

AGENDA ITEM
January 21, 2020

Subject: Update Building Codes from the 2012 Series to the 2018 Series

Department: Planning & Zoning

The City of Nevada is updating the previously adopted International Building Code (IBC), International Residential Code (IRC) and the International Property Maintenance Code from the 2012 Code Series to the 2018 Code Series.

The Building Inspector's Office held a meeting with the local Contractors in preparation for adoption of the updated Code Series.

A GENERAL ORDINANCE OF THE CITY OF NEVADA, MISSOURI, AMENDING CHAPTER 6 OF THE MUNICIPAL CODE OF THE CITY OF NEVADA, MISSOURI CONCERNING CODE UPDATES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEVADA, MISSOURI THAT:

Section 1. Portions of Chapter 6 of the Code of the City of Nevada, Missouri, are amended as hereafter provided.

Section 2. Section 6-6. Building Standards generally, is amended to read as follows:

- (a) The regulations of the 2018 International Building Code, copyrighted by the International Code Council, Inc., are hereby adopted with the amendments hereinafter stated, as the regulation governing the construction of buildings and other structures in the City of Nevada, Missouri, and it shall be unlawful to prosecute construction of any buildings or structures in the City of Nevada, Missouri, in violation of, or without complying with, those regulations as herein amended. Copies of such Code and all amendments herein sufficient to meet the demands of the public, but not at any time less than three complete sets, shall be kept on file by the city clerk for inspection and use by the public and will be made available and distributed to interested purchasers at cost.
- (b) The amendments to said code applicable to the city are as follows:
 - (1) Sec. 116.1. Amend: "Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section." Should read: ... "Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided in the procedure specified in Chapter 6, Article III Dangerous Buildings, of the Nevada City Code."
 - (2) Sec. 103.1. Omit: "Creation of Enforcement Agency." Should read: "The City Manager is hereby authorized to designate a Building Official. The City Manager or his designated agent is authorized and directed to administer and supervise enforcement of the Building Code. The term "Building Official" is synonymous with "Building Inspector" as used elsewhere in the Nevada City Code."
 - (3) Sec. 113.1. Omit: "The Board of Appeals shall be appointed...its pleasure." (Should read): "The Board of Appeals shall be appointed by the Mayor with the approval of the City Council to serve for a period of three consecutive years. For the initial term, appointments shall be as follows: One for one year; two for two years; and two for three years."

- (4) Sec. 105.2. Omit: Exempted work, # 2.
- (5) Sec. 104.2. Amend: "Applications and permits" Add: "such as provide certification from the architect, if any, the general contractor, if any, and the owner that the construction of the improvements will be completed strictly in accordance with and in full compliance with all Zoning and Building Codes of the City of Nevada, Missouri."
- (6) Sec. 105.1.1 and Sec. 105.1.2 Omit: Entire sections.

Section 3. Section 6-6A. One-and two-family dwellings standards, is amended to read as follows:

- (a) The regulations of the 2018 International Residential Code, copyrighted by the International Code Council, Inc., are hereby adopted with the amendments hereinafter stated, as the regulation governing the design, construction, erection, installation, alteration, repair, location, addition to, or maintenance of one- and two-family dwellings in the City of Nevada, Missouri, and it shall be unlawful to prosecute construction of any residential buildings or structures in the City of Nevada, Missouri, in violation of, or without complying with, those regulations as herein amended. Copies of such Code and all amendments herein sufficient to meet the demands of the public, but not at any time less than three complete sets, shall be kept on file by the city clerk for inspection and use by the public and will be made available and distributed to interested purchasers at cost.
- (b) The amendments to said code applicable to the city are as follows:
 - (1) Section 4002.14 Tamper-resistant receptacles: Omit section
 - (2) Section 2904.1.1 Required sprinkler locations: Amend: Exceptions: Add # 5 Single-Family dwellings
 - (3) Section 3902.12 Arc-fault circuit-interrupter protection: Amend sentence to read: All branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in bedrooms and kitchens shall be protected by any of the following:
 - (4) Section 310.1 Emergency escape and rescue opening required. Omit section 2 under Exceptions.
 - (5) Section 408.3 Unvented crawl space. Omit section 2.4.

Section 4. Section 6-6B. International Property Maintenance generally, is amended to read as follows:

- (a) The regulations of the International Property Maintenance Code, 2018 edition, copyrighted by the International Code Council, Inc., are hereby adopted with the amendments hereinafter stated, as the regulation governing the conditions and maintenance of all property, buildings and

structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use in the city, in violation of, or without complying with, those regulations as herein amended. Copies of such Code and all amendments herein sufficient to meet the demands of the public, but not at any time less than three complete sets, shall be kept on file by the city clerk for inspection and use by the public and will be made available and distributed to interested purchasers at cost.

- (b) The amendments to said code applicable to the city are as follows:
(1) *Sec. 103. Omit:* Entire section.

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

PASSED, APPROVED AND ADOPTED by the City Council of the City of Nevada, Missouri, this 4th day of February, 2020.

George Knox, Mayor

(seal)
ATTEST

Johnna Williams, Deputy City Clerk