

AN ORDINANCE ADOPTING THE 2018 INTERNATIONAL FAMILY OF BUILDING CODES AND DESIGNATED APPENDICES, AS AMENDED, BY REPEALING AND REPLACING PARKVILLE MUNICIPAL CODE SECTION 500.010, SUBSECTION A, AND SECTION 500.040

WHEREAS, the International Building Code (IBC) is a model building code developed by the International Code Council (ICC) and has been adopted for use as a base code standards by most jurisdictions in the United States; and

WHEREAS, the ICC updates the IBC on a three-year schedule after extensive research, development and review by code enforcement officials, industry representatives and design professionals; and

WHEREAS, the purpose of building codes are to protect public health, safety and general welfare as they relate to the construction and occupancy of buildings and structures, and become law of a particular jurisdictions when formally enacted by the appropriate governmental authority, and are adopted and enforced by the building official; and

WHEREAS, on January 20, 2009, the City of Parkville adopted the 2006 International Family of Building Codes and designated appendices via Ordinance No. 2464, and on January 6, 2015, the City adopted the 2012 International Family of Building Codes and designated appendices via Ordinance No. 2794; and

WHEREAS, the 2018 IBC was released in late 2017 and the Community Development Department's Building Safety Division desires to update our current 2012 IBC to the 2018 IBC standards to provide a reasonable level of safety, public health and general welfare through prescriptive and performance-related guidelines; and

WHEREAS, the proposed 2018 IBC amendments have been filed with the City Clerk, been publicly displayed and made available for a required minimum 90-day public comment period; and

WHEREAS, considerable staff research of the 2018 IBC was conducted, as well as consideration of all public comments received to-date; and

WHEREAS, the Board of Aldermen have concluded adoption of these codes, to be known collectively as the City of Parkville Building Code, is necessary to provide 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, and to providing for the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures, if necessary to ensure the public health, welfare and safety.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI, AS FOLLOWS:

Section 1. Parkville Municipal Code Section 500.010, *Codes Adopted*, Subsection A is hereby repealed and replaced as follows:

- A. For the purpose of establishing rules and regulations for the construction, alteration, repair, removal, demolition, equipment, use and occupancy, location and maintenance of buildings and structures, including administration and permits, the City of Parkville

hereby adopts the following administrative and technical codes, including appendices specified herein, in their entireties, except as otherwise amended. Said amendments are detailed in adopted exhibits and summarized in the Residential and Commercial Guidelines of the City of Parkville, all of which are incorporated herein by reference, and which are on file in the Department of Community Development. The following codes and specified appendices, and amendments and guides adopted by reference, are hereby designated as the Building Code of the City of Parkville.

1. The 2018 International Building Code, as amended, including the following appendices:
 - a. Appendix C - Group U – Agricultural Buildings
 - b. Appendix E - Supplementary Accessibility Requirements
 - c. Appendix F - Rodent Proofing
 - d. Appendix G - Flood Resistant Construction
 - e. Appendix H - Signs, except Section H101.2
 - f. Appendix I - Patio Covers
 - g. Appendix J - Grading

2. The 2018 International Residential Code for One and Two-Family Dwellings, as amended, including the following appendices:
 - a. Appendix A - Sizing and capacities of gas piping
 - b. Appendix B - Sizing of venting systems serving appliances equipped with draft hoods, Category 1 appliances, and appliances listed for use and type B vents
 - c. Appendix C - Exit Terminals of mechanical draft and direct-vent venting systems
 - d. Appendix D - Recommended procedure for safety inspection of an existing appliance installation
 - e. Appendix E - Manufactured housing used as dwellings
 - f. Appendix F – Radon Control methods
 - g. Appendix G - Swimming pools, spas and hot tubs
 - h. Appendix H - Patio Covers
 - i. Appendix J – Existing Buildings and Structures
 - j. Appendix K - Sound Transmission
 - k. Appendix L – Permit fees
 - l. Appendix N – Venting Methods
 - m. Appendix O – Automatic Vehicle Gates

3. The 2018 International Mechanical Code, as amended.

4. The 2018 International Plumbing Code, as amended.

5. The 2018 International Fuel Gas Code, as amended, including the following appendices:
 - a. Appendix A – Sizing and Capacities of Gas Piping
 - b. Appendix B – Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use and Type B Vents
 - c. Appendix C – Exit Terminals of Mechanical Draft and Direct-Vent Venting Systems
 - d. Appendix D – Recommended Procedure for Safety Inspection of an Existing Appliance Installation

6. The 2018 International Fire Code, as amended.

7. The 2018 National Electrical Code, as amended.
8. The 2018 International Swimming Pool and Spa Code, as amended.
9. ICC A117.1-2017 Accessible and Usable Building and Facilities.
10. The Parkville Property Maintenance Code.

Section 2. The administrative and technical codes, listed in Section 1 of this ordinance, including appendices specified therein, are hereby adopted with amendments as specified in Exhibits A through F, attached hereto and incorporated herein by reference, and described as follows:

- Exhibit A. Amendments to the 2018 International Building Code;
- Exhibit B. Amendments to the 2018 International Residential Code, for One- and Two Family Dwellings;
- Exhibit C. Amendments to the 2018 International Mechanical Code;
- Exhibit D. Amendments to the 2018 International Plumbing Code;
- Exhibit E. Amendments to the 2018 International Fuel Gas Code;
- Exhibit F. Amendments to the 2018 International Fire Code: and
- Exhibit G. Amendments to the International Swimming Pool and Spa Code.

Section 3. The administrative and technical codes, listed in Section 1 of this ordinance, including appendices specified therein, are hereby adopted by reference, and along with the amendments attached hereto and incorporated herein by reference as Exhibits A through G, shall be kept on file at Parkville City Hall for public use, inspection and examination.

Section 4. Parkville Municipal Code Section 500.040, *Building Permit Fees* is hereby repealed and replaced as follows:

Section 500.040, Fees.

- A. With the exception of those fees set below, building permit and inspection fees shall be as follows:
 1. Fees for one and two-family dwellings shall be set forth in the 2018 International Residential Code for One and Two-Family Dwellings, Appendix L, *Permit Fees*.
 2. Fees for all other permits required under this Chapter shall be set forth in the 1997 Uniform Administrative Code, Tables 3-A, 3-B, 3-C and 3-D.
 3. Complete listings of these fees are on file in the Community Development Department.
- B. Plan review fees. When submittal of building or improvement plans is required to obtain a building permit a plan review fee shall apply. Plan review fees shall be as set forth in

the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Municipal Code Chapter 800, Section 800.010. Plan review fees shall be paid prior to plan review and the issuance of any associated building permit.

- C. Occupancy inspection. Except when occupancy inspections are included with building permits for new construction, tenant finish or major remodeling, an occupancy inspection shall be required prior to change of occupancy for non-residential structures. Occupancy inspection and re-inspection fees shall be set forth in the schedule of fees adopted by the Board of Aldermen by resolution as authorized by Municipal Code Chapter 800, Section 800.010. Initial inspection fees shall be paid at the time of application and re-inspection fees shall be paid prior to re-inspection.
- D. Building permit and inspection fee for work started without a permit.
1. Except in emergency situations as specified in Section 500.030, if work for which a permit is required in this Chapter is started or commenced by any property owner, building owner, business owner, tenant, firm, partnership, corporation, architect, builder, contractor, subcontractor, tradesman, authorized agent or any other person or entity employed by or in connection therewith prior to obtaining a required permit, the building permit and inspection fees for such work shall be doubled. The payment of such double fee shall not relieve any person(s) from fully complying with the requirements of the Building Code, nor relieve any person(s) from violations or penalties as prescribed in Sections 500.100 and 500.110.
 2. No building permits shall be issued to any property owner, building owner, business owner, tenant, firm, partnership, corporation, architect, builder, contractor, subcontractor, tradesman, authorized agent or any other person or entity employed by or in connection therewith who owes the City of Parkville, Missouri, permit and inspection fees as described in this Section.
- E. Reimbursement of fees. When a fee owed under this section is paid in excess of the amount owed or an application is withdrawn prior to any review or inspection proceeding, reimbursement may be authorized by the Building Official. Reimbursements must be requested within 90 calendar days of payment.

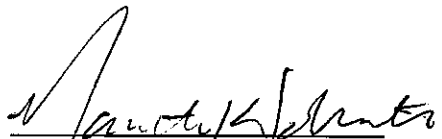
Section 5. This ordinance is effective upon its passage and approval.

PASSED and APPROVED this 7th day of January 2020.

ATTESTED:


City Clerk Melissa McChesney




Mayor Nanette K. Johnston