure to Comply with a Stop Work Order: *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 subject to a fine of not less than \$500 dollars or more than \$1,000 dollars per day*

SECTION 302 EXTERIOR PROPERTY AREAS

302.3.1 Trip Hazard Defined: *A trip hazard is defined as a 3/4-inch vertical offset in the walking surface.*

SECTION 304 EXTERIOR STRUCTURE

304.3 Premises 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 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. Numbers shall not be spelled out.*

304.7.1 Private Garage Floor Drains: *Private garage floor drains may be daylighted a minimum distance of 10 feet from any property line and within 10 feet of the garage entry may be permitted.*

SECTION 602 HEATING FACILITIES

602.3 Heat Supply: *Every Owner and Operator of any building who rents, leases, or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants therefore shall supply heat during a period from October 1 to April 1 to maintain a minimum temperature of 65 Degrees Fahrenheit in all habitable rooms, bathrooms, and toilet rooms.*

602.4 Occupiable Workspaces: *Indoor occupiable workspaces shall be supplied with heat during the period from October 1 to April 1 to maintain a minimum temperature of 65 Degrees Fahrenheit during the period the spaces are occupied.*

SECTION 604 ELECTRICAL FACILITIES

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

SECTION 703 FIRE-RESISTANCE RATINGS

703.1.1 Fire Barrier-Garage-Dwelling Separation: *Private garages shall be separated from the dwelling unit and its attic area by one layer of 5/8 inch Type "X" gypsum board forming a continuous membrane from top of foundation to the Ceiling or Roof Sheathing above. Garage ceilings beneath dwelling rooms shall be separated by one layer of 5/8 inch 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 a minimum of 1 3/4 inch in thickness and either solid wood, solid core, or honeycomb steel doors.*

703.8 Opening Protective closers – Add the following exception:

Exception #1: Closers shall not be required on the door separating private garages from the dwelling unit in detached single-family homes, duplexes, and townhomes.

SECTION 706 FIRE SAFETY SIGNAGE

706.1 Fire Safety Signage. Existing 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.



End of Amendment

CITY OF WASHINGTON, MO

AMMENDMENTS TO THE

INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION

Amendments to the International Existing Building Code, 2021 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-through 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 International Existing Building Code of *the City of Washington, County of Franklin, State of Missouri*, herein referred to as “this code”.

105.5 Expiration: Change the following – 180 days to **365 days**

SECTION 103 CODE COMPLIANCE AGENCY – *Delete Section*

SECTION 105 PERMITS

105.8 Penalties for Failure to Obtain a Permit: *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 ensure 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 113 VIOLATIONS

113.4.1 Violation penalties. *Except as hereby provided, the violation of any portion of this code shall be punishable by a fine not exceeding five hundred dollars (\$500), or by imprisonment for a period of not exceeding ninety (90) days, or by both such fine and imprisonment.*

SECTION 114 STOP WORK ORDERS

114.4.1 Penalties for Failure to Comply with a Stop Work Order: *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 subject to a fine of not less than \$500 dollars or more than \$1,000 dollars per day.*

END OF AMENDMENTS

CITY OF WASHINGTON, MO AMMENDMENTS TO THE INTERNATIONAL BUILDING CODE, 2021 EDITION

Amendments to the International Building Code, 2021 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-through 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 Building Code of the *City of Washington, County of Franklin, State of Missouri*, herein referred to as “this code”.

101.4.6 Energy. *Delete.*

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 109 FEES

109.2.1 Penalties: *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 ensure 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 114 VIOLATIONS

114.4.1 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 not exceeding five hundred dollars (\$500), or by imprisonment for a period of not exceeding ninety (90) days, or by both such fine and imprisonment.

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 ~~subject to fines established by the authority having jurisdiction~~ **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 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. Numbers shall not be spelled out.

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.



CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

SECTION 406 MOTOR-VEHICLE-RELATED OCCUPANCIES

406.3.2.1 Dwelling Unit 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 ~~½-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 1¾-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 I-2

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

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.

Delete Exceptions 903.2.6 number 1, 2 and 3 in their entirety.

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 m²).
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 m²).

903.2.11.3 Buildings more than ~~55~~ 32 feet in height. An automatic sprinkler system shall be installed throughout buildings *that have one or more stories 32 feet or more in height above the lowest level of fire department vehicle access, measured to the eaves, regardless of occupancy.*

Delete Exception 903.2.11.3 Occupancies in Group F-2.

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.

903.3.5.3 System Isolation Valve: *The fire protection system shall either have an isolation valve accessible from the exterior of the structure (Post Indicator Valve (PIV)), or Wall Post Indicator Valve (WPIV), or a dedicated fire sprinkler room with isolation valve(s) and main drain. The fire sprinkler*

room shall have direct access to the exterior and shall not require responders to navigate through the building to access the isolation valves.

903.4 Sprinkler system supervision and alarms.

Exceptions: *Delete exception 7.*

903.4.2 Alarms. *A bell and visual device (strobe or white beacon) shall be located on the exterior of the building in an approved location above grade near the location of the FDC 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 in accordance with NFPA 13.

903.5.1 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 be 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*

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

907.2.6.1 Group I: Delete exception #1.

907.2.8 Group R1: 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 approved by the fire code official, and as follows.

The location of fire department connections shall be located 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.*

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.

- ~~2. Local signaling service that will cause the sounding of an audible signal at a constantly attendee location.~~
- ~~3. Locking valves open~~
- ~~4. Sealing of valves and approved weekly recorded inspection where valves are located within fenced enclosures under the control of the owner.~~

CHAPTER 10 MEANS OF EGRESS

Section 104 OCCUPANT LOAD

1004.7.1 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 13 ENERGY EFFICIENCY: Delete Chapter

CHAPTER 18 SOILS AND FOUNDATIONS

SECTION 1801 GENERAL

1801.2 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.*

1801.3 Pole type structures. *Pole type structures shall have a concrete foundation. The exterior perimeter foundation shall be continuous and extend below frost line.*

CHAPTER 29 PLUMBING SYSTEMS

SECTION 2901 GENERAL

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

The Following Appendix Shall Be Adopted in their entirety: G, I, & J

END OF AMENDMENTS

CITY OF WASHINGTON, MO
AMENDMENTS TO THE
INTERNATIONAL FIRE CODE, 2021 EDITION

Amendments to the International Fire Code, 2021 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-through is to be deleted from the code. Wording in italics is to be inserted into code.

CHAPTER 1 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".

103.1 Creation of agency. The **City of Washington Fire Department Division of Community Relations, Code Enforcement** is hereby created and the official in charge thereof shall be known as the *fire code official*. The function of the agency shall be the implementation, administration and enforcement of the provision of this code.

SECTION 103 CODE COMPLIANCE AGENCY

103.2 Appointment. *The fire code official shall be the Fire Chief.*

SECTION 105 PERMITS

105.5.17 Fire hydrants and valves. An operational permit is required **from the City of Washington Public Works Water Department** to use or operate fire hydrants or valves intended for fire suppression purposes that are installed on water systems and provided with ready access from a fire apparatus access road that is open to or generally used by the public.

105.5.34 Open burning. *Delete Section and replace with the following: Open Burning shall not be Permitted in the City of Washington.*

Exception: Recreational Fires

105.7 Failure to Obtain Permit: *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.

SECTION 106 CONSTRUCTION DOCUMENTS

106.4 Retention of construction documents. One set of *construction documents* shall be retained by the ~~fire code official~~ *City of Washington Engineering Department* for a period of not less than 180 days 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 be retained on the premises and available at all times for fire department review in accordance with Section 901.6.3.*

SECTION 109 MAINTENANCE

109.2.1 Re-inspection and testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made so as to achieve compliance with this code. The work or installation shall then be resubmitted to the fire code official for inspection and testing. *If a second re-inspection is required to gain compliance, a re-inspection fee of \$75.00 shall be paid at the time the second re-inspection is scheduled.*

SECTION 112 VIOLATIONS

112.4 Violation penalties. *Except as hereby provided, the violation of any portion of this code shall be punishable by a fine not exceeding five hundred dollars (\$500), or by imprisonment for a period of not exceeding ninety (90) days, or by both such fine and imprisonment.*

112.4.2 Violation of open burning. *Any person, business or organization willfully open burning land clearing, trade waste, debris, trash, etc. and causes a fire department response shall be fined a minimum of \$250 for a fire response and up to \$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.*

SECTION 113 STOP WORK ORDER

R-113.4.1 Penalties for Failure to Comply with a Stop Work Order: *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 subject to a fine of not less than \$500 dollars or more than \$1,000 dollars per day.*

Chapter 3 GENERAL REQUIREMENTS

SECTION 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES

307.1.1 Prohibited open burning. Open burning shall be prohibited with the exception of **Recreational fires** per 307.4.2 or **Portable outdoor fireplaces** per 307.4.3. ~~when atmospheric conditions or local circumstances make such fires hazardous.~~

CHAPTER 5 FIRE SERVICE FEATURES

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1 Where Required Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 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.

503.2.3 Surface. Fire apparatus access roads shall be designed and maintained to support the imposed loads of a fire apparatus of **not less than 80,000 pounds** and shall be surfaced so as to provide all-weather driving capabilities.

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 addition to an overhang clearance of six (6) feet beyond the outside radius of the curvature. All measurements shall be 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.*

503.3.1 Fire Lane Marking. *All fire lanes will be marked with red paint with a minimum of 6". Fire lanes shall be identified by red paint marking when multiple possible access points are possible to identify the exact fire routes when it is not clear.*

Section 503.6.1 *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.*

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 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. Numbers shall not be spelled out in letters.*

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 immediate access is necessary for life-saving or fire-fighting purposes 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 key box(es) to be installed in an approved location (s). The Knox key box(es) shall be of an approved type listed in accordance with UL 1037, and shall contain a master key and/or master keys to gain necessary access throughout the structure as required by the fire code official. When more than one key 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 of the Code of the City of Washington.*

507.3.1. Fire flow approved method. The Appendix B of this code shall be the *approved* water supply criteria for buildings stated in 507.1. If the water supply is not capable of fulfilling the required water supply fire flows, the building shall have fire sprinklers hydraulically calculated and installed. The total fire sprinkler demand plus a minimum of 250 GPM hose stream allowance with a two hour supply shall be the minimum required fire flow demand.

507.4 Water Supply Test. ~~The fire code official~~ **City of Washington Public Works, Water Department** shall be notified prior to the water supply test. Water supply test shall be witnessed by the ~~fire code official~~ **Water Department** or approved documentation of the test shall be provided to the fire code official prior to the final approval of the water supply.

507.5 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet (91m) 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 *per IFC Appendix C. At least two (2) public fire hydrants shall be located within 500 feet of the protected property.*

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 903.3.1.1-903.3.1.2, the distance requirement shall be 600 feet~~

507.5.1.1 Hydrant for standpipe system. *Buildings equipped with standpipe system installed in accordance with Section 905 shall have a public fire hydrant within 100-75 feet of the fire department connections.*

CHAPTER 6 BUILDING SERVICES AND SYSTEMS

SECTION 604 ELEVATOR RECALL AND MAINTENANCE

604.6.1 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.*

605.4.1 Fuel oil storage in outside, above-ground tanks. ~~Where connected to fuel oil piping system, the maximum amount of fuel oil storage allowed outside the above ground without additional protection shall be 660 gallons (2498 L). These storage of fuel oil above ground in quantities exceeding 660 gallons (2498 L) shall comply with NFPA-31. Above ground storage tanks of combustible liquids shall be approved with a special use permit.~~

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.

Delete Exceptions 903.2.6 number 1, 2 and 3 in their entirety.

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:

- I. A Group M or Group B fire area exceeds 12,000 square feet (1115 m²).
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 m²).

903.2.11.3 Buildings more than ~~55~~ 32 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~~ 32 feet or more above the lowest level of fire department vehicle access, measured to the eaves, *regardless of occupancy*.

~~**Exception:** Occupancies in Group F-2 – delete this exception.~~

903.3.5.3 System Isolation Valve. The fire protection system shall either have an isolation valve accessible from the exterior of the structure post valve indicator (PIV) or wall post indicator (WPIV) or other listed and approved indicating valve or an externally accessible, dedicated fire sprinkler room with isolation valve(s) and main drain. The fire sprinkler room shall have direct access to the exterior and does not require firefighters to navigate through a building to make access to the isolation valves.

903.4 Sprinkler system supervision and alarms.

Exceptions: *Delete exception #7.*

903.4.2 Alarms. *A bell and visual device (strobe or white beacon)* shall be located on the exterior of the building in an approved location above grade *near the location of the FDC* 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 *in accordance with NFPA 13*.

SECTION 907 FIRE ALARM DETECTION SYSTEMS

907.2.3 Group E.

Exceptions: *Delete exception #1.*

907.2.4 Group F.

Exceptions: *Delete exceptions.*

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 approved by 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 be located not more than seventy-five (75) feet from a **public** fire hydrant.*

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 Exceptions # 2, #3

CHAPTER 10 MEANS OF EGRESS

1004.7.1 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 23 MOTOR FUEL-DISPENSING FACILITIES AND REPAIR GARAGES

SECTION 2306 FLAMMABLE AND COMBUSTIBLE LIQUID MOTOR FUEL-DISPENSING FACILITIES

2306.2.2 Above ground tanks located inside buildings. Above ground storage tanks for the storage of combustible liquids shall be **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 be **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**.
 - a. 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.

Adopt Appendix B, C, D in their entirety

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. *The required turning radius shall be determined by the worst case turning radius of fire units in service in addition 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

AMMENDMENTS TO THE

INTERNATIONAL PLUMBING CODE, 2021 EDITION

Amendments to the International Plumbing Code, 2021 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-through 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 International Plumbing Code of *the City of Washington, County of Franklin, State of Missouri*, herein referred to as “this code”.

106.5.3 Expiration: Change the following – 180 days to 365 days.

SECTION 106 PERMITS

R-106.5.8 Penalties for Failure to Obtain a Permit: *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 ensure 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 VIOLATIONS

115.4 Violation penalties. *Except as hereby provided, the violation of any portion of this code shall be punishable by a fine not exceeding five hundred dollars (\$500), or by imprisonment for a period of not exceeding ninety (90) days, or by both such fine and imprisonment.*

SECTION 116 STOP WORK ORDERS

116.4.1 Penalties for Failure to Comply with a Stop Work Order: *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 subject to a fine of not less than \$500 dollars or more than \$1,000 dollars per day.*

CHAPTER 3 GENERAL REGULATIONS

305.6.1 Sewer Depth. Minimum depth of a sewer lateral shall be 30” below grade to within 5’ of the foundation wall. Laterals from the foundation wall to 5’ beyond the foundation wall shall be a minimum depth of 12”, or as otherwise approved by the Building Official.

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

CHAPTER 4 FIXTURES, FAUCETS AND FIXTURE FITTINGS

Section 403 MINIMUM PLUMBING FACILITIES

421.3 Shower waste outlet. Change from 1 ½” to 2” in diameter.

**CHAPTER 5
WATER HEATERS**

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**

603.1.1 Water service pipe. Water service pipe shall be 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.

**CHAPTER 7
SANITARY DRAINAGE**

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**

<i>MATERIAL</i>	<i>STANDARD</i>
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

**CHAPTER 9
VENTS**

**SECTION 903
VENT TERMINALS**

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

**SECTION 113
SUMPS AND PUMPING SYSTEMS**

1113.1.5 Pipe Discharge. *All sump pump piping shall be discharged to the 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. Discharging to or within 10 feet of a sidewalk, driveway, street or to create a nuisance to adjoin properties is prohibited.*

The Following Appendix Shall Be Adopted in their entirety: C, D, & E

END OF AMENDMENTS

CITY OF WASHINGTON, MO

AMMENDMENTS TO THE

INTERNATIONAL FUEL GAS CODE, 2021 EDITION

Amendments to the International Fuel Gas Code, 2021 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-through 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".

SECTION 106 PERMITS

R-106.5.8 Penalties for Failure to Obtain a Permit: 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.

SECTION 115 VIOLATIONS

115.4 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 not exceeding five hundred dollars (\$500), or by imprisonment for a period of not exceeding ninety (90) days, or by both such fine and imprisonment.

SECTION 116 STOP WORK ORDER

116.4.1 Penalties for Failure to Comply with a Stop Work Order: *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 subject to a fine of not less than \$500 dollars or more than \$1,000 dollars per day.*

SECTION 301 GENERAL

Section 301.2 Energy Utilization. Delete Section

SECTION 404 PIPING SYSTEM INSTALLATION

404.12 Minimum burial depth. Underground piping system shall be installed a minimum depth of ~~42~~ **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.

409.5.1.1 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.

SECTION 503 VENTING OF APPLIANCES

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

SECTION 603 VENTING OF APPLIANCES

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

The Following Appendix Shall Be Adopted in their entirety: A, & B

END OF AMENDMENTS

CITY OF WASHINGTON, MO

AMMENDMENTS TO THE

INTERNATIONAL MECHANICAL CODE, 2021 EDITION

Amendments to the International Mechanical Code, 2021 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, subsection or clause number in the code is hereby enacted and added thereto. Wording that is struck-through is to be deleted from the code. Wording in italics is to be inserted into code.

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".

SECTION 106 PERMITS

R-106.4.8 Penalties for Failure to Obtain a Permit: *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 ensure 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 113 STOP WORK ORDERS

113.4.1 Penalties for Failure to Comply with a Stop Work Order: *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 subject to a fine of not less than \$500 dollars or more than \$1,000 dollars per day.*

SECTION 115 VIOLATIONS

115.4 Violation penalties. *Except as hereby provided, the violation of any portion of this code shall be punishable by a fine not exceeding five hundred dollars (\$500), or by imprisonment for a period of not exceeding ninety (90) days, or by both such fine and imprisonment.*

SECTION 301 GENERAL

Section 301.2 Energy Utilization. Delete Section

SECTION 303 EQUIPMENT AND APPLIANCE LOCATION

303.5.1 Location Requirements. 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 5 feet of the appliance and in the same room or space.

The Following Appendix Shall Be Adopted in its entirety: A

END OF AMENDMENTS

CITY OF WASHINGTON, MO

AMMENDMENTS TO THE

NATIONAL ELECTRICAL CODE, 2020 EDITION

Amendments to the National Electrical Code, 2020 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-through is to be deleted from the code. Wording in italics is to be inserted into code.

ARTICLE 210 Branch Circuits:

210.8 Ground-Fault Circuit-Interrupter Protection for Personnel

210.8(A) – Delete the words “~~Through 250-Volt~~”

210.8(A)(2) – *Add the Following: Exception #1: all dedicated 120 V branch circuits located within a garage space and serving a single appliance are exempt from the requirement for GFCI protection.*

210.8(A)(5) – *Add the Following: Exception #1: all 120 V branch circuits located within finished areas of a residential basement are exempt from the requirement for GFCI protection.*

210.8(A)(5) – *Add the Following: Exception #2: all dedicated 120 V branch circuits with a simplex outlet located within a basement space and serving a single appliance are exempt from the requirement for GFCI protection.*

210.8(A)(10) - *Add the Following: Exception #1: all dedicated 120 V branch circuits with a simplex outlet located within a laundry space and serving a single appliance are exempt from the requirement for GFCI protection.*

210.12 Arc Fault Circuit Protection: *Delete 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.*

ARTICLE 230 SERVICES

230.67 Surge Protection: *Delete Section*

END OF AMENDMENTS

CITY OF WASHINGTON, MO

AMMENDMENTS TO THE

INTERNATIONAL SWIMMING POOL AND SPA CODE,

2021 EDITION

Amendments to the International Swimming Pool and Spa Code, 2021 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 International Swimming Pool and Spa Code of *the City of Washington, County of Franklin, State of Missouri*, herein referred to as “this code”.

105.5 Expiration: Change the following – 180 days to 365 days

SECTION 103 CODE COMPLIANCE AGENCY – *Delete Section*

SECTION 105 PERMITS

R-105.4.6 Penalties for Failure to Obtain a Permit: *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 ensure 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 112 BOARD OF APPEALS

112.1 Membership of Board – Delete Section and replace with the following:

112.1 Board of Appeals: *The Board of Appeals shall be as established by the City of Washington. Membership, duties, and organization of the Board shall be in accordance with the ordinances of the City of Washington, Missouri.*

SECTION 113 VIOLATIONS

113.4 Violation Penalties: *Except as hereby provided, the violation of any portion of this code shall be punishable by a fine not exceeding five hundred dollars (\$500), or by imprisonment for a period of not exceeding ninety (90) days, or by both such fine and imprisonment.*

SECTION 114 STOP WORK ORDERS

114.4.1 Penalties for Failure to Comply with a Stop Work Order: *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 subject to a fine of not less than \$500 dollars or more than \$1,000 dollars per day.*

CHAPTER 3 GENERAL COMPLIANCE

SECTION 305 BARRIER REQUIREMENTS

305.1 General. The provisions of this section shall apply to the design of barriers for restricting entry into areas having pools and spas. ~~Where spas or hot tubs are equipped with a lockable safety cover complying with ASTM F1346 and swimming pools are equipped with a powered safety cover that complies with ASTM F134, the areas where those spas, hot tubs, or pools are located shall not be required to comply with Sections 305.2 through 305.7.~~

END OF AMENDMENTS

BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE
CITY ADMINISTRATOR TO EXECUTE WASHINGTON
REGIONAL AIRPORT LEASE AGREEMENTS FOR
HANGAR SPACE

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

SECTION 1: The City Administrator is hereby authorized and directed to execute, from time to time, Washington Regional Airport Lease Agreements for Hangar Space in substantially the form marked Exhibit I and attached hereto and incorporated herein by reference, and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk is hereby authorized and directed to attest to and affix the seal of the City to the said Agreements and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

SECTION 2: The City shall, and the officials, agents and employees of the City are hereby authorized and directed to, take such further action, and execute and deliver such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

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: _____

ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri

Exhibit I
WASHINGTON REGIONAL AIRPORT
LEASE AGREEMENT FOR HANGAR SPACE

THIS LEASE, made and entered into this ____ day of _____, 20__, by and between the **CITY OF WASHINGTON, MISSOURI**, (“City”) and _____, (“Lessee”).

WHEREAS, the City is the owner and operator of the Washington Regional Airport (“Airport”) located in Warren County, Missouri on which is located certain Hangars for the storage of aircraft (“Hangars”); and

WHEREAS, the City desires to lease to Lessee certain space in the Hangars as described herein (“Hangar Space”) for the storage of private aircraft only and Lessee desires to lease said Hangar Space.

NOW THEREFORE, for and in consideration of the covenants and agreements hereinafter contained, the parties do hereby covenant and agree as follows, to-wit:

ARTICLE I
OBLIGATIONS OF LESSEE

1. For an in consideration of the City leasing the Hangar Space _____ to Lessee, which Hangar Space is depicted on Exhibit A attached hereto and incorporated herein by reference, Lessee shall pay to City the sum of _____ Dollars (\$) _____ on the first day of each month with rent for the first month of the Lease to be prorated in the event this Lease commences on other than the first day of the month. In the event any lease payment due is unpaid for more than thirty (30) days, Lessee shall be deemed in default.

2. Lessee shall utilize the Hangar Space for the sole purpose of storage of aircraft and for no other purpose. All aircraft shall be in airworthy condition. For purposes of this Lease, an aircraft is airworthy if the aircraft conforms to its type design and is in a condition for safe operation. All aircraft shall be flown at least once each calendar year, and the aircraft pilot shall notify the airport manager the first time each calendar year that it is being operated to ensure compliance with this provision.

3. Lessee shall keep the Hangar Space neat, clean and free of all garbage, rubbish, trash and flammable materials.

4. Lessee shall not fuel or permit fueling of the aircraft in the Hangar Space. Lessee may fuel aircraft at the fuel facility at the Airport. In addition, Lessee shall not store non-aviation related vehicles or equipment, or non-aviation related personal property.

5. Lessee shall abide by and comply with all present and future applicable rules and regulations of the Federal Aviation Administration and City.

6. Lessee shall be responsible for the parking, setting of brakes, placing of chocks, tying down and otherwise securing and checking the aircraft and any other such related act or acts.

ARTICLE II OBLIGATIONS OF CITY

1. City shall keep the Airport neat, clean and free of all garbage, rubbish, trash and flammable materials.

2. City warrants that it has good title to the Airport and good right to make this Lease and shall put Lessee into possession of the Hangar Space in a condition fit for use by Lessee and shall use reasonable diligence in the care and protection of the Airport during the term of this Lease and all extensions thereof, reasonable wear, tear and depreciation resulting from ordinary use excepted.

3. City shall give the Lessee the right of ingress and egress over Airport premises in going to and from the Hangar Space.

ARTICLE III TERMS OF LEASE

The term of this Lease shall be for a month-to-month term. The Lease will automatically renew for successive monthly terms. The City reserves the right to increase the rental rate at any time during the Lease term. The initial term of the Lease shall commence on the ____ day of _____, 20__.

ARTICLE IV MISCELLANEOUS PROVISIONS

1. City reserves the right to maintain and keep in repair the landing area of the Airport and publicly owned facilities of the Airport, together with the right to direct and control all activities of the Lessee in this regard.

2. City reserves the right to further develop or improve the landing area and all publicly owned air navigation facilities of the Airport as it sees fit, regardless of the desires or views of Lessee, and without interference or hindrance.

3. It is understood and agreed that the rights granted by this Lease will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance, or development of the Airport.

4. City may, at all reasonable hours, enter upon or into the Hangar Space for the purposes of examining same.

5. Lessee shall not make any connection to any electrical service without the advance written approval of City.

6. Lessee shall not use any lock on any door of the Hangar Space except as shall be furnished by City. Use of personal padlocks shall be permitted on interior storage cabinets which cabinets may not be installed without the advance written approval of City.

7. If Lessee defaults in the payment of rent and remains in default for three (3) days after a notice to pay is delivered to Lessee; or if Lessee defaults with respect to any other covenant and remains in default for thirty (30) days after a notice to cure default is delivered to Lessee (or fails to take reasonable steps to cure the default if such takes longer than 30 days); or if Lessee shall be declared insolvent according to law, or if any assignment shall be made of any of its property for the benefit of creditors; then City may elect to do any one or more of the following:

(1) continue the lease on its present terms and conditions and cure Lessee's default;

(2) demand that Lessee vacate the Hangar Space, with which demand Lessee shall promptly comply; and if Lessee fails to promptly vacate, City may reenter the Hangar Space, with or without court order, change the locks and take other steps to exclude the Lessee from the Hangar Space;

(3) relet the Hangar Space as an agent for Lessee.

If City reenters the Hangar Space pursuant to subsection (3) of this Section, or if Lessee vacates the Hangar Space and delivers proper notice of such to City, then City, whether or not City terminates this lease, will make reasonable efforts to mitigate Lessee's damages by obtaining another lessee. It is hereby understood, and Lessee hereby covenants with the City, that such forfeiture, annulment or voidance shall not relieve Lessee from the obligation of the Lessee to make monthly payments of rent hereinbefore reserved, at the times and in the manner aforesaid; and in case of any such default and vacating of the Hangar Space as the agent for and in the name of the Lessee, at any rental readily obtainable, applying the proceeds and avails therefor, first, to the payment of such expense as the City may be put to in re-entering, and then to the payment of said rent as the same may from time to time become due, and toward the fulfillment of the other covenants and agreements of the Lessee herein contained, and the balance, if any, shall be paid to the Lessee; and the Lessee hereby covenants and agrees that if City shall recover or take possession of the Hangar Space as aforesaid, and be unable to re-let and rent the same so as to realize a sum equal to the rent hereby reserved, Lessee shall and will pay to City any and all loss of difference of rent for the residue of the term.

Lessee further agrees to pay and be liable to City for any and all costs, damages and expenses incurred by City as a result of Lessee's default under this Lease including, but not limited to, reasonable attorney's fees.

Failure on the part of City promptly and faithfully to keep and perform each and every covenant, agreement and stipulation hereon on the part of the Lessee to be kept and performed, shall at the option of the Lessee cause the forfeiture of this Lease.

8. If the Hangar Space or any part thereof shall be destroyed or damaged by fire or other casualty after the execution hereof and before the expiration of said term, then this Lease and the term shall terminate.

9. Lessee agrees to indemnify and hold harmless the City and the Airport from and against any and all losses, injuries, claims, demands and expenses, including legal expenses of whatsoever kind and nature and by whomsoever made arising from or in any manner directly or indirectly growing out of (a) Lessee's tenancy and the use and occupancy or non-use of the Hangar Space or the Airport and any equipment or facilities thereon or used in connection therewith by anyone whomsoever, and (b) the condition of the Hangar Space, including any adjoining sidewalks, ways or alleys and any equipment or facilities at any time located thereon or used in connection therewith. This indemnification shall include but not be limited to and City shall not be liable to said Lessee or any other person or corporation, including employees, for any damage to any person or property caused by the acts of any other lessees and of water, rain, snow, frost, fire, storm and accidents, or by breakage, stoppage or leakage of water, gas, heating and sewer pipes or plumbing, upon, about or adjacent to said Hangar Space.

10. Lessee shall not assign this Lease or sublease the Hangar Space, nor allow or permit any other person, firm or corporation to use the Hangar Space under an assignment for any purpose whatsoever.

11. Either party may cancel this Lease by providing at least thirty (30) days written notice to the other party and to City. Lease payments shall be pro-rated to the effective date of cancellation, which shall be the last day of a calendar month.

IN WITNESS WHEREOF, the City and Lessee have signed their names and affixed their official seals to this Lease on the day and year first written above.

CITY OF WASHINGTON, MISSOURI

Lessee

BY: _____
City Administrator

ATTEST:

City Clerk

7a



August 29, 2023

Mayor & City Council
City of Washington
Washington, MO 63090

Re: Airport Leases

Mayor & City Council,

On your agenda for the September 5th, 2023 agenda meeting is an ordinance approving the new airport leases. Attached are the exhibits of the existing and proposed lease rates. The new leases have added language about a flyable aircraft as well.

Feel free to reach out with any questions.

Sincerely,

Sal Maniaci
Community and Economic Development Director

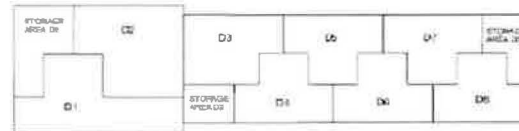
HANGAR RATES	
Description:	Rate:
Hangars A & B Small Open T-Hangars	\$150.00
Hangars A & B Large Hangars	\$235.00
Hangar C1	\$260.00
Hangar C2	\$285.00
Hangar C4 & C11	\$190.00
Hangar C3 & C12	\$180.00
Hangar C5 thru C10	\$170.00

\$175
\$260
\$285
\$310
\$215
\$205
\$195

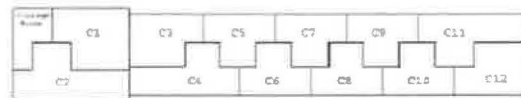
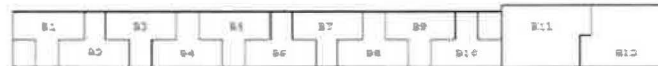
Hangar Leases

Terminal		Hangar A			Hangar B			Hangar C			Hangar D		
Hangar	Price	Hangar	SF	Price	Hangar	SF	Price	Hangar	SF	Price	Hangar	SF	Price
T1	\$400.00	A1	1004	\$175.00	B1	979	\$175.00	C1	1561	\$285.00	D1	1719	\$350.00
T2	\$400.00	A2	970	\$175.00	B2	979	\$175.00	C2	1855	\$310.00	D2	1764	\$350.00
T3	\$400.00	A3	992	\$175.00	B3	972	\$175.00	C3	1256	\$205.00	D3	1223	\$310.00
		A4	970	\$175.00	B4	980	\$175.00	C4	1462	\$215.00	D4	1070	\$310.00
		A5	989	\$175.00	B5	977	\$175.00	C5	1090	\$195.00	D5	1070	\$310.00
		A6	972	\$175.00	B6	951	\$175.00	C6	1090	\$195.00	D6	1070	\$310.00
		A7	996	\$175.00	B7	999	\$175.00	C7	1090	\$195.00	D7	1070	\$310.00
		A8	967	\$175.00	B8	1015	\$175.00	C8	1090	\$195.00	D8	1070	\$310.00
		A9	990	\$175.00	B9	1015	\$175.00	C9	1090	\$195.00	Heli	837	TBD
		A10	1000	\$175.00	B10	923	\$175.00	C10	1090	\$195.00			
		A11	1978	\$260.00	B11	1976	\$260.00	C11	1465	\$215.00			
		A12	1966	\$260.00	B12	1978	\$260.00	C12	1266	\$205.00			

EXHIBIT A
HANGAR LEASE
WASHINGTON REGIONAL AIRPORT



T1	T2
T2	T3



BILL NO. _____ INTRODUCED BY _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING AND DIRECTING THE CITY OF WASHINGTON, MISSOURI TO ENTER INTO A SALES CONTRACT WITH REGION WELDING OF MISSOURI FOR THE PURCHASE OF ONE (1) 28 FOOT GOOSENECK DECKOVER TRAILER

Be It Ordained by the Council of the City of Washington, Missouri, as follows:

SECTION 1: The Mayor is hereby authorized to execute a Sales Contract with Region Welding of Missouri for the purchase of one (1) 28' Gooseneck Deckover Trailer in an amount totaling Twenty-Nine Thousand Nine Hundred Dollars and Zero Cents (\$29,900.00). A copy of said sales contract is attached hereto and marked as Exhibit A.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: This ordinance shall take effect and be in full force from and after it's passage and approval.

Passed: _____

ATTEST: _____

President of City Council

Approved: _____

ATTEST: _____

Mayor of Washington, Missouri



September 5, 2023

Honorable Mayor and City Council
City of Washington
405 Jefferson Street
Washington, MO 63090

RE: Bid Recommendation – Gooseneck Trailer Recommendation

Honorable Mayor and City Council,

As you may be aware, before making a determination that a particular piece of equipment should be purchased, staff annually review and the analyze equipment to determine current need. As such, the Parks and Recreation Department identified the need to purchase a 28 ft Gooseneck Deckover Trailer in the FY 2022-2023 budget. Staff solicited bids and received two bids. It was determined that Region Welding met the specifications and would give the City the best pricing.

Bids received:	
Region Welding	\$29,400.00
Heavy Duty Equipment	Bid did not meet specifications
Sahm Welding	Declined to bid

This trailer is longer and wider than our current trailer, will allow staff to haul more equipment at one time and it is safer due to the tilting deck option (no need for staff to lug heavy metal ramps). An additional trailer will allow staff to haul both of the Department's heavily used skid steers to different job sites at the same time, thus saving time and money. Staff would like to include the 24,000 lbs. axles & springs (Bid Alternate) totaling \$500.

Accordingly, staff recommends that Council consider Region Welding's bid of \$29,400.00 and the Bid Alternate of \$500.00, totaling \$29,900.00 for the purchase of a 28 ft. Gooseneck Deckover Trailer. This amount is under the budgeted amount of \$30,000.00, which was approved in the FY2022-2023 Parks and Recreation budget.

As always, if you have any questions, concerns or would like additional information, please feel free to contact me prior to the Council meeting.

Respectfully,

Wayne Dunker, MA, CPRP
Director of Parks & Recreation

**Exhibit A
SALES CONTRACT**

This Sales Contract, made and entered into this _____ day of _____, 2023, by and between Region Welding of Missouri, herein referred to as "Seller", and the City of Washington, MO., a municipal corporation hereinafter referred to as "City".

WITNESSETH: Whereas, Seller was the best low bid received for furnishing of one (1) 2023 28 ft. Gooseneck Deckover Trailer equipped as stated in the bid.

NOW THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

1. Seller agrees to provide to the City one (1) 2023 28 ft Gooseneck Deckover Trailer and/or alternate bids in the manner set forth in the contract documents, for payment in the total sum of Twenty-Nine Thousand Nine Hundred Dollars and Zero Cents (\$ 29,900).

2. The contract documents shall consist of the following:

- A. This Contract
- B. Signed copy of Ordinance
- C. General Specification and Bid

This contract, together with the other documents enumerated in this paragraph, forms the contract between the parties.

These documents are as fully a part of the contract as if attached hereto or repeated herein.

3. This agreement shall be construed or determined according to the laws of the State of Missouri.

IN TESTIMONY WHEREOF, Seller has hereunto set its hand, and the City of Washington executes this contract the day and year first written.

SELLER:

CITY:

BY: _____
Company Representative

BY: _____
Mayor – Washington, MO

ATTEST: _____
City Clerk

Page left intentionally blank

PART 2 – EQUIPMENT SPECIFICATIONS**2.01 PRODUCT DESCRIPTION:**

Must be a 2023 28ft. Gooseneck Deckover Tilting Trailer, with 20,000 lbs axles.

Gooseneck Tilting Trailer

- 8.5 ft. x 28 ft Gooseneck Deckover Tilting Trailer with 12' fixed flat area in front of trailer and a 16' power tilting area on back end of trailer, with diamond plate knife edge with collapsable bumper on back of trailer.
- Skid loader pallet fork pocket on front of trailer on the passger side for pallet fork storage
- Winch plate welded in gooseneck frame under chain box, all wires for winch, notch and roller on front of deck of tilt bed for winch cable to go through when trailer is raised
- Two (2) Heavy duty 10,000 lbs Dexter oil bath Axles, Brakes on both Axles with Multi-leaf Slipper springs, 8 bolt hub with electric brakes
- Main frame I-beams 12" flange, 22lbs/ft with 3" crossmember on 16" centers, 6"x2"x1/8" rectangle tubing side rails, with stake pockets every 16" on center with a 2"x 3/8" rub rail and pipe spools
- Tongue is made of 12" flange 19lbs/ft I-beam with welded loops for safety chains
- Scissor lift for tilt of trailer : 2 Single Cylinders
- Tool box in front tougue of trailer with lockable latch and gas shocks on lid
- Tool box built in between the top of the tongue riser for chain 12" deep x 18" wide x 48" long
- Treated Pine floor with steel plate on trailer floor over tires for more clearance
- Rear receiver hitch: N/A
- Front monster steps next to tougue of trailer on both sides
- Two (2) Drop Leg Front hydraulic jacks 12,000 LBS with reinforced bracket
- Adjustable hitch mounted 2 5/16" (30,000lbs) ball gooseneck coupler hitch
- Two (2) 3/8" grade 70 safety chains
- Four sets (8 total) Gray Modular Wheels, ST235-80 R16 LR-E Goodyear 14 ply radial tires
- One (1) full size spare tire mounted in top of tongue of trailer: Not Included in Base Bid
- One (1) Tool box on Driver side on trailer (Buyer tool box Part # 1705210): Not Included in Base Bid

28 ft. Gooseneck Traller - 2023

- Emergency Break away system with charger for Electric Brake on both Axles
- Battery Tender Solar charger mounted to of Tongue
- 12 volt Deep cycle battery to control winch mount in same box as hydraulic power unit
- Hydraulic power unit with two (2) wireless remote fobs for power tilt and jacks mount in driver side tool box (Buyer tool box part # 1705153) (The hydraulic pump must be a Bucher or a Fenner)
- Sandblasted, primed and painted with black epoxy paint
- Dot 3M Safety reflective tape on sides of trailer
- All lights on trailer to be LED
- LED side marker lights, rear, stop, turn and running lights, 7 pin RV style plug, all wiring to run in conduit with rubber grommets

Bld Alternate

1. 24,000 lbs axles and springs in lieu of the 20,000 lbs axles and springs : Add of \$500.00
2. Gravity tilt in lieu of power unit : No gravity tilt available
3. Oak floor in lieu of treated pine floor : Add of \$350.00
4. Blackwood Pro Rubber infuses floor in lieu of Pine Floor : N/A
5. Powder coated in lieu of epoxy paint : N/A
6. Custom made Shovel box 20" deep x 14" tall x 6' long mounted on passenger side of trailer with twist locking handle : Add of \$550.00
7. One (1) Tool box on passenger side of trailer (Buyer tool box part #1705210) : \$850.00

2.02 DELIVERY

Must be delivered within ninety (90) days of Notice of Award. : Will Need 120 Days

Unit must be delivered between 7:00 a.m. and 2:30 p.m. Monday through Friday, with the exception of observed holidays to: Washington Parks and Recreation Maintenance Shop, 1220 S. Lakeshore Drive, Washington, MO 63090.

CONTACT:

Chad Owens,
Parks & Recreation Operations Manager
405 Jefferson St.
Washington, MO 63090
cowens@washmo.gov
(636) 390-1080

BID FORM

TO: WASHINGTON PARKS & RECREATION DEPARTMENT
 Attn: Chad Owens, Parks & Recreation Operations Manger
 405 Jefferson Street
 Washington, MO 63090
 Phone (636) 390-1080

The undersigned, having carefully examined the specifications, hereby proposes to furnish all materials required for the performance and completion of said specifications for the following bid.

The City is requesting a unit price bid for the 28 ft. Gooseneck Deckover Tilting Trailer that has been specified.

Itemized Base Bid

Model	Description	Unit Price	Total Price
Trailer	8.5 ft x 28 ft. Gooseneck Deckover Tilting Trailer	\$29,400.00	\$29,400.00

TOTAL BASE BID Twenty Nine Thousand Four
Hundred Dollars & 00/100 (\$ 29,400.00)

Bid Alternates

	Description	Quantity	Unit Price	Total Price
1	24,000 lbs axles and springs in lieu of the 20,000 lbs axles and springs	2	\$250. ⁰⁰	Accept \$500. ⁰⁰ ✓
2	Gravity tilt in lieu of power unit			N/A
3	Oak floor in lieu of Treated Pine	Decline		\$350.⁰⁰
4	Blackwood Pro rubber infuses floor in lieu of Pine floor			N/A
5	Power coated in lieu of Epoxy Paint			N/A
6	Custom made Shovel box 20" deep x 14" tall x 6' long mounted on passenger side of trailer with twist locking handle	1	\$550.⁰⁰	\$550.⁰⁰ Decline
7	One (1) tool box on driver side of trailer (Buyer tool box Part # 17052100)	1	\$850.⁰⁰	\$850.⁰⁰ Decline

TOTAL ALTERNATE BID

Two Thousand Two Hundred Fifty Dollars & ⁰⁰/₁₀₀ (\$ 2,250.⁰⁰)

By submitting this Bid, the Bidder agrees to waive any claim it has or may have against the City and their respective employees, arising out of or in connection with the administration, evaluation or recommendation of any Bid(s).

Addenda

The undersigned Bidder acknowledges the following Addenda. If there are no Addenda write "None" in the space provided:

Addenda No: _____ dated _____ pages _____

Bid submitted by:

Company Name: Region Welding of Missouri
Address: 4 Truman Ct
City, State, Zip: Union, MO 63084
Phone Number: 636-583-4110
Title: President/Owner
Signature: *Jim Hopper*
Date: August 16th 2023

CITY OF WASHINGTON
CITY SALES TAX SUMMARY

1% GENERAL SALES TAX

Previous Years 1970-2000 Total:		\$ 36,121,362.69			
2000-2001	\$ 2,614,947.25	2010-2011	\$ 3,613,372.27	2020-2021	\$ 5,138,337.05
2001-2002	2,665,810.02	2011-2012	3,698,652.72	2021-2022	5,475,936.43
2002-2003	2,875,714.84	2012-2013	3,760,065.80	2022-Present	\$ 5,073,726.06
2003-2004	3,155,590.86	2013-2014	3,912,118.45		
2004-2005	3,187,693.12	2014-2015	4,204,694.99		
2005-2006	3,345,292.87	2015-2016	4,397,905.50		
2006-2007	3,445,234.45	2016-2017	4,354,507.85		
2007-2008	3,773,268.98	2017-2018	4,703,065.67		
2008-2009	3,556,222.39	2018-2019	4,612,283.40		
2009-2010	3,497,829.39	2019-2020	4,787,670.81		
TOTAL COLLECTIONS TO DATE:				\$ 125,971,303.86	

MONTH	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Monthly % Increase/ (Decrease)
OCTOBER	\$ 361,698.16	\$ 341,934.38	\$ 347,786.52	\$ 387,415.44	\$ 454,143.50	\$ 404,210.90	-10.99%
NOVEMBER	251,010.14	273,682.85	325,999.08	337,510.28	329,477.61	439,267.24	33.32%
DECEMBER	567,111.05	406,617.65	400,738.68	448,383.63	522,976.40	469,140.53	-10.29%
JANUARY	355,065.45	428,005.85	420,055.36	430,457.12	392,285.39	515,227.78	31.34%
FEBRUARY	440,931.59	363,771.00	417,204.79	396,723.58	509,008.53	495,173.79	-2.72%
MARCH	432,715.60	444,964.47	417,215.47	468,305.25	483,461.03	400,841.38	-17.09%
APRIL	354,143.36	387,311.51	365,080.95	387,138.97	393,317.74	476,640.26	21.18%
MAY	296,545.56	300,584.29	358,920.74	385,747.95	342,734.14	407,267.67	18.83%
JUNE	368,699.52	456,577.00	401,315.24	514,849.48	536,473.31	490,570.26	-8.56%
JULY	499,689.10	420,349.19	442,261.53	462,011.90	462,478.68	476,993.66	3.14%
AUGUST	311,169.75	322,712.79	372,615.14	396,711.64	546,440.92	498,392.59	-8.79%
SEPTEMBER	464,286.39	465,772.42	518,477.31	523,081.81	503,139.18		
TOTALS:	\$ 4,703,065.67	\$ 4,612,283.40	\$ 4,787,670.81	\$ 5,138,337.05	\$ 5,475,936.43	\$ 5,073,726.06	

Increase (Decrease)
Over Prior Year

8.00%

-1.93%

3.80%

7.32%

6.57%

OVERALL PERCENTAGE GROWTH/
(REDUCTION) FOR OCTOBER TO
PRESENT:

2.03%

FISCAL YEAR END PERCENTAGE
(POS- OCTOBER TO SEPTEMBER)
Shown Once A Year on November Report.

1/2 % CAPITAL IMPROVEMENT SALES TAX

EFFECTIVE: 07-01-89

EXPIRED: 06-30-94	1989-1994	\$ 4,111,148.43
EXPIRED: 06-30-02	1994-2002	9,410,782.24
EXPIRED: 06-30-10	2002-2010	13,334,617.88
EXPIRED: 06-30-18	2010-2018	15,975,018.36
EXPIRES: 06-30-26	2018-2026	\$ 13,181,550.17
TOTAL COLLECTIONS TO DATE:		<u>\$ 56,013,117.08</u>

MONTH	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Monthly % Increase/ (Decrease)
OCTOBER	\$ 180,849.11	\$ 170,966.92	\$ 173,893.15	\$ 193,707.79	\$ 227,071.73	\$ 202,105.70	-10.99%
NOVEMBER	125,504.75	136,841.76	162,999.67	168,755.25	164,738.68	219,633.65	33.32%
DECEMBER	283,555.71	203,310.25	200,369.28	224,192.00	261,488.24	234,570.17	-10.29%
JANUARY	177,532.58	214,002.88	210,027.68	215,228.64	196,142.72	257,613.79	31.34%
FEBRUARY	220,465.78	181,885.56	208,602.53	198,361.30	254,504.01	247,587.18	-2.72%
MARCH	216,358.10	222,481.70	208,607.73	234,152.34	241,730.89	200,420.71	-17.09%
APRIL	177,071.76	193,656.33	182,540.31	193,569.47	196,659.57	238,319.46	21.18%
MAY	148,272.80	150,291.55	179,460.29	192,873.68	171,366.64	203,633.58	18.83%
JUNE	184,317.16	228,288.80	200,657.51	257,424.63	268,236.68	245,285.14	-8.56%
JULY	249,844.82	210,175.01	221,130.97	231,006.12	231,239.74	238,497.27	3.14%
AUGUST	155,584.67	161,356.40	186,307.76	198,355.48	273,220.21	249,196.84	-8.79%
SEPTEMBER	232,141.66	232,886.54	259,238.60	261,541.37	251,569.17		
TOTALS	\$ 2,351,498.90	\$ 2,306,143.70	\$ 2,393,835.48	\$ 2,569,168.07	\$ 2,737,968.28	\$ 2,536,863.49	

Increase
(Decrease) Over
Prior Year

8.00% -1.93% 3.80% 7.32% 6.57%

OVERALL PERCENTAGE GROWTH/
(REDUCTION) FOR OCTOBER TO
PRESENT:

2.03%

FISCAL YEAR END PERCENTAGE
(POS- OCTOBER TO SEPTEMBER)
Shown Once A Year on November
Report.

1/2 % TRANSPORTATION SALES TAX

MONTH	2017-2018		2018-2019		2019-2020		2020-2021		2021-2022		2022-2023		Monthly % Increase/ (Decrease)
OCTOBER	\$	180,849.11	\$	170,946.23	\$	173,893.15	\$	193,707.83	\$	227,070.97	\$	202,105.68	-10.99%
NOVEMBER		125,504.37		136,840.50		162,999.68		168,755.33		164,738.72		219,633.66	33.32%
DECEMBER		283,555.44		203,308.99		200,369.28		224,192.04		261,488.24		234,570.22	-10.29%
JANUARY		177,532.58		214,002.88		210,027.78		215,228.70		196,142.69		257,613.79	31.34%
FEBRUARY		220,465.13		181,885.52		208,602.55		198,361.35		254,499.40		247,587.19	-2.72%
MARCH		216,358.08		222,481.85		208,607.77		234,152.35		241,730.92		200,420.73	-17.09%
APRIL		177,071.74		193,656.25		182,540.19		193,569.46		196,659.56		238,319.52	21.18%
MAY		148,272.79		150,291.51		179,460.32		192,873.68		171,366.53		203,633.50	18.83%
JUNE		184,349.74		228,288.78		200,657.52		257,424.62		268,236.76		245,285.23	-8.56%
JULY		249,844.78		210,175.04		221,130.96		231,006.14		231,239.69		238,497.24	3.14%
AUGUST		155,584.64		161,355.80		186,307.86		198,355.50		273,220.19		249,196.88	-8.79%
SEPTEMBER		232,142.98		232,886.52		259,238.63		261,541.35		251,569.36			
TOTALS	\$	2,351,531.38	\$	2,306,119.87	\$	2,393,835.69	\$	2,569,168.35	\$	2,737,963.03	\$	2,536,863.64	

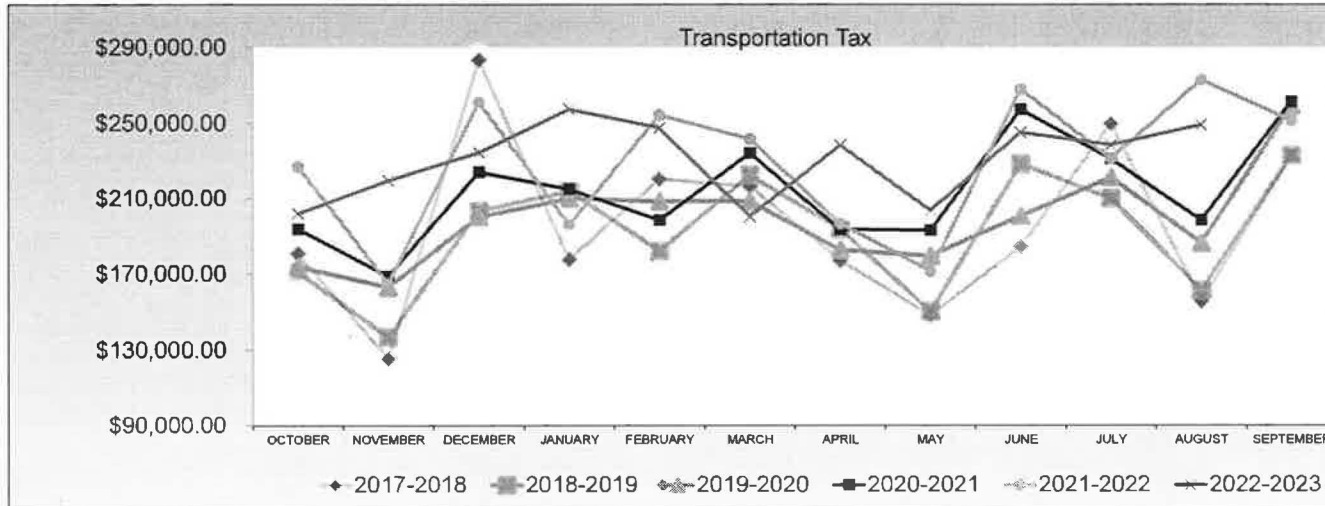
Increase (Decrease) Over Prior Year

	8.01%	-1.93%	3.80%	7.32%	6.57%
--	-------	--------	-------	-------	-------

COLLECTIONS 2005 TO PRESENT: **\$34,275,419.20**

OVERALL PERCENTAGE GROWTH/(REDUCTION) FOR OCTOBER TO PRESENT: **2.03%**

FISCAL YEAR END PERCENTAGE (POS- OCTOBER TO SEPTEMBER)
Shown Once A Year on November Report.

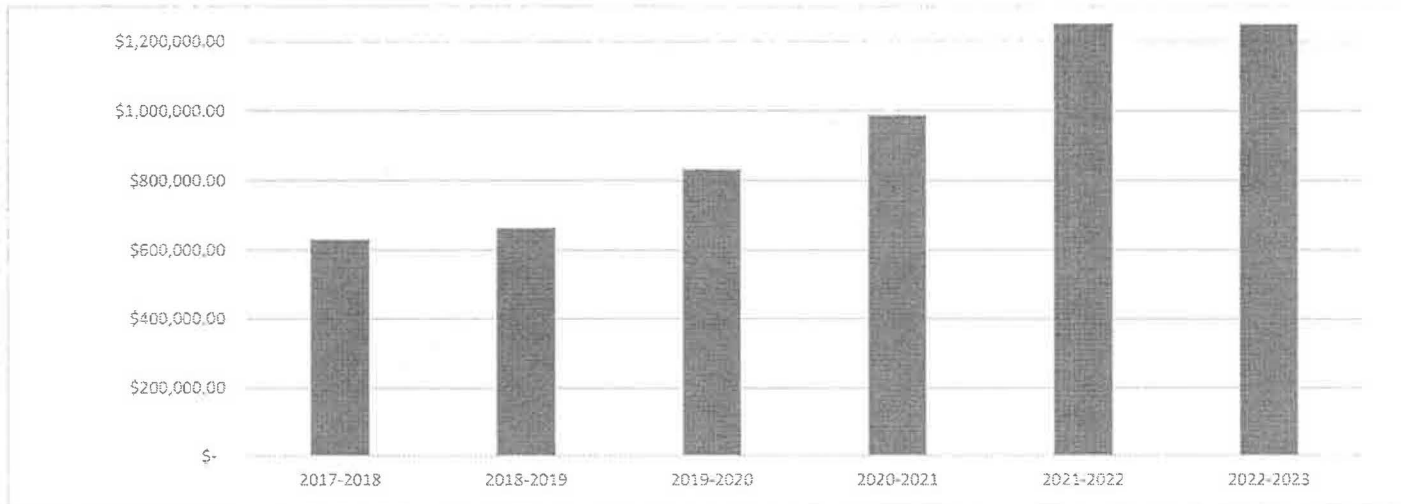


LOCAL OPTION USE TAX

MONTH	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	Monthly % Increase/ (Decrease)
OCTOBER	\$ 12,081.69	\$ 34,224.58	\$ 35,500.86	\$ 70,550.86	\$ 73,349.35	\$ 80,047.64	9.13%
NOVEMBER	17,632.77	48,613.78	56,442.98	77,752.19	75,696.93	134,689.97	77.93%
DECEMBER	48,045.68	49,662.96	53,993.39	65,391.95	81,034.55	150,460.10	85.67%
JANUARY	48,211.95	68,775.33	39,958.65	69,783.79	98,017.42	108,564.38	10.76%
FEBRUARY	95,271.61	73,271.71	63,549.19	112,976.86	102,284.34	150,469.87	47.11%
MARCH	76,542.59	79,877.50	81,178.43	104,092.21	99,642.15	88,685.96	-11.00%
APRIL	47,032.55	54,168.57	51,201.38	83,105.78	117,044.07	142,947.05	22.13%
MAY	49,331.34	45,391.56	117,142.50	70,120.42	155,677.22	86,607.84	-44.37%
JUNE	51,751.76	51,449.73	94,813.67	73,348.19	90,619.63	100,202.40	10.57%
JULY	73,096.59	42,197.49	76,691.07	63,309.11	93,190.15	155,042.94	66.37%
AUGUST	54,048.00	53,911.53	82,028.64	89,259.01	211,885.73	216,974.72	2.40%
SEPTEMBER	57,105.98	62,998.22	79,946.63	109,517.43	121,402.30		
TOTAL	\$ 630,152.51	\$ 664,542.96	\$ 832,447.39	\$ 989,207.80	\$ 1,319,843.84	\$ 1,414,692.87	

COLLECTIONS 1998 TO PRESENT: **\$ 12,539,304.46**

OVERALL PERCENTAGE GROWTH/(REDUCTION) FOR OCTOBER TO PRESENT: **18.04%**





Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL FUND						
Revenue	15,593,840.00	15,629,395.00	998,746.35	13,972,077.39	-1,657,317.61	10.60%
Expense	16,293,840.00	16,447,715.00	934,906.65	13,259,620.05	3,188,094.95	19.38%
Fund: 001 - GENERAL FUND Surplus (Deficit):	-700,000.00	-818,320.00	63,839.70	712,457.34	1,530,777.34	187.06%
Fund: 003 - LIBRARY FUND						
Revenue	1,813,740.00	1,813,740.00	2,907.17	1,445,495.57	-368,244.43	20.30%
Expense	1,810,640.00	1,854,860.00	51,514.14	1,620,808.19	234,051.81	12.62%
Fund: 003 - LIBRARY FUND Surplus (Deficit):	3,100.00	-41,120.00	-48,606.97	-175,312.62	-134,192.62	-326.34%
Fund: 004 - VOLUNTEER FIRE FUND						
Revenue	908,110.00	908,110.00	685.63	960,578.53	52,468.53	5.78%
Expense	1,150,770.00	1,297,570.00	25,208.29	774,375.57	523,194.43	40.32%
Fund: 004 - VOLUNTEER FIRE FUND Surplus (Deficit):	-242,660.00	-389,460.00	-24,522.66	186,202.96	575,662.96	147.81%
Fund: 010 - VEHICLE & EQUIPMENT REPLACEMENT FUND						
Revenue	295,000.00	295,000.00	5,300.00	423,095.95	128,095.95	43.42%
Expense	1,049,970.00	1,166,970.00	83,815.36	525,496.81	641,473.19	54.97%
Fund: 010 - VEHICLE & EQUIPMENT REPLACEMENT FUND Surplus (Deficit):	-754,970.00	-871,970.00	-78,515.36	-102,400.86	769,569.14	88.26%
Fund: 250 - STORMWATER IMPROVEMENT FUND						
Revenue	1,646,000.00	1,646,000.00	155,042.94	1,263,938.05	-382,061.95	23.21%
Expense	3,365,430.00	3,595,430.00	19,525.38	1,286,294.30	2,309,135.70	64.22%
Fund: 250 - STORMWATER IMPROVEMENT FUND Surplus (Deficit):	-1,719,430.00	-1,949,430.00	135,517.56	-22,356.25	1,927,073.75	98.85%
Fund: 260 - CAPITAL IMPROVEMENT SALES TAX FUND						
Revenue	4,252,320.00	4,252,320.00	219,034.45	2,174,015.40	-2,078,304.60	48.87%
Expense	4,930,000.00	5,108,700.00	43,823.32	2,212,006.54	2,896,693.46	56.70%
Fund: 260 - CAPITAL IMPROVEMENT SALES TAX FUND Surplus (Deficit):	-677,680.00	-856,380.00	175,211.13	-37,991.14	818,388.86	95.56%
Fund: 261 - TRANSPORTATION SALES TAX FUND						
Revenue	5,082,590.00	5,082,590.00	369,024.54	3,470,514.02	-1,612,075.98	31.72%
Expense	8,016,140.00	9,038,230.00	45,321.25	5,027,943.66	4,010,286.34	44.37%
Fund: 261 - TRANSPORTATION SALES TAX FUND Surplus (Deficit):	-2,933,550.00	-3,955,640.00	323,703.29	-1,557,429.64	2,398,210.36	60.63%
Fund: 265 - COP FUND						
Revenue	1,905,400.00	1,905,400.00	0.00	1,977,274.29	71,874.29	3.77%
Expense	2,105,000.00	2,105,000.00	0.00	2,100,500.00	4,500.00	0.21%
Fund: 265 - COP FUND Surplus (Deficit):	-199,600.00	-199,600.00	0.00	-123,225.71	76,374.29	38.26%
Fund: 272 - DOWNTOWN TIF RPA-1						
Revenue	330,800.00	330,800.00	438.55	371,132.33	40,332.33	12.19%
Expense	412,750.00	412,750.00	4,765.67	124,624.45	288,125.55	69.81%
Fund: 272 - DOWNTOWN TIF RPA-1 Surplus (Deficit):	-81,950.00	-81,950.00	-4,327.12	246,507.88	328,457.88	400.80%
Fund: 274 - RHINE RIVER TIF RPA-2						
Revenue	148,500.00	148,500.00	0.00	135,896.31	-12,603.69	8.49%
Expense	148,500.00	148,500.00	0.00	134,766.77	13,733.23	9.25%
Fund: 274 - RHINE RIVER TIF RPA-2 Surplus (Deficit):	0.00	0.00	0.00	1,129.54	1,129.54	0.00%
Fund: 400 - WATER FUND						
Revenue	2,065,910.00	2,065,910.00	239,596.32	1,810,299.60	-255,610.40	12.37%
Expense	3,482,520.00	3,515,420.00	584,001.28	1,838,903.84	1,676,516.16	47.69%
Fund: 400 - WATER FUND Surplus (Deficit):	-1,416,610.00	-1,449,510.00	-344,404.96	-28,604.24	1,420,905.76	98.03%
Fund: 410 - SEWAGE TREATMENT FUND						
Revenue	2,898,000.00	2,898,000.00	219,903.36	2,406,571.05	-491,428.95	16.96%
Expense	5,356,710.00	5,360,150.00	93,648.09	2,829,729.55	2,530,420.45	47.21%
Fund: 410 - SEWAGE TREATMENT FUND Surplus (Deficit):	-2,458,710.00	-2,462,150.00	126,255.27	-423,158.50	2,038,991.50	82.81%

Budget Report

For Fiscal: 2022-2023 Period Ending: 07/31/2023

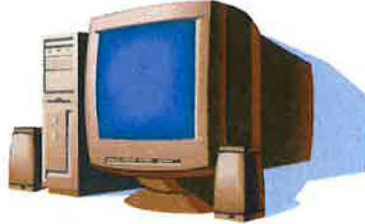
Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 420 - SOLID WASTE FUND						
Revenue	2,493,900.00	2,493,900.00	239,516.74	2,332,679.25	-161,220.75	6.46%
Expense	3,293,650.00	3,410,650.00	258,083.04	2,480,236.83	930,413.17	27.28%
Fund: 420 - SOLID WASTE FUND Surplus (Deficit):	-799,750.00	-916,750.00	-18,566.30	-147,557.58	769,192.42	83.90%
Report Surplus (Deficit):	-11,981,810.00	-13,992,280.00	305,583.58	-1,471,738.82	12,520,541.18	89.48%

13e

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
001 - GENERAL FUND	-700,000.00	-818,320.00	63,839.70	712,457.34	1,530,777.34
003 - LIBRARY FUND	3,100.00	-41,120.00	-48,606.97	-175,312.62	-134,192.62
004 - VOLUNTEER FIRE FUND	-242,660.00	-389,460.00	-24,522.66	186,202.96	575,662.96
010 - VEHICLE & EQUIPMENT REP	-754,970.00	-871,970.00	-78,515.36	-102,400.86	769,569.14
250 - STORMWATER IMPROVEME	-1,719,430.00	-1,949,430.00	135,517.56	-22,356.25	1,927,073.75
260 - CAPITAL IMPROVEMENT SAI	-677,680.00	-856,380.00	175,211.13	-37,991.14	818,388.86
261 - TRANSPORTATION SALES TA	-2,933,550.00	-3,955,640.00	323,703.29	-1,557,429.64	2,398,210.36
265 - COP FUND	-199,600.00	-199,600.00	0.00	-123,225.71	76,374.29
272 - DOWNTOWN TIF RPA-1	-81,950.00	-81,950.00	-4,327.12	246,507.88	328,457.88
274 - RHINE RIVER TIF RPA-2	0.00	0.00	0.00	1,129.54	1,129.54
400 - WATER FUND	-1,416,610.00	-1,449,510.00	-344,404.96	-28,604.24	1,420,905.76
410 - SEWAGE TREATMENT FUND	-2,458,710.00	-2,462,150.00	126,255.27	-423,158.50	2,038,991.50
420 - SOLID WASTE FUND	-799,750.00	-916,750.00	-18,566.30	-147,557.58	769,192.42
Report Surplus (Deficit):	-11,981,810.00	-13,992,280.00	305,583.58	-1,471,738.82	12,520,541.18

CITY OF WASHINGTON & Capital Gains Recycling E-CYCLE COLLECTION EVENT



Event Date & Time:

**Saturday - October 14, 2023 / 8:00 am - 1:00 pm
(Rain or Shine)**

The drop-off event will be held at the Fairgrounds Swine Pavilion at 11 Fairgrounds St. Use the entrance off of Veterans Drive at the south gate going into the Fairgrounds, then exit out of the north Fairground gate onto North Park Drive.

Acceptable Items:

Computers & components, Office Equipment, Communication Equipment, Electronic Equipment, Microwaves, Phones Vacuum Cleaners, (anything with a cord or battery, working or not working). NO alkaline batteries, light bulbs, media (CD, DVD, Cassette, VHS, Floppy Disk, etc.)

All appliances (washer, dryer, refrigerators, etc.) can be dropped off at the City of Washington's Recycle Center (400 Recycle Dr.) during normal operating hours.



Don't forget to RECYCLE your CELL PHONES!



CHARGES FOR TV'S & MONITORS

\$5.00 each = MONITORS

\$40.00 each = CRT MONITORS

\$40.00 each = CRT TV'S (ANY SIZE)

**\$40.00 each = REAR PROJECTION TV'S
(ANY SIZE)**

\$15.00 each = FLAT SCREEN TV'S (ANY SIZE)

For more information, contact Pam at 636-390-1032.

