

ORDINANCE
OF THE CLAY COUNTY COMMISSION
CLAY COUNTY, MISSOURI

> ATTEST A TRUE COPY
SHERI CHAPMAN, CLERK
CLAY COUNTY COMMISSION
BY: *Stacey Tinger*
DEPUTY CLERK

2012-ORD-24

**APPROVE ADOPTION OF NEW BUILDING, CONSTRUCTION
AND ABATEMENT ORDINANCE
BUILDING COMMISSION
PLANNING & ZONING**

**NOW THEREFORE BE IT ORDAINED BY THE COUNTY COMMISSION OF CLAY COUNTY,
MISSOURI THAT this Commission hereby approves the attached Building and Construction
Ordinance. This Ordinance supersedes any prior ordinances of this nature. See attached
Request for Commission Action for detail information. The Presiding Commissioner is
authorized to sign the attached contracts (if applicable) and documents to facilitate this
order.**

ADOPTED BY THE COUNTY COMMISSION OF CLAY COUNTY, MISSOURI, THIS 10 DAY
OF Sept, 2012.

APPROVED AS TO FORM AND LEGALITY:

[Signature]

COUNTY COUNSELOR

ATTEST: *[Signature]*

COUNTY CLERK

[Signature]

PRESIDING COMMISSIONER

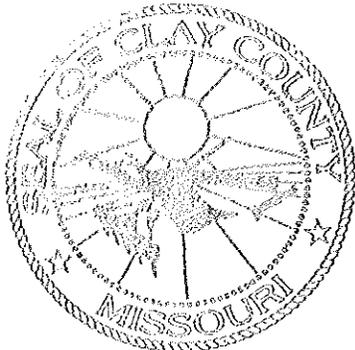
[Signature]

WESTERN COMMISSIONER

[Signature]

EASTERN COMMISSIONER

BY:





REQUEST FOR COMMISSION ACTION

RES ORD # 2012-ORD-24

Revised 7-19-05

Date: August 29, 2012

Department/Office: Planning & Zoning

Immediate Action Required: No Yes If Yes, reason?

Work Session Date Requested: 09/04/2012 Business Session Date Requested: 09/10/2012

Past Commission Action: 2007-ORD-11, adopting 2006 family of codes, approved 04/16/2007; 2004-ORD-01, adopting 2003 family of codes, approved 01/12/2004.

Legal Review: Yes No Public Hearing: Yes No Date:

Issue: Adopt and amend the 2012 editions of the International family of codes including the Building Code (IBC), Residential Building Code (IRC), Mechanical Code (IMC), Plumbing code (IPC), and Fire Code (IFC), in addition to the 2011 edition of the National Electrical Code (NEC).

Background: The Planning and Zoning Department staff and Clay County Building Commission (BC) held three (3) public hearings in accordance with Missouri Revised Statutes (RSMo) 64.180 on August 1st, 8th and 22nd to discuss the adoption of the aforementioned new building codes. George Schluter, representing the Kansas City Home Builders Association (KCHBA) attended the meetings and provided input during the discussions. Adopting the new codes will keep Clay County consistent with the other jurisdictions in the Kansas City Metropolitan area that have already adopted some form the 2012 codes.

Action Needed: Approve ordinance that adopts and amends the 2012 IBC, IRC, IMC, IPC, IFC, and 2011 NEC.

Public/Board/Staff Concerns: Staff and the Board recommends approval of the aforementioned new building codes. Additionally, staff also recommends that the new codes go into effect beginning January 1, 2013 so as to give the building community time to adjust to the new codes.

Recommendation: Approve

Follow up: 3 copies of each adopted code must be made available in the County Clerk's office.

Distribute Attested Copies of the Ordinance to: Planning & Zoning

Matt Tapp
Requestor

Ben Calia
Assistant Co. Administrator

Dean Brooksier
County Administrator

THIS FORM MUST BE COMPLETED AND SUBMITTED ELECTRONICALLY TO THE COUNTY COMMISSION EXECUTIVE ASSISTANT BY 1:30 PM MONDAY PRIOR TO THE NEXT COMMISSION WORK SESSION

2012-ORD-24

**Building and Construction
Ordinance**



Clay County, Missouri

(September 10, 2012)

Be it ordained by the Clay County Commission of Clay County, Missouri, that "The Building and Construction Ordinance" 2007-ORD-11 be amended as follows:

Article II of 2007-ORD-11 is hereby amended by repealing of the same and enacting in lieu thereof new sections of like numbers and subject to read as follows:

Title XV – Land Usage
Chapter 150 – Building Regulations
Article II. – Adoption of Regulatory Codes

ARTICLE II. – ADOPTION OF REGULATORY CODES

Sec. 150.15. - Building code
Sec. 150.16. - Dwelling code
Sec. 150.17. - Plumbing code
Sec. 150.18. - Mechanical code
Sec. 150.19. - Fire code
Sec. 150.20. - Electric code

Sec. 150.15. – Building Code

Section 1. Adoption of the 2012 International Building Code (IBC).

The provisions, appendices and amendments of the 2012 IBC, published by the International Code Council, Inc. and for all intents and purposes incorporated into this ordinance as fully as if set forth herein, are hereby adopted as the official Building Code for Clay County, Missouri, and all provisions thereof shall be in full force and effect in this County, as hereinafter provided. Three (3) copies of said code are on file with the County Clerk, and are to be construed, applied and enforced as modified and supplemented as set forth in this ordinance.

(1) The following sections of the 2012 IBC shall be amended to read as follows:

- (a) Section [A] 101.1 Title amend Clay County
- (b) Section [A] 101.4.1 Gas Deleted
- (c) Section [A] 101.4.4 Property Maintenance Deleted
- (d) Section [A] 101.6 Energy Deleted
- (e) Section [A] 103.1 Creation of enforcement agency Amend The Division of Building Safety is hereby created and is a Division of the Planning and Zoning Department
- (f) Section [A] 104.10.1 Flood Hazard areas Deleted
- (g) Section 1612 Flood Loads Deleted

(Ord. No. 2012-ORD-24, 09/10/2012)

Sec. 150.16. – Dwelling Code

Section 1. Adoption of the 2012 International Residential Code (IRC).

The provisions, appendices, and amendments of the 2012 IRC, published by the International Code Council, Inc., are for all intents and purposes incorporated into this ordinance as fully as if set forth herein, are hereby adopted as the official residential building code of the County and all provisions thereof shall be in full force and effect in this County, as hereinafter provided. Three (3) copies of said code are on file with the County Clerk, and are to be construed, applied and enforced as modified and supplemented as set forth in this ordinance.

(1) The following sections of the 2012 IRC shall be amended to read as follows:

- (a) Chapter 1 Scope and Administration Deleted and replace with Chapter 1 of the 2012 IBC.
- (b) Section R302.5.1 Self Closing Door Between Garage and House Deleted
- (c) Section R303.4 Mechanical Ventilation amend to 5 air changes per hour
- (d) Section R313 Automatic Fire Sprinkler Systems Deleted
- (e) Section R405.1 Filter Membrane Deleted
- (f) Section R501.3 Fire Protection of Floors Deleted
- (g) Section R602.6.1 Drill/Notch of Top Plate amended to require four 10d nails each side of uppermost plate
- (h) Delete Section N1101.8 Information on Construction Drawings and replace with Section 107 Submittal Documents of the International Building Code
- (i) Section N1102.2.8 Basement Walls Deleted
- (j) Section N1102.2.9 Slab on Grade Deleted
- (k) Section N1103.2.3 Building Cavities Deleted
- (l) Section N1103.4.1 Circulating Hot Water Systems Deleted
- (m) Section N1103.4.2 Hot Water Piping Deleted
- (n) Section N1104.1 Lighting Equipment Deleted
- (o) Section N1103.2 Ducts Deleted
- (p) Section N1103.1.1 Programmable Thermostat Deleted
- (q) Section N1102.4 Air Leakage Test Deleted
- (r) Table N1102.1.1 Insulation and Fenestration Requirements by Component amend Wood Framed Wall Value to R13
- (s) Table N1102.4.1 Air Barrier and Insulation Delete Fireplaces to have gasketed doors
- (t) Section P2503.4 Building sewer testing Deleted
- (u) Section P2503.5 DWV system testing Deleted
- (v) Section P2904 Dwelling Unit Fire Sprinkler System Deleted
- (w) Section E3902.2 Garage and accessory building receptacles. Amend Exception: Receptacles supplying garage door openers, sump pumps and freezers are not required to be GFCI. Freezer outlet shall be dedicated and identified.
- (x) Section E3902.5 Unfinished basement receptacles. Amend by adding to exception. Receptacles supplying sump pumps and freezers are not required to be GFCI. Freezer outlet shall be dedicated and identified.
- (y) Section E4002.14 Tamper Resistant Receptacles Deleted
- (z) Section e3902.12 Arc-Fault Circuit Interrupter Protection. Deleted

(Ord. No. 2012-ORD-24, 09/10/2012)

Sec. 150.17. – Plumbing Code

Section 1. Adoption of the 2012 International Plumbing Code (IPC).

The provisions, appendices, and amendments of the 2012 IPC, published by the International Code Council, Inc., are for all intents and purposes incorporated in this article as fully as if set forth herein, are hereby adopted as the official plumbing code of the County and all provisions thereof shall be in full force and effect in this County, as hereinafter provided. Three (3) copies of said code are on file with the County Clerk, and are to be construed, applied and enforced as modified and supplemented as set forth in this ordinance.

(1) The following sections of the 2012 IPC shall be amended to read as follows:

(a) Chapter 1 Scope and Administration Delete and replace with Chapter 1 of the 2012 IBC.

(Ord. No. 2012-ORD-24, 09/10/2012)

Sec. 150.18. – Mechanical Code

Section 1. Adoption of the 2012 International Mechanical Code (IMC).

The provisions, appendices, and amendments of the 2012 IMC, published by the International Code Council, Inc., are for all intents and purposes incorporated in this article as fully as if set forth herein, are hereby adopted as the official mechanical code of the County and all provisions thereof shall be in full force and effect in this County, as hereinafter provided. Three (3) copies of said code are on file with the County Clerk, and are to be construed, applied and enforced as modified and supplemented as set forth in this ordinance.

(1) The following sections of the 2012 IMC shall be amended to read as follows:

(a) Chapter 1 Scope and Administration Delete and replace with Chapter 1 of the 2012 IBC.

(Ord. No. 2012-ORD-24, 09/10/2012)

Sec. 150.19. – Fire Code

Section 1. Adoption of the 2012 International Fire Code (IFC).

The provisions, appendices, and amendments of the 2012 IFC, published by the International Code Council, Inc., are for all intents and purposes incorporated in this article as fully as if set forth herein, are hereby adopted as the official mechanical code of the County and all provisions thereof shall be in full force and effect in this County, as hereinafter provided. Three (3) copies of said code are on file with the County Clerk, and are to be construed, applied and enforced as modified and supplemented as set forth in this ordinance.

(1) The following sections of the 2012 IFC shall be amended to read as follows

(a) Chapter 1 Scope and Administration Delete and replace with Chapter 1 of the 2012 IBC.

(b) Section 903.2.8 Group R Deleted

(Ord. No. 2012-ORD-24, 09/10/2012)

Sec. 150.20. – Electric code.

Section 1. Adoption of the 2011 National Electrical Code (NEC).

The provision, appendices, and amendments of the 2011 NEC, published by the National Fire Protection Association, are for all intents and purposes incorporated into this article as fully as if set forth herein, are hereby adopted as the official Electric Code of the County and all provisions thereof shall be in force and effect in this County, as hereinafter provided. Three (3) copies of said code are on file with the County Clerk and are to be construed, applied, and enforced .

(Ord. No. 2012-ORD-24, 09/10/2012)

DRAFT