

One-rdg. \_\_\_\_\_  
P. Hrngs. \_\_\_\_\_  
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Sponsored by Ollis, Lear and McGull

First Reading November 4, 2019

Second Reading November 18, 2019

COUNCIL BILL 2019- 250

GENERAL ORDINANCE 6555

### AN ORDINANCE

1 AMENDING Chapter 36 of the Springfield City Code, known as the Land Development  
2 Code, by repealing Article V, 'Building Code,' in its entirety, and enacting  
3 in lieu thereof a new Article V, 'Building Code.' (Recommended by Plans  
4 and Policies Committee.)  
5 \_\_\_\_\_  
6

7 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD,  
8 MISSOURI, as follows, that:  
9

10 Section 1 – Springfield City Code, Chapter 36, Article V, 'Building Code,' is  
11 repealed in its entirety and a new Article V is enacted in lieu thereof, to read as follows:  
12

13 (Note: Language to be added is underlined and language being removed is ~~stricken~~.)  
14

#### 15 ARTICLE V. – BUILDING CODE

16  
17 Sec. 36-601. – Adoption of 2018 Building Code.

18  
19 City Council hereby adopts the 2018 International Building Code as published by the  
20 International Code Council and all referenced standards as if spelled out herein, except  
21 such portions thereof as are hereinafter deleted, modified, or amended. This Code shall  
22 be designated as Article V, Building Code, of Chapter 36, Article V of the Springfield  
23 City Code, known as the Land Development Code. One (1) copy of said Code is on file  
24 in the office of the City Clerk, Busch Municipal Building, 840 Boonville Avenue,  
25 Springfield, Missouri.  
26

27 Sec. 36-602 – Deletions, modifications, amendments, and additions.  
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29 The 2018 International Building Code, as adopted, is hereby amended and changed as  
30 follows:  
31

- 32 (a) Chapter 1 is repealed in its entirety because code enforcement is covered in  
33 Springfield City Code Chapter 36, Land Development Code, Article I,

Administration and Enforcement of Codes and Article X, Uniform Enforcement Procedures.

(b) Because Chapter 1 is repealed in its entirety, any cross references to Chapter 1 in subsequent chapters are replaced by the provisions in Article I that correspond, in content, to such cross references.

(c) All adopted chapters and appendices include all errata hereafter published by the International Code Council after the date of the first printing of the 2018 International Building Code.

502.1 Address identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. ~~Address numbers shall be Arabic numeral or alphabetical letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7mm).~~ The assigned address number shall be clearly posted on the site immediately after the date of issuance of the permit and shall remain in place until the building is removed from that site. Letters or numbers shall be in conformance with Chapter 26, Section 26-3, Numbering of businesses and dwellings units, of the Springfield City Code. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other approved sign or means shall be used to identify the structure. Address identification shall be maintained.

503.1.5 Clearance Requirements. All buildings and structures are required to meet clearance requirements from all wires, conductors, cables, and rigid live parts as stipulated in the National Electric Safety Code (NESC), latest edition, or as dictated by the utility service provider. In case of a conflict between the two agencies, the more stringent shall apply.

903.6 Post Indicating Valves: Post Indicating Valves may be omitted when a fire service connection to the public water supply main is provided and controlled by the utility purveyor.

~~912.4.1 Locking fire department connection caps. The fire code official is authorized to required locking capes on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal.~~ All fire department connections shall be provided with KNOX FDC Caps.

1004.9 Posting of occupant load. Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a

conspicuous place, near the main exit or exit access doorway from the room or space for the intended configurations. At the main entrance to the building, the occupant load for the entire assembly use group shall be posted in a conspicuous place. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or the owner's authorized agent.

1010.1.9.2 Hardware height. Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. ~~(Locks used only for security purposes and not used for normal operation are permitted at any height.)~~

1301.1.1 Criteria. Buildings shall be designed and constructed in accordance with the 2012 International Energy Conservation Code.

## Section 1603 Construction Documents

8. Design base shear(s) for new structures and structure additions. (Note: All other items listed shall remain as written.)

1608.1 General. Design snow loads shall be determined in accordance with Chapter 7 of ASCE 7, but not less than 20 psf and the design roof load shall not be less than that determined by Section 1607. A reduction in snow loads shall not be permitted.

Subsection 1608.2, ground snow loads, is repealed in its entirety and replaced with:

1608.2 Ground Snow Load. The ground snow load to be used in determining the design snow loads for roofs shall not be less than 20 psf.

Subsection 1612.3 Establishment of flood hazard areas, is repealed in its entirety replaced with:

1612.3 Establishment of flood hazard areas. Flood hazard areas shall be as stipulated in Chapter 36, Article VII, of the Springfield City Code.

## Section 1704, Special Inspections and Tests, Contractor Responsibility and Structural Observation

1704.2.4 Report requirement. Approved agencies shall keep records of special inspections and tests. The approved agency shall submit reports of special inspections and tests to the building official Reports of special inspections and tests associated with a discrepancy shall be submitted to the building official within a week of performance of the special inspection or test and until correction of the discrepancy has been confirmed in writing on a special inspection report or by other written correspondence, except as provided below. Reports of special inspections and tests shall be submitted to the building official

or the building official's duly authorized representative upon request. Reports of special inspections and tests shall be submitted to the building official by uploading to the project file using the e-Plans or ProjectDox system, unless otherwise approved by the building official, and to the registered design professional in responsible charge. Reports shall indicate that work inspected or tested was or was not completed in conformance to approved construction documents. Unless approved otherwise in writing by the building official, approved construction documents are those approved in writing or electronically by the building official. Discrepancies shall be brought to the immediate attention of the contractor for correction. If they are not corrected, the discrepancies shall be brought to the attention of the building official and to the registered design professional in responsible charge prior to the completion of that phase of the work. A final report documenting required special inspections and tests, and correction of any discrepancies noted in the inspections or tests, shall be submitted prior to issuance of a Certificate of Occupancy at a point in time agreed upon prior to the start of work by the owner or the owner's authorized agent to the building official.

Exception: The approved special inspection agencies procedures for documenting special inspection results and tracking discrepancy resolution may be allowed in lieu of the above procedure, subject to review and approval by the building official.

1705.17 Fire-resistant penetrations and joints. In high-rise buildings or in buildings assigned to Risk Category III or IV, special inspections for through-penetrations, membrane penetration firestops, fire-resistant joint systems and perimeter fire barrier systems that are tested and listed in accordance with Sections 714.4.1.2, 714.5.1.2, 715.3 and 715.4 shall be in accordance with Section 1705.17.1 or 1705.17.2.

1809.5 Frost Protection. Except where otherwise protected from frost, foundation walls, piers, and other permanent supports or buildings and structures shall be protected from frost by one of the following methods:

1. Extending below the frost line, ~~of the locality, which is established at 24 inches for the City of Springfield, Missouri;~~
2. Constructing in accordance with ASCE-32;
3. Erecting on solid rock.

Exceptions: Free-standing buildings meeting all of the following conditions shall not be required to be protected:

1. ~~Classified in Occupancy Assigned to Risk Category I (see Table 1604.5);~~
2. Area of 600 square feet (56 sq. meters) or less for light-frame construction or 400 square feet (37 sq. meters) or less for other than light-frame construction; or
3. Eave height of 10 feet (3048 mm) or less.

Shallow foundations shall not bear on frozen soil unless such frozen condition is of a permanent character.

3103.1.2 Permit required. Temporary structures that cover an area in excess of ~~420~~ 100 square feet (~~41.46 square meters~~) (9.3 square meters), including connecting areas or spaces with a common means of egress or entrance ~~which~~ that are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a permit from the ~~building~~ fire official.

3107.1 General. Signs shall be designed, constructed, and maintained in accordance with ~~this code~~ all applicable sections of this code and Chapter 36, Article III, of the Springfield City Code. In the event of a conflict, the stricter provisions shall apply.

3201.1 Scope. The provisions of this chapter, and Chapter 98 and the Land Development Code of the Springfield City Code, and other provisions of this code, shall govern the encroachment of structures into the public right-of-way. In case of a conflict, the stricter provisions shall apply.

All cross references to the International Zoning Code shall instead cross refer to the appropriate section of Article III. - Zoning Regulations. of Chapter 36 of the Springfield City Code, known as the Land Development Code.

The NFPA 520 Standard on Subterranean Spaces, latest edition, is hereby incorporated into the International Building Code Referenced Standards:

Sec. 36-603. – Adoption of appendices.

By adoption of the 2018 International Private Sewage Disposal Code, the following appendices are part of this Code.

Appendix C: Group U – Agricultural Buildings  
Appendix E: Supplementary Accessibility Requirements  
Appendix H: Signs (with the amendments set forth below)  
Appendix I: Patio Covers

Appendix H is amended as follows:

Section H101 General

Subsection H101.2 Signs exempt from permits is repealed in its entirety and replaced with:

H101.2 Signs exempt from permits. Signs exempt from permits are listed in the Land Development Code of the City of Springfield.

Section H102 Definitions is repealed in its entirety and replaced with:

Section H102 Definitions

H102.1 General. Sign definitions applicable to this code are in the “Signs” section of the Land Development Code of the City of Springfield and in Chapter 2 of the 2018 International Building Code.

H103.2 Clearance requirements. All signs and sign structures are required to meet all clearance requirements from all wires, conductors, cables, and rigid live parts as stipulated in the National Electric Safety Code (NESC), latest edition, or as dictated by the utility service provider. In case of a conflict between the two agencies, the more stringent shall apply.

H105.2 Permits, drawings, and specifications. Where a permit is required, as provided in the Land Development Code, Article III, Chapter 4, construction documents shall be required. These documents shall show the dimensions, materials, and required details of construction, including loads, stresses, and anchors. In cases where the permit application is for construction of signs of insignificant size, weight or form, the Code Official may waive the required submittal of construction documents.

~~H109.1 Height restrictions. The structural frame of ground signs shall not be erected of non-combustible materials if the to a height of the sign is more than 2035 feet (6 09640-668 mm) above the ground. Ground signs constructed entirely of noncombustible material shall not be erected to a height of greater than 100 feet (30 480 mm) above the ground. Greater heights are permitted where approved and located so as not to create a hazard or danger to the public.~~

Subsections H109.2 Required clearance and H109.3 Wood anchors and supports are repealed in their entirety.

If there is any conflict between Appendix H and the “Signs” section of the Springfield Land Development Code, the “Signs” section shall govern.

Sec. 36-604. – Penalty clause.

Any person convicted of: violating this ordinance [article]; failing to comply with any order issued under it; or, erecting, constructing, altering, or repairing a building, structure, or system in violation of an approved plan or directive of the code official or of a permit or certificate issued under these codes shall be punished as provided in section 1-7 of the City Code. A fine must be at least \$200.00 for the first offense, \$400.00 for the second offense, and \$500.00 for every offense thereafter. Notice under section 36-166 is not necessary to prosecute a violation of any provision of this article or

these codes, unless the violation involves failure to comply with an order. Each day a violation continues is a separate offense.

Section 2 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court, any rights acquired or liability incurred, any cause or causes of action accrued or existing under any act or ordinance repealed hereby, nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3 – Severability Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, even if any one or more sections, subsections, sentences, clauses, or phrases were declared invalid.

Section 4 – This Ordinance shall be in full force and effect 90 days from and after passage by City Council.

Passed at meeting: November 18, 2019

  
\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_, City Clerk

Filed as Ordinance: November 18, 2019

Approved as to form: \_\_\_\_\_, Assistant City Attorney

Approved for Council action: \_\_\_\_\_, City Manager

## **EXPLANATION TO COUNCIL BILL 2019-250**

FILED: 10-29-19

ORIGINATING DEPARTMENT: Building Development Services

**PURPOSE:** Amending Chapter 36 of the Springfield City Code, known as the Land Development Code, by repealing Article V, 'Building Code,' in its entirety, and enacting in lieu thereof a new Article V, 'Building Code.' (Recommended by Plans and Policies Committee.)

**BACKGROUND AND REMARKS:** The current building code enforced by the City is the 2012 International Building Code. By adopting the 2018 International Building Code, the City will be adopting the most up-to-date, nationally-recognized, building code. The provisions contained within this Ordinance do not excessively and unnecessarily increase construction costs; do not restrict the use of new materials, productions, or methods of construction; and, do not give preferential treatment to particular types or classes of materials, products, or methods of construction.

The proposed Ordinance was presented to the Plans and Policies Committee on October 17, 2019, and approved Councilman Ollis, Councilman Lear and Councilman McGull.

The Building Development Services Department ("BDS") has met with representatives of the local design and construction industry over the course of the past several months to discuss the ramifications of adopting this new code. Comments were requested from designers, electricians, plumbers, building contractors, gas fitters, general contractors, developers, and others that may be affected by the adoption of this code. The language of this Ordinance was placed on the City website for review by the members of the Home Builders Association, Springfield Contractors Association, Missouri Society of Professional Engineers, and the local chapter of the American Institute of Architects.

Submitted by:

  
\_\_\_\_\_  
Harlan Hill, Director  
Building Development Services

Approved by:

  
\_\_\_\_\_  
Jason Gage, City Manager