

AN ORDINANCE REPEALING ORDINANCE NO. 8471 AND CERTAIN CHAPTERS OF TITLE 15, "BUILDINGS AND CONSTRUCTION," OF THE CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AND AMENDING TITLE 15 THEREOF BY ADOPTING THE 2012 EDITIONS OF THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL PLUMBING CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL SWIMMING POOL AND SPA CODE, NFPA 70, AND THE 2011 EDITION OF THE NATIONAL ELECTRICAL CODE, ALL AS AMENDED HEREIN.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH KANSAS CITY, MISSOURI, AS FOLLOWS:

*Section 1.* Chapter 15.08, "International Building Code," of Title 15, "Buildings and Construction," of the CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, is hereby repealed in its entirety and there is enacted in lieu thereof a new Chapter 15.08, "The International Building Code," a copy of which is attached hereto, marked Exhibit "A" and incorporated herein by reference. The new Chapter 15.08, "The International Building Code," shall read as follows:

**Section 15.08.010 Adopted.**

The International Building Code, 2012 Edition, as heretofore read, adopted and amended by the city is adopted as if set out at length in this code,

*Section 2.* Chapter 15.12, "International Mechanical Code," of Title 15, "Buildings and Construction," of the CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, is hereby repealed in its entirety and there is enacted in lieu thereof a new Chapter 15.12, "The International Mechanical Code," a copy of which is attached hereto, marked Exhibit "B" and incorporated herein by reference. The new Chapter 15.12, "The International Mechanical Code," shall read as follows:

**Section 15.12.010 Adopted.**

The International Mechanical Code, 2012 Edition, as heretofore read, adopted and amended by the city is adopted as if set out at length in this code.

*Section 3.* Chapter 15.16, "The International Plumbing Code," of Title 15, "Buildings and Construction," of the CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, is hereby repealed in its entirety and there is enacted in lieu thereof a new Chapter 15.16, "The International Plumbing Code," a copy of which is attached hereto,

marked Exhibit “C” and incorporated herein by reference. The new Chapter 15.16, “The International Plumbing Code,” shall read as follows:

**Section 15.16.010 Adopted.**

The International Plumbing Code, 2012 Edition, as heretofore read, adopted and amended by the city is adopted as if set out at length in this code.

**Section 4.** Chapter 15.20, “International Fuel Gas Code,” of Title 15, “Buildings and Construction,” of the CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, is hereby repealed in its entirety and there is enacted in lieu thereof a new Chapter 15.20, “The International Fuel Gas Code,” a copy of which is attached hereto, marked Exhibit “D” and incorporated herein by reference. The new Chapter 15.20, “The International Plumbing Code,” shall read as follows:

**Section 15.20.010 Adopted.**

The International Fuel Gas Code, 2012 Edition, as heretofore read, adopted and amended by the city is adopted as if set out at length in this code.

**Section 5.** Article I of Chapter 15.24, “The International Property Maintenance Code,” of Title 15, “Buildings and Construction,” of the CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, is hereby repealed in its entirety and there is enacted in lieu thereof a new Article I of Chapter 15.24, “The International Property Maintenance Code,” a copy of which is attached hereto, marked Exhibit “E” and incorporated herein by reference. The new Chapter 15.24, Article I, “The International Property Maintenance Code,” shall read as follows:

**Section 15.24.010 Adopted.**

The International Property Maintenance Code, 2012 Edition, as heretofore read, adopted and amended by the city is adopted as if set out at length in this code,

**Section 6.** Chapter 15.26, “The International Residential Code,” of Title 15, “Buildings and Construction,” of the CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, is hereby repealed in its entirety and there is enacted in lieu thereof a new Chapter 15.26, “The International Residential Code,” a copy of which is attached hereto, marked Exhibit “F” and incorporated herein by reference. The new Chapter 15.26, “The International Residential Code,” shall read as follows:

**Section 15.26.010 Adopted.**

The International Residential Code, 2012 Edition, as heretofore read, adopted and amended by the city is adopted as if set out at length in this code,

**Section 7.** Chapter 15.28 “Uniform Swimming Pool, Spa And Hot Tub Code” of Title 15, “Buildings and Construction,” of the CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, is hereby repealed in its entirety and there is enacted in lieu thereof a new Chapter 15.28, “The International Swimming Pool and Spa Code,” a copy of which is attached hereto, marked Exhibit “G” and incorporated herein by reference. The new Chapter 15.28, “The International Swimming Pool and Spa Code” shall read as follows:

**Section 15.28.010 Adopted.**

The International Swimming Pool and Spa Code , 2012 Edition, is adopted by the city and the terms and content thereof are incorporated herein by reference as though fully set forth in this chapter;

**Section 8.** There is hereby created a new Chapter 15.30, “The International Existing Building Code,” of Title 15, “Buildings and Construction,” of the CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, a copy of which is attached hereto, marked Exhibit “H” and incorporated herein by reference. The new Chapter 15.30, “The International Existing Building Code,” shall read as follows:

**Section 15.30.010 Adopted.**

The International Existing Building Code. 2012 Edition, is adopted by the city and the terms and content thereof are incorporated herein by reference as though fully set forth in this chapter;

**Section 9.** Article I of Chapter 15.32, “Electrical Code,” of Title 15, “Buildings and Construction,” of the CODE OF THE CITY OF NORTH KANSAS CITY, MISSOURI, is hereby repealed and there is enacted in lieu thereof a new Article I, Chapter 15.32, “Electrical Code,” a copy of which is attached hereto, marked Exhibit “I” and incorporated herein by reference. The new Chapter 15.32, “Electrical Code,” shall read as follows:

**Section 15.32.010 Adopted.**

The National Electrical Code, 2011 Edition, is adopted by the city and the terms and content thereof are incorporated herein by reference as though fully set forth in this chapter;

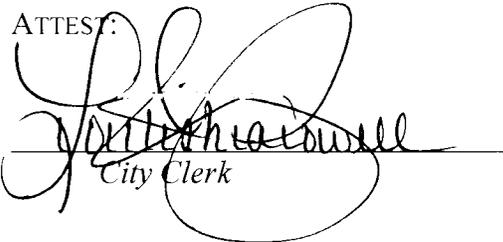
**Section 10.** This ordinance shall be in full force and effect 30 days after its passage by the City Council and approval by the Mayor.

**PASSED** this 20<sup>th</sup> day of May, 2014.



Mayor

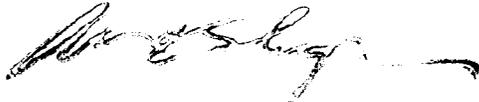
ATTEST:

  
City Clerk

APPROVED this 20<sup>th</sup> day of May, 2014.

  
Mayor

APPROVED AS TO FORM:

  
City Attorney

  
City Counselor

## 2012 INTERNATIONAL BUILDING CODE ADOPTION AND AMENDMENTS

### A. Building code adopted, incorporation by reference.

The International Building Code, 2012 Edition, and Appendix E, Supplementary Accessibility Requirements; Appendix F, Rodent proofing; Appendix I, Patio Covers; thereto published by the International Code Council, Inc., are hereby adopted as the Building Code of the City of North Kansas City (the "Building Code"), as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed hereof.

### B. Amendments to the Building Code.

The International Building Code (2012 ed.) is hereby amended in the following particulars:

**Section 101.1** is amended to read as follows:

**Title.** These regulations shall be known as the Building Code of the City of North Kansas City, hereinafter referred to as "this code." The terms "International Building Code," "I.B.C.," "International Building Code for the City of North Kansas City, Missouri," "North Kansas City Building Code" and "Building Code" may be used interchangeably and shall be deemed to be included within the phrase "this Code."

**Section 101.4.6** is amended to read as follows:

**Energy.** Where the provisions of the International Energy Conservation Code are referenced in this code, such provisions shall not apply.

**Section 102.7** is amended to read as follows:

**Moved buildings and temporary buildings.** Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures as deemed necessary by the Building Official for the general safety and welfare of occupants and the public.

**Section 103.1** is amended to read as follows:

**Community Development Department.** Where the Department of Building Safety is referenced in this code, it shall mean the Community Development Department.

**Section 103.2** is amended to read as follows:

The Community Development Department designee thereof shall be known as the building official.

**Section 105.1.3** is amended by adding:

**Permit conditions.** No construction work, including excavation, demolition, hauling, dumping or filling, may be performed between the hours of 8:00 p.m. and 7:00 a.m. within 500 feet of an occupied residential structure located in an area zoned residential unless a special night time building permit is issued authorizing the work.

**Exemptions:**

1. Emergency work authorized by the building official.
2. Work conducted in a closed structure without the use jackhammers, impact equipment, air compressors, heavy equipment or truck operations.

**Section 105.1.3.1** Special night time building permit approval shall be subject to:

1. Noise levels;
2. Lighting used at the place of operation;
3. Type of work and the nature of the project;
4. Location
5. Traffic routes used by vehicles and construction equipment.

**Section 105.2** is amended as follows:

**Work exempt from permit.** Delete subsections (2) Fences not over 7 feet high; (3) Oil derricks; (5) Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18925L) and the ratio of height to diameter or width is greater than 2:1; (6) Sidewalks and driveways not more than 30 inches (762mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.

**Section 105.3.3** is amended to read as follows:

**Moving buildings; permit required.** Any person who intends to move any building or structure having a floor area of 200 or more square feet upon, across, or over any highway, street, alley or sidewalk in the jurisdiction shall first make application to the building official and obtain the required permit.

**Section 105.3.3.1** is amended to read as follows:

**Application for moving permit.** To obtain a moving permit, the applicant shall first file an application therefore in writing on a form furnished by the Community Development Department for that purpose. Such application shall:

1. Identify the dimensions of the building or structure as to length, height at its highest point when loaded for moving, and width.
2. Describe the building or structure proposed to be moved, giving the street number, construction materials, dimensions in square feet, number of rooms and condition of the exterior and interior.
3. Be accompanied by a plot plan, drawn to scale, with a legal description of the lot from which the building is to be moved, giving the lot number, block number and subdivision, if located within the jurisdiction.
4. Identify the day and hour when the moving is to commence and the length of time of the move.
5. Identify the highways, streets, alley or sidewalks over, along, or across which the building or structure is proposed to be moved. The application shall be made not less than 14 calendar days prior to the commencement of the move.
6. Be accompanied by written approval from the Public Works Department and the Police Department.
7. Evidence that the lot to which the building is to be moved, if located within the jurisdiction, has an approved foundation for the structure.

**Section 105.3.3.2** is amended to read as follows:

**Other provisions to apply.** The other provisions of this code regarding permits, including but not limited to action on application, time limitation of application, validity of permit, expiration, suspension or revocation, and placement of permit, shall also apply to moving permits.

**Section 110.3.7** “Energy efficiency inspections” is hereby deleted.

**Section 113.1** “General.” Delete text and insert: “The City Council of the City of North Kansas City, Missouri shall make up the board of appeals.”

**Section 113.2** “Limitations on authority” is hereby deleted.

**Section 113.3** “Qualifications” is hereby deleted.

**Section 104.4** is amended to read as follows:

Violation penalties. Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair Plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be

guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 115.3** is amended to read as follows:

**Unlawful continuance.** 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 guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Chapter 13, Energy Efficiency, Section 1301, “General”** is hereby deleted.

**Section 1612.3** is amended to read as follows:

**Establishment of flood hazard areas.** To establish flood hazard areas, the governing body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, area of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled “The Flood Insurance Study for the City of North Kansas City Missouri,” as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

**Section 1809.5.1** is amended to read as follows:

**Frost protection.** Foundations and other permanent supports of buildings and structures shall be protected from frost extending below the frost line. The design frost line shall be 36 inches.

**Section 2901.1** is amended to read as follows:

**Scope.** The provisions of this chapter and the International Plumbing Code shall govern the erection, installation, alteration, repairs, relocation, replacement addition to, use or maintenance of plumbing equipment and systems. Toilet and bathing rooms shall be constructed in accordance with Section 1210. Plumbing systems and equipment shall be constructed, installed and maintained in accordance with the International Plumbing Code.

**Section 3412.2** is amended to read as follows:

**Applicability.** Structures existing prior to February 8, 1983, in which there is work involving additions, alterations or changes of occupancy shall be made to conform to the requirements of this section or the provisions of Sections 3403 through 3409. The provisions in Sections 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be, or are proposed to be, in Groups A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

## 2012 INTERNATIONAL MECHANICAL CODE ADOPTION AND AMENDMENTS

### A. Mechanical code adopted, incorporation by reference.

The International Mechanical Code, 2012 Edition, as published by the International Code Council, Inc., is hereby adopted as the Mechanical Code of the City of North Kansas City in the State of Missouri (the "Mechanical Code") and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed hereof.

### B. Amendments to the Mechanical Code.

The International Mechanical Code (2012 ed.) is hereby amended in the following particulars:

**Section 101.1** is amended to read as follows:

**Title.** These regulations shall be known as the Mechanical Code of the City of North Kansas City, Missouri, hereinafter referred to as "this Code." The terms "International Mechanical Code," "I.M.C.," "International Mechanical Code for the City of North Kansas City, Missouri" and "Mechanical Code" may be used interchangeably and shall be deemed to be included within the phrase this "Code."

**Section 103.1** is amended to read as follows:

**General.** The Community Development Department designee thereof shall be known as the building official.

**Section 103.5** is added to read as follows:

**Division of Building Inspections.** Where the department of mechanical inspection is referenced in this code, it shall mean the Community Development Department. Where the code official is referenced in this code, it shall mean the building official.

**Section 106.5.2** is amended to read as follows:

**Fee schedule.** The fees for mechanical work shall be in accordance with North Kansas City, Missouri fee schedule.

**Section 106.5.3** is amended to read as follows:

**Fee refunds** is hereby deleted.

**Section 108.4** is amended to read as follows:

**Violation penalties.** Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 108.5** is amended to read as follows:

**Stop work orders.** 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 guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 109.2** is amended to read as follows:

**Membership of board.** The City Council shall serve as the Board of Appeals.

**Sections 109.2.1 through 109.7** are hereby deleted.

**Section 201.3** is amended to read as follows:

Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code*, *National Electric Code*, *International Fire Code*, *International Fuel Gas Code* or the *International Plumbing Code*, such terms shall have meanings ascribed to them as in those codes.

**Section 303.3** is amended to read as follows:

**Prohibited locations.** Fuel-fired appliances shall not be located in, or obtain combustion air from, any of the following rooms or spaces:

Sleeping rooms  
Bathrooms  
Toilet rooms  
Storage closets  
Surgical rooms

**Exception:** This section shall not apply to the following appliances:

1. Direct-vent appliances that obtain all combustion air directly from the outdoors.
2. Solid fuel-fired appliances, provided that the room is not a confined space and that the building is not of unusually tight construction.
3. Appliances installed in a dedicated enclosure in which all combustion air is taken directly from the outdoors, in accordance with Chapter 7. Access to such enclosure shall be through a solid door, weather-stripped and equipped with an approved self-closing device.

**Section 514 Energy Recovery Ventilation Systems** is hereby deleted.

**Section 604.1** is amended to read as follows:

**General.** Duct insulation shall conform to the requirements of sections 604.2 through 604.13.

**Section 1204 Pipe Insulation** shall be amended to read as follows:

**Section 1204.1**

**Insulation characteristics.** Pipe insulation installed in buildings shall be tested in accordance with ASTM E 84, using the specimen preparation and mounting procedures of ASTM E 2231; and shall have a maximum flame spread of 25 and a smoke-developed index not exceeding 450. Insulation installed in an air plenum shall comply with Section 602.2.1.

**Section 1204.2**

**Required thickness.** Hydronic piping shall be insulated to the thickness required by the Manufacturer's installation instructions.

## 2012 INTERNATIONAL PLUMBING CODE ADOPTION AND AMENDMENTS

### A. Plumbing code adopted, incorporation by reference.

The International Plumbing Code, 2012 Edition, as published by the International Code Council, Inc., is hereby adopted as the Plumbing Code of the City of North Kansas City in the State of Missouri (the "Plumbing Code") and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed hereof.

### B. Amendments to the Plumbing Code.

The International Plumbing Code (2012 ed.) is hereby amended in the following particulars:

**Section 101.1** is amended to read as follows:

**Title.** These regulations shall be known as the *Plumbing Code* of the City of North Kansas City, Missouri, hereinafter referred to as this "code." The terms "International Plumbing Code," "I.P.C.," "International Plumbing Code for the City of North Kansas City, Missouri" and "Plumbing Code" may be used interchangeably and shall be deemed to be included within the phrase this "Code."

**Section 103.1** is amended to read as follows:

**General.** The Community Development Department designee thereof shall be known as the building official.

**Section 106.6** is amended to read as follows:

**Fee schedule.** The fees for Plumbing work shall be in accordance with North Kansas City, Missouri fee schedule.

**Section 106.6.2** is amended to read as follows:

**Fee refunds** is hereby deleted.

**Section 108.4** is amended to read as follows:

**Violation penalties.** Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair Plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 108.5** is amended to read as follows:

**Stop work orders.** 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 guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 109.2** is amended to read as follows:

**Membership of board.** The City Council shall serve as the Board of Appeals.

**Sections 109.2.1 through 109.7** are hereby deleted.

**Section 201.3** is amended to read as follows:

**Terms defined in other codes.** Where terms are not defined in this code and are defined in the *International Building Code*, *National Electric Code*, *International Fire Code*, *International Fuel Gas Code* or the *International Plumbing Code*, such terms shall have meanings ascribed to them as in those codes.

## 2012 INTERNATIONAL FUEL GAS CODE ADOPTION AND AMENDMENTS

### A. Fuel gas code adopted, incorporation by reference.

The International Fuel Gas Code, 2012 Edition, as published by the International Code Council, Inc., is hereby adopted as the Fuel gas Code of the City of North Kansas City in the State of Missouri (the "Fuel Gas Code") and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed hereof.

### B. Amendments to the Fuel Gas Code.

The International Fuel Gas Code (2012 ed.) is hereby amended in the following particulars:

**Section 101.1** is amended to read as follows:

**Title.** These regulations shall be known as the *Fuel Gas Code* of the City of North Kansas City, Missouri, hereinafter referred to as this "Code." The terms "International Fuel Gas Code," "I.F.G.C.," "International Fuel Gas Code for the City of North Kansas City, Missouri" and "Fuel Gas Code" may be used interchangeably and shall be deemed to be included within the phrase this "Code."

**Section 103.1** is amended to read as follows:

**General.** The Community Development Department designee thereof shall be known as the building official.

**Section 106.6** is amended to read as follows:

**Fee schedule.** The fees for fuel gas work shall be in accordance with North Kansas City fee schedule.

**Section 106.6.2** is amended to read as follows:

**Fee refunds** is hereby deleted.

**Section 108.4** is amended to read as follows:

**Violation penalties.** Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair fuel gas work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 108.5** is amended to read as follows:

**Stop work orders.** 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 guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 109.2** is amended to read as follows:

**Membership of board.** The City Council shall serve as the Board of Appeals.

**Sections 109.2.1 through 109.7** are hereby deleted.

**Section 201.3** is amended to read as follows:

**Terms defined in other codes.** Where terms are not defined in this code and are defined in the *International Building Code*, *National Electric Code*, *International Fire Code*, *International Fuel Gas Code* or the *International Fuel gas Code*, such terms shall have meanings ascribed to them as in those codes.

#### **Chapter 4 - Gas Piping Installations**

**406.4 Test pressure measurement** is hereby deleted. In lieu thereof, add a new Section 406.4 to read as follows:

**Section 406.4 Gas Pipe Testing.** This inspection shall be made after all piping authorized by the permit has been installed and after all portions thereof which are to be covered or concealed are so concealed and before any fixtures, appliance, or shutoff valve has been attached thereto. This inspection shall include an air, CO<sub>2</sub> or nitrogen pressure test, at which time the gas piping shall stand a pressure of not less than ten (10) pounds per square inch (68.9 kPa) gauge pressure, or at the discretion of the Administrative Authority, the piping and valves may be tested at a pressure of at least six (6) inches (152.4 mm) of mercury, measured with a manometer or slope gauge. Test pressures shall be held for a length of time satisfactory to the Administrative Authority, but in no case for less than fifteen (15) minutes, with no perceptible drop in pressure. For welded piping, and for piping carrying gas at pressures in excess of fourteen (14) inches (0.4 m) water column pressure, the test pressure shall not be less than sixty (60) pounds per square inch (413.4 kPa) and shall be continued for a length of time satisfactory to the Administrative Authority, but in no case for less than (30) minutes. These tests shall be made using air, CO<sub>2</sub>, or nitrogen pressure only and shall be made in the presence of the Administrative Authority. All necessary apparatus for conducting tests shall be furnished by the permit holder,

**406.4.1** "Test pressure" is hereby deleted.

**406.4.2** "Test duration" is hereby deleted.

## 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE—ADOPTION AND AMENDMENTS

### A. Property maintenance code adopted, incorporation by reference.

The International Property Maintenance Code, 2012 Edition, as published by the International Code Council, Inc., is hereby adopted as the Property Maintenance Code of the City of North Kansas City in the State of Missouri (the "Property Maintenance Code") and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed hereof.

### B. Amendments to the Property Maintenance Code.

The International Property Maintenance Code (2012 ed.) is hereby amended in the following particulars:

**Section 101.1** is amended to read as follows:

**Title.** These regulations shall be known as the *Property Maintenance Code* of the City of North Kansas City, Missouri, hereinafter referred to as this "Code." The terms "International Property Maintenance Code," "I.P.M.C.," "International Property Maintenance Code for the City of North Kansas City, Missouri" and "Property Maintenance Code" may be used interchangeably and shall be deemed to be included within the phrase this "Code."

**Section 103.1** is amended to read as follows:

**General.** The Community Development Department designee thereof shall be known as the code official.

**Section 103.5** is amended to read as follows:

The fees shall be in accordance with North Kansas City, Missouri fee schedule.

**Section 106.4** is amended to read as follows:

**Violation penalties.** Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 111.2** is amended to read as follows:

**Membership of board.** The City Council shall serve as the Board of Appeals.

Sections 111.2.1 through 111.8 are hereby deleted.

Section 112.4 is amended to read as follows:

**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 guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

Section 201.3 is amended to read as follows:

**Terms defined in other codes.** Where terms are not defined in this code and are defined In the *International Building Code*, *National Electric Code*, *International Fire Code*, *International Fuel Gas Code* or the *International Property maintenance Code*, such terms shall have meanings ascribed to them as in those codes.

Section 113 add the following:

**Dwelling Unit Inspection Program**

**113.1** Every owner or owners agent who manages a dwelling unit located in the City of North Kansas City, Missouri, shall upon the occurrence of vacancy of said dwelling unit be required to obtain from the City of North Kansas City, Community Development Department, an inspection of the premises by an inspector of the Community Development Department and an inspection report stating that no code violation was observed. No dwelling shall be reoccupied until the required inspection and report have been obtained from the Community Development Department. No dwelling unit is required to be inspected more than once a year.

Section 202 add the following:

**UNSHELTERED STORAGE.** Items upon any visible open space in residentially used or zoned premises.

Section 302.4 is amended to read as follows:

**Weeds.** All premises and exterior property shall be maintained free from weeds; or plant growth and lawn grass in excess of 10 inches. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses other than lawn grass, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of the property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with section 106.3 and prescribed by the city. Upon failure to comply with the notice of violation, any duly authorized employee of the city or contractor hired by the city shall be authorized to enter upon the property in violation and cut and destroy the weeds growing therein, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Section 302.10 add the following:

**302.10. UNSHELTERED STORAGE.**

302.10.1 Storage of items shall not accumulate in open yards, porches, patios, and unscreened space under the front porch other than customary outdoor furniture.

**Section 704.5** add the following:

**Fire Extinguishers.** At least one fire extinguisher for each dwelling unit shall be provided for rental dwelling units, new structures and interior remodeling. The fire extinguisher shall be type ABC and shall be located in the kitchen area.

## 2012 INTERNATIONAL RESIDENTIAL CODE ADOPTION AND AMENDMENTS

### A. Residential code adopted, incorporation by reference.

The International Residential Code, 2012 Edition, including Appendix Chapters G, H and M, published by the International Code Council, Inc., is hereby adopted as the Residential Code of the City of North Kansas City, Missouri (the "Residential Code") as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed hereof.

### B. Amendments to the Residential Code.

The International Residential Code (2012 ed.) is hereby amended in the following particulars:

**Section R101.1** is amended to read as follows:

**Title.** These provisions shall be known as the Residential Code for One- and Two-family Dwellings of the City of North Kansas City, and shall be cited as such and will be referred to herein as "this code."

**Section R102.8** is amended to read as follows:

**Moved Buildings and Temporary Buildings.** Detached one-family and two-family dwelling structures moved into or within the jurisdiction shall comply with the provisions of this code as determined necessary by the Building Official for the general safety and welfare of the occupants and the public.

**Section 103.1** is amended to read as follows:

**General.** The Community Development Department designee thereof shall be known as the code official.

**Section R105.2** is amended to read as follows:

**Work exempt from permit.** Permits shall not be required for the following; Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

**Building:**

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m<sup>2</sup>).
2. Retaining walls that are not over 4 feet (1219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.

3. Water tanks supported directly upon grade if the capacity does not exceed 5,000 gallons (18 927 L) and the ratio of height to diameter or width does not exceed 2 to 1.
4. Driveway repair. Driveways that are being expanded from the previous size, location, or driveways being changed from a previous unpaved surface to a hard surface drive for the first time require a permit.
5. Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
6. Prefabricated swimming pools that are not capable of holding 24 inches (610 mm) of water.
7. Swings and other playground equipment.
8. Platforms or decks not more than 30 inches above grade and not over any basement or story below.

**Electrical:**

**Repairs and maintenance:** A permit shall not be required for minor repair work, including the replacement of lamps or the connection of approved portable electrical equipment to approved, permanently installed receptacles.

**Gas:**

1. Portable heating, cooking or clothes drying appliances.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
3. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

**Mechanical:**

1. Portable heating appliances.
2. Portable ventilation appliances.
3. Portable cooling units.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.
6. Portable evaporative coolers.
7. Self-contained refrigeration systems containing 10 pounds (4.54 kg) or less of refrigerant or that are actuated by motors of 1 horsepower (746 W) or less.
8. Portable-fuel-cell appliances that are not connected to a fixed piping system and are not interconnected to a power grid.

The stopping of leaks in drains, water, soil, waste or vent pipe; provided, however, that if any concealed trap, drainpipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a permit shall be obtained and inspection made as provided in this code. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures, and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

**Section R105.2.4** is amended to read as follows:

**Moving Buildings; Permit Required.** Any person who intends to move any building or structure having a floor area of 120 square feet or more, upon, across, or over any highway, street, alley or sidewalk in the jurisdiction shall first make application to the building official and obtain the required permit.

**Section R105.2.4.1** is amended to read as follows:

**Application for Moving Permit.** To obtain a moving permit, the applicant shall first file an application therefore in writing on a form furnished by the department of building safety for that purpose. Such application shall:

Identify the dimensions of the building or structure as to length, height, at its highest point when loaded for moving, and width. Describe the building or structure proposed to be moved, giving the street number, construction materials, dimensions in square feet, number of rooms and condition of the exterior and interior. Be accompanied by a plot plan, drawn to scale, with a legal description of the lot from which the building is to be moved, giving the lot number, block number and subdivision, of located within the jurisdiction. Identify the day and hour when the moving is to commence and the length of time of the move. Identify the highways, streets, alley or sidewalks over, along, or across which the building or structure is proposed to be moved. The application shall be made not less than 14 calendar days prior to the commencement of the move. Be accompanied by written approval from the Public Works Department and the Police Department. Evidence that the lot to which the building is to be moved, if located within the jurisdiction has an approved foundation for the structure.

**Section R105.2.4.2** is amended to read as follows:

**Other provisions to apply.** The other provisions of this code regarding permits, including but not limited to action on application, time limitation of application, validity of permit, expiration, suspension or revocation, and placement of the permit, shall also apply to moving permits.

**Section R106.3.1** is amended to read as follows:

**Approval of construction documents.** When the building official issues a permit, the construction documents shall be approved, in writing or by a stamp. One set of construction documents so reviewed shall be approved by the building official. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the building official or his or her authorized representative.

**Section R108.2** is amended to read as follows:

**Fee schedule.** The fees for permit work shall be in accordance with North Kansas City fee schedule.

**Section R108.5** is amended to read as follows:

**Fee refunds** is hereby deleted

**Section R110.3** is amended to read as follows:

**Certificate issued.** After the building official inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of Code Community Development, the building official shall issue a certificate of occupancy, which shall be the approved final inspection report.

**Section R112.1** is amended to read as follows:

**Membership of board.** The City Council shall serve as the Board of Appeals.

**Section R113.4** is amended to read as follows:

**Violation penalties.** Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section R115** is added:

**R115.1 Protection of Adjoining Property.** Adjoining public and private property shall be protected from damage during construction, remodeling and demolition work. Protection must be provided for footings, foundations, party walls, chimneys, skylights and roofs. Provisions shall be made to control water run-off and erosion during construction or demolition activities.

**Section R306.5** is amended to read as follows:

**New single-family dwellings toilet facilities.** Toilet facilities shall be provided within 300 feet (measured from the property line adjacent to the street for platted subdivisions along the public way) for all new construction starting from the time of the first footing inspection until facilities are available in the dwelling. The facilities on the site shall be removed prior to occupancy.

**Section R313** is amended to read as follows:

**Automatic Fire Sprinkler Systems** is hereby deleted.

**Section R314.3.1** is amended to read as follows:

**Alterations, repairs and additions.** When alterations, repairs or additions requiring a building permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with smoke alarms and a type ABC fire extinguisher. Smoke alarms shall be located as required for new dwelling units; the smoke alarms shall be interconnected and hard wired. Fire extinguishers shall be located in the kitchen area.

**Exceptions:**

1. Interconnection and hard-wiring of smoke alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall

or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for hard wiring and interconnection without the removal of interior finishes.

2. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition of a porch or deck, are exempt from the requirements of this section.
3. Units that do not currently have fire extinguishers shall be updated to include extinguishers when interior work is done requiring a building permit.

**Section R403.1.4.1** is amended to read as follows:

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

1. Extended below the frost line specified in Table R301.2. (1); Frost depth 36"
2. Constructing in accordance with Section R403.3;
3. Constructing in accordance with ASCE 32; or
4. Erected on solid rock.

**Exception:** Protection of freestanding accessory structures with an area of 400 square feet (37 m<sup>2</sup>) or less, with an eave height of 10 feet (3048 mm) or less shall not be required.

**Chapter 11** Add the following:

**N1102.2.10.1 (R402.2.10)** The building official may waive attachment of insulation to walls where it has been demonstrated that an alternative method is equally effective.

**Chapter 44** is amended as follows:

Any reference in this code to The ICC Electrical Code shall be deleted and replaced with The National Electrical Code.

## 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE—ADOPTION AND AMENDMENTS

### A. Swimming pool and spa code adopted, incorporation by reference.

The International Swimming Pool and Spa Code, 2012 Edition, as published by the International Code Council, Inc., is hereby adopted as the Swimming Pool and Spa Code of the City of North Kansas City in the State of Missouri (the "Swimming Pool and Spa Code") and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed hereof.

### B. Amendments to the Swimming Pool and Spa Code.

The International Swimming Pool and Spa Code (2012 ed.) is hereby amended in the following particulars:

**Section 101.1** is amended to read as follows:

**Title.** These regulations shall be known as the Swimming Pool and Spa Code of the City of North Kansas City, Missouri, hereinafter referred to as "this Code." The terms "International Swimming Pool and Spa Code," "I.M.C.," "International Swimming Pool and Spa Code for the City of North Kansas City, Missouri" and "Swimming Pool and Spa Code" may be used interchangeably and shall be deemed to be included within the phrase this "Code."

**Section 103.1** is amended to read as follows:

**General.** The Community Development Department designee thereof shall be known as the building official.

**Section 103.5** is added to read as follows:

**Division of Building Inspections.** Where the department of swimming pool and spa inspection is referenced in this code, it shall mean the Community Development Department. Where the code official is referenced in this code, it shall mean the building official.

**Section 105.6.2** is amended to read as follows:

**Fee schedule.** The fees for swimming pool and spa work shall be in accordance with North Kansas City, Missouri fee schedule.

**Section 105.6.3** is amended to read as follows:

**Fee refunds** is hereby deleted.

**Section 107.4** is amended to read as follows:

**Violation penalties.** Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair swimming pool and spa work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 107.5** is amended to read as follows:

**Stop work orders.** 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 guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 108.2** is amended to read as follows:

**Membership of board.** The City Council shall serve as the Board of Appeals.

**Sections 108.2.1 through 108.7** are hereby deleted.

**2012 INTERNATIONAL EXISTING BUILDING CODE  
ADOPTION AND AMENDMENTS**

**A. Existing building code adopted, incorporation by reference.**

The International Existing Building Code, 2012 Edition, as published by the International Code Council, Inc., is hereby adopted as the Existing Building Code of the City of North Kansas City in the State of Missouri (the "Existing Building Code") and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed hereof.

**B. Amendments to the Existing Building Code.**

The International Existing Building Code (2012 ed.) is hereby amended in the following particulars:

**Section 101.1** is amended to read as follows:

**Title.** These regulations shall be known as the Existing Building Code of the City of North Kansas City, Missouri, hereinafter referred to as this "Code." The terms "International Existing Building Code," "I.E.B.C.," "International Existing Building Code for the City of North Kansas City, Missouri" and "Existing Building Code" may be used interchangeably and shall be deemed to be included within the phrase this "Code."

**Section 103** is amended to read as follows:

**Community Development Department**

**Section 103.1** is amended to read as follows:

**General.** The Community Development Department designee thereof shall be known as the building official.

**Section 103.5** is added to read as follows:

**Division of Building Inspections.** Where the department of inspection is referenced in this code, it shall mean the Community Development Department. Where the code official is referenced in this code, it shall mean the building official.

**Section 108.1** is amended to read as follows:

**Fee schedule.** The fees for mechanical work shall be in accordance with North Kansas City, Missouri fee schedule.

**Section 108.2** is amended to read as follows:

**Fee refunds** is hereby deleted.

**Section 113.4** is amended to read as follows:

**Violation penalties.** Persons who violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 104.3** is amended to read as follows:

**Stop work orders.** 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 guilty of a misdemeanor, punishable in accordance with Section 1.16 of the code of ordinances.

**Section 112** is amended to read as follows:

**Membership of board.** The City Council shall serve as the Board of Appeals.

**Sections 112.2.1 through 112.3** are hereby deleted.

**Section 201.3** is amended to read as follows:

Terms defined in other codes. Where terms are not defined in this code and are defined in the *International Building Code*, *National Electric Code*, *International Fire Code*, *International Fuel Gas Code* or the *International Plumbing Code*, such terms shall have meanings ascribed to them as in those codes.

## 2011 ELECTRICAL CODE ADOPTION AND AMENDMENTS

### A. Electrical code adopted, incorporation by reference.

The National Electric Code, 2011 Edition, as published by the National Electrical Code Committee, is hereby adopted as the Electrical Code of the City of North Kansas City in the State of Missouri (the "Electrical Code") and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions and changes, if any, prescribed hereof.

**Article 100 Definitions** is amended by adding:

"Authority having Jurisdiction (AHJ)" means the Department of Community Development of the city of North Kansas City, Missouri.

"Inspection" means the examination and checking of an electric wiring installation necessary to determine whether or not the installation has been made in conformity with state law and the provisions of this code and other ordinances of the city governing electric wiring installations and materials.

#### **15.32.020 Administrative authority—Duties generally.**

The authority having jurisdiction shall enforce all state laws and the provisions of this code and other ordinances of the city governing electrical installations and materials, issue permits for and make inspections of all new electrical installations and such other inspections as may be prescribed by the city council.

#### **15.32.030 Same—Reports—Records.**

The authority having jurisdiction shall make a monthly report to the mayor of all inspections made and fees collected and shall keep a permanent record thereof and such other records as may be prescribed.

#### **15.32.040 Same—Right of entry.**

The authority having jurisdiction shall have the right during reasonable hours to enter any building in the discharge of his or her official duties or for the purpose of making any inspection, reinspection or test of the installation of electric wiring, devices, appliances and equipment contained therein.

#### **15.32.050 Same—Disconnection of wire in emergency—Disconnection, etc., of electrical service when wiring, etc., is defective, etc.**

The authority having jurisdiction may cut or disconnect any wire in cases of emergency where necessary for safety of life and property. The administrative authority may disconnect, or order the discontinuance of, electrical service to any electric wiring, devices, appliances or equipment found to be dangerous to life or property because it is

defective or defectively installed until such wiring, devices, appliances and equipment and their installation have been made safe and approved by him or her.

**15.32.060 Adoption of National Electrical Code.**

There is adopted the 2011 National Electrical Code, including NFPA 70, for the practical safeguarding of persons and property from hazards arising from the use of electricity, within the city.

**15.32.070 Suppliers of electricity to comply with certain standards.**

Any person engaged in the business of supplying electricity to consumers in the city shall comply with the "Safety Rules for the Installation and Maintenance of Electric Supply and Communication Lines" as fixed by Part Two of the National Electrical Safety Code as promulgated by the National Bureau of Standards, United States Department of Commerce, and particularly, without limiting the generality of the foregoing, relative to clearances of electric supply and communication lines over, along and across the streets, alleys and other public places in the city.

# **CITY OF NORTH KANSAS CITY MEMORANDUM**

**TO:** City Council

**FROM:** David Harris  
Building Official

**DATE:** May 16, 2014

**RE:** Building and Construction Code Update

This is to request adoption of Ordinance 8753 to update the Building and Construction code and adoption of Ordinance 8754 to update and relocate the Fire Code from "Title 8 "Health and Safety", to Title 15 "Building and Construction." The Fire Code is being relocated to Title 15 "Buildings and Construction" so all regulations that utilize the International Code Council (ICC) as references are located in the same area of the code.

In support of the Community Development Departments core values, staff began collaboration with stakeholders such as citizens, commercial property owners, businesses, associations and contractors. A public comment period began in January.

This proposed update takes in consideration the input and comments received from our stakeholders.

The new code updates will take effect 30 days from adoption to assist in the transition to use the updated codes.