

Pub. Imp. _____
Govt. Grnt. _____
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Sponsored by: Rushefsky

First Reading: March 12, 2012

Second Reading: March 26, 2012

COUNCIL BILL NO. 2012- 075

GENERAL ORDINANCE NO. 5985

AN ORDINANCE

1 AMENDING Chapter 36, Article III of the Springfield City Code, known as the Land
2 Development Code, by repealing Sub-Article V, Building Code, in its
3 entirety, and enacting in lieu thereof a new Sub-Article V, Building Code.
4
5

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

8
9 Section 1 – General Ordinance No. 5625 is hereby repealed.

10
11 Section 2 – Adoption of 2012 International Building Code. The City Council
12 hereby adopts the 2012 International Building Code as published by the International
13 Code Council and all referenced standards as if spelled out herein, save and except
14 such portions thereof as are hereinafter deleted, modified or amended. This Code shall
15 be designated as Sub-Article V, Building Code, of Chapter 36, Article III of the
16 Springfield City Code, known as the Land Development Code. One (1) copy of said
17 Code is on file in the office of the City Clerk, Busch Municipal Building, 840 Boonville
18 Avenue, Springfield, Missouri.

19
20 Section 3 – Deletions, modifications, amendments and additions.

21
22 The 2012 International Building Code, as adopted, is hereby amended and changed as
23 follows:

- 24
25 A. Repeal Chapter 1 in its entirety. Requirements of this chapter are included in
26 Chapter 36, Article III of the Springfield City Code, known as the Land
27 Development Code, Sub-Article XII.
28

29 B. Amend all chapters that make reference to any section contained in the repealed
30 Chapter 1 by directing all references to Sub-Article XII of the Land Development
31 Code and to those sections in Sub-Article XII that correspond in numbering or
32 content to be the referenced section.
33

34 C. Amend all adopted chapters and appendices in accordance with all errata
35 hereafter identified and published by the International Code Council after the
36 date of the first printing of the 2012 International Building Code.
37

38 D. Amend Section 312, Utility and miscellaneous group U, subsection 312.1,
39 General, to add the following note:
40

41 **Note: All fences, regardless of height, shall be constructed of new**
42 **materials which are not dissimilar in nature so as to lack design continuity,**
43 **and further provide that any paint applied thereon shall be uniform and**
44 **consistent with that of the primary structure on the premise.**
45

46 Note: Language appearing in **bold** is to be added.
47

48 E. Amend Section 501, General, subsection 501.2, Address identification, as
49 follows:
50

51 501.2 Address identification. Buildings shall have approved address numbers,
52 building numbers or approved building identification placed in a position that is
53 plainly legible and visible from the street or road fronting the property. These
54 numbers shall contrast with their background. ~~Address numbers shall be Arabic~~
55 ~~numeral or alphabetical letters. Numbers shall be a minimum of 4 inches~~
56 ~~(102mm) high with a minimum stroke width of 0.5 inch (12.7mm)~~ **The assigned**
57 **address number shall be clearly posted on the site immediately after the**
58 **date of issuance of the permit and shall remain in place until the building is**
59 **removed from that site. Letters or numbers shall be in conformance with**
60 **Chapter 26, Section 26-3, Numbering of businesses and dwellings units, of**
61 **the Springfield City Code.**
62

63 Note: Language appearing in **bold** is to be added. Language appearing as
64 ~~stricken~~ is to be removed.
65

66 F. Amend Section 501, General, by adding new subsection 501.3, as follows:
67

68 **501.3 Clearance Requirements. All buildings and structures are required to**
69 **meet clearance requirements from all wires, conductors, cables and rigid**
70 **live parts as stipulated in the National Electric Safety Code (NESC), latest**
71 **edition, or as dictated by the utility service provider. In case of a conflict**
72 **between the two agencies, the more stringent shall apply.**
73

74 Note: Language appearing in **bold** is to be added.

- 75
76
77 G. Amend Section 903, Automatic sprinkler systems, by adding new subsection
78 903.6, as follows:

79
80 **903.6 Post Indicating Valves: Post Indicating Valves may be omitted when**
81 **a fire service connection to the public water supply main is provided and**
82 **controlled by the utility purveyor.**

83
84 Note: Language appearing in **bold** is to be added.

- 85
86 H. Amend Section 912, Fire department connections, subsection 912.3.1, Locking
87 fire department connection caps, as follows:

88
89 912.3.1 Locking fire department connection caps. ~~The fire code official is~~
90 ~~authorized to required locking capos on fire department connections for water-~~
91 ~~based fire protection systems where the responding fire department carries~~
92 ~~appropriate key wrenches for removal.~~ **All fire department connections shall**
93 **be provided with KNOX FDC Caps.**

94
95 Note: Language appearing in **bold** is to be added. Language appearing as
96 ~~stricken~~ is to be removed.

- 97
98 I. Amend Section 1004, Occupant load, subsection 1004.3, Posting of occupant
99 load, as follows:

100
101 1004.3 Posting of occupant load. Every room or space that is an assembly
102 occupancy shall have the occupant load of the room or space posted in a
103 conspicuous place, near the main exit or exit access doorway from the room or
104 space. **At the main entrance to the building, the occupant load for the**
105 **entire assembly use group shall be posted in a conspicuous place.** Posted
106 signs shall be of an approved legible permanent design and shall be maintained
107 by the owner or authorized agent.

108
109 Note: Language appearing in **bold** is to be added.

- 110
111 J. Amend Section 1008, Doors, gates and turnstiles, subsection 1008.1.9.2,
112 Hardware height, as follows;

113
114 1008.1.9.2 Hardware height. Door handles, pulls, latches, locks and other
115 operating devices shall be installed 34 inches (864 mm) minimum and 48 inches
116 (1219 mm) maximum above the finished floor. ~~(Locks used only for security~~
117 ~~purposes and not used for normal operation are permitted at any height.)~~

118
119 Exception: Access doors or gates in barrier walls and fences protecting pools,
120 spas and hot tubs shall be permitted to have operable parts of the release latch

121 on self-latching devices at 54 inches (1370 mm) maximum above the finished
122 floor or ground, provided the self-latching devices are not also self-locking
123 devices operated by means of a key, electronic opener or integral combination
124 lock.

125
126 Note: Language appearing as ~~stricken~~ is to be removed.

- 127
128 K. Amend Section 1301, General, subsection 1301.1.1, Criteria, as follows:

129
130 1301.1.1 Criteria. Buildings shall be designed and constructed in accordance
131 with the International Energy Conservation Code, **or accepted engineering**
132 **practices.**

133
134 Note: Language appearing in **bold** is to be added.

- 135
136 L. Amend Section 1603, Construction documents, subsection 1603.1.5, Earthquake
137 design data, item No. 8, as follows:

138
139 8. Design base shear(s) **for new structures and structure additions.**
140 (Note: All other items listed shall remain as written.)

141
142 Note: Language appearing in **bold** is to be added.

- 143
144 M. Amend Section 1608, snow loads, subsection 1608.1, General, as follows:

145
146 1608.1 General. Design snow loads shall be determined in accordance with
147 Chapter 7 of ASCE 7, but the design roof load shall not be less than that
148 determined by Section 1607. **The I_s , snow importance factor as shown in**
149 **Table 1.5-2 of ASCE 7 shall not be less than a factor of one.**

150
151 Note: Language appearing in **bold** is to be added.

- 152
153 N. Repeal Section 1608 Snow loads, subsection 1608.2, ground snow loads, in its
154 entirety, and provide a new subsection 1608.2, as follows:

155
156 **1608.2 Ground Snow Load. The ground snow load for the City of**
157 **Springfield shall be a minimum of 20 pounds per square foot.**

158
159 Note: Language appearing in **bold** is to be added.

- 160
161 O. Amend Section 1612, Flood loads, subsection 1612.1, General, by adding the
162 following exception:

163
164 **Exception: In the case of a conflict between Section 1612 and General**
165 **Ordinance No. 5907, dated November 1, 2010, General Ordinance**
166 **No. 5907 shall govern.**

Note: Language appearing in **bold** is to be added.

- P. Amend Section 1809, Shallow foundations, subsection 1809.5, Frost protection, as follows:

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;**
2. Constructing in accordance with ASCE-32; or
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 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; and
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.

Note: Language appearing in **bold** is to be added.

- Q. Amend Section 3103, Temporary Structures, subsection 3103.1.1, Permit required, as follows:

3103.1.1 Permit required. Temporary structures that cover an area in excess of ~~420~~ **100** square feet (~~41.16 square meters~~) (**9.3 square meters**), including connecting areas or spaces with a common means of egress or entrance which 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.

Note: Language appearing in **bold** is to be added. Language appearing as ~~stricken~~ is to be removed.

- R. Amend Section 3107, Signs, subsection 3107.1, General, as follows:

3107.1 General. Signs shall be designed, constructed and maintained in accordance with **all applicable sections of this Article and the Land**

213 **Development Code of the City of Springfield.** ~~this code.~~ **In the event of a**
214 **conflict, the more strict provision shall apply.**

215
216 Note: Language appearing in **bold** is to be added. Language appearing as
217 ~~stricken~~ is to be removed.

218
219 S. Amend the title of Section 3108, as follows:

220
221 Section 3108 ~~Telecommunication and Broadcast Towers~~ **Radio, Television and**
222 **Communication Towers**

223
224 T. Amend Section 3108, Radio, Television and Communication Towers, subsection
225 3108.2, Location and access, as follows:

226
227 3108.2 Location and access. Towers shall be located and equipped with step
228 bolts and ladders so as to provide ready access for inspection purposes. **All**
229 **permanently attached devices used for the purpose of climbing the tower**
230 **shall be located a minimum of 16 feet above finish grade as measured at**
231 **the center of the tower footprint.** Guy wires or other accessories shall not
232 cross or encroach upon any street or other public space, or over above-ground
233 electric utility lines, or encroach upon any privately owned property without
234 written consent of the owner of the encroached-upon property, space or above-
235 ground electric utility lines.

236
237 Note: Language appearing in **bold** is to be added.

238
239 U. Amend Section 3108, Radio, Television and Communication Towers, by adding a
240 new subsection 3108.3, as follows:

241
242 **3108.3 Fencing and Security. A security fence shall be constructed around**
243 **or upon the parcels containing towers, antenna support structures or**
244 **communications facilities and shall be constructed in such a manner as to**
245 **be secure against trespass or unauthorized use of the property, tower, or**
246 **communications facility. The fence shall be designed to discourage**
247 **access by unauthorized personnel; said fence being a minimum height of**
248 **six feet and containing a minimum of three rows of barbed wire along the**
249 **top of the fence.**

250
251 Note: Language appearing in **bold** is to be added.

252
253 V. Amend Section 3109, Swimming pool enclosures and safety devices, subsection
254 3109.4.1.8, Dwelling wall as a barrier, as follows:

255
256 3109.4.1.8 **Building Dwelling** wall as a barrier. Where a wall of a **building**
257 ~~dwelling~~ serves as part of the barrier, one of the following shall apply:
258

(Editor's Note: Enumerated items 1 thru 3 of Section 3109.4.1.8 shall remain without modification.)

Note: Language appearing in **bold** is to be added. Language appearing as ~~stricken~~ is to be removed.

W. Amend Section 3201, General, 3201.1, Scope, as follows:

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 Article** shall govern the encroachment of structures into the public right-of-way. **In case of a conflict, the more strict provision shall apply.**

Note: Language appearing in **bold** is to be added.

X. Amend Section 3412, Compliance alternatives, subsection 3412.2, Applicability, by inserting the following date into the appropriate location:

"May 7, 1956"

Note: Language appearing in **bold** is to be added.

Y. Amend all chapters to repeal and delete any and all references to the International Zoning Code and refer all such references to the appropriate section of Chapter 36, Article III of the Springfield City Code, known as the Land Development Code, Sub-Article I, Zoning Ordinance.

Z. Amend all chapters to repeal and delete any and all references to the International Property Maintenance Code.

AA. The following referenced standard shall be considered a part of the Building Code Referenced Standards:

NFPA 520 Standard on Subterranean Spaces, latest edition

BB. The following Appendices shall, by adoption of the International Building Code 2012, be considered as part of this Code.

Appendix C, Group U – Agricultural Buildings
Appendix E, Supplementary Accessibility Requirements
Appendix I, Patio Covers
Appendix H, Signs (as amended herein)

Unless specifically amended or repealed herein, Appendix H is to be adopted with the understanding that should any conflict exist between what is contained

304 within Appendix H and Section 5-1400, Signs, of the Springfield Land
305 Development Code, that the Land Development Code shall govern.
306

- 307 CC. Repeal Appendix H, Section H101, General, subsection H101.2, Signs exempt
308 from permits, in its entirety, and provide a new subsection H101.2, as follows:
309

310 **H101.2 Signs exempt from permits. Signs exempt from permits are listed**
311 **in the Land Development Code of the City of Springfield.**
312

313 Note: Language appearing in **bold** is to be added.
314

- 315 DD. Repeal Appendix H, Section H102, Definitions, in its entirety, and replace with
316 the following:
317

318 **SECTION H102 DEFINITIONS**

319 **H102.1 General. Unless otherwise expressly stated, refer to the Land**
320 **Development Code of the City of Springfield and to Chapter 2 of this Article**
321 **for all definitions**
322

323 Note: Language appearing in **bold** is to be added.
324
325

- 326 EE. Amend Appendix H, Section H103, Location, by adding a new subsection
327 H103.2, as follows:
328

329 **H103.2 Clearance requirements. All signs and sign structures are required**
330 **to meet all clearance requirements from all wires, conductors, cables and**
331 **rigid live parts as stipulated in the National Electric Safety Code (NESC),**
332 **latest edition, or as dictated by the utility service provider. In case of a**
333 **conflict between the two agencies, the more stringent shall apply.**
334

335 Note: Language appearing in **bold** is to be added.
336

- 337 FF. Amend Appendix H, Section H105, Design and Construction, subsection H105.2,
338 Permits, drawings and specifications, as follows:
339

340 H105.2 Permits, drawings and specifications. Where a permit is required, as
341 provided in the Land Development Code, Article XII, ~~Chapter 1~~, construction
342 documents shall be required. These documents shall show the dimensions,
343 materials and required details of construction, including loads, stresses and
344 anchors. **In cases where the permit application is for construction of signs**
345 **of insignificant size, weight or form, the Code Official may waive the**
346 **required submittal of construction documents.**
347

348 Note: Language appearing in **bold** is to be added. Language appearing as
349 ~~stricken~~ is to be removed.

350
351 GG. Amend Appendix H, Section H109, Ground signs, subsection H109.1, Height
352 restrictions, as follows:

353
354 H109.1 Height restrictions. The structural frame of ~~ground~~ **detached** signs shall
355 ~~not~~ be erected of **noncombustible** materials **if the top of the sign is to a height**
356 **of more than 35 feet (10 668 mm) twenty feet** above the ground. ~~Ground signs~~
357 ~~constructed entirely of noncombustible material shall not be erected to a height of~~
358 ~~greater than 100 feet (30 480 mm) above the ground. Greater heights are~~
359 ~~permitted where approved and located so as not to create a hazard or danger to~~
360 ~~the public.~~

361
362 Note: Language appearing in **bold** is to be added. Language appearing as
363 ~~stricken~~ is to be removed.

364
365 HH. Repeal Sections H109.2, Required clearance, and H109.3, Wood anchors and
366 supports, in their entirety.

367
368 Section 4 – Savings Clause. Nothing in this ordinance shall be construed to
369 affect any suit or proceeding now pending in any court or any rights acquired or liability
370 incurred nor any cause or causes of action accrued or existing, under any act or
371 ordinance repealed hereby, or shall any right or remedy of any character be lost,
372 impaired, or affected by this ordinance.

373
374 Section 5 – Severability Clause. If any section, subsection, sentence, clause, or
375 phrase of this ordinance is for any reason held to be invalid, such decision shall not
376 affect the validity of the remaining portions of this ordinance. The Council hereby
377 declares that it would have adopted the ordinance and each section, subsection,
378 sentence, clause, or phrase thereof, irrespective of the fact that any one or more
379 sections, subsections, sentences, clauses, or phrases be declared invalid.

380
381 Section 6 – Penalty Clause. Any person violating any of the provisions of this
382 ordinance, or failing to comply with any order issued pursuant to any section thereof, or
383 who shall erect, construct, alter or repair a building, structure or system in violation of an
384 approved plan or directive of the Code Official or of a permit or certificate issued under
385 the provisions of these Codes, shall be guilty of a violation of a municipal ordinance and
386 upon conviction thereof shall be punished as provided for in Section 1-7 of the City
387 Code, except that any fine imposed shall not be less than Two Hundred Dollars (\$200)
388 for the first offense, Four Hundred Dollars (\$400) for the second offense, and Five
389 Hundred Dollars (\$500) for every offense thereafter. Each day that a violation
390 continues, after a service of notice as provided for in these Codes, shall be deemed a
391 separate offense. Notice as set forth in Section 36-1267 shall not be required in order
392 to prosecute a person for a violation of any provision of this article or these Codes,
393 except such notice shall be required to prosecute a person for failure to comply with an
394 order.

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Section 7 – This ordinance shall be in full force and effect from and after
May 1, 2012.

Passed at meeting: March 26, 2012

James E. O'Neal
Mayor

Attest: Brand M. Cuito, City Clerk

Filed as Ordinance: March 26, 2012

Approved as to form: Duke McDonald Assistant City Attorney

Approved for Council Action: Guy Burnett City Manager

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Affected Agency Notified: _____
Emergency Required: _____
Budget Adjust. Required _____
Board Rec. Required _____
Public Hearing: _____
Sponsor: _____
Date: _____

EXPLANATION TO COUNCIL BILL NO. 2012-075

ORIGINATING DEPARTMENT: BUILDING DEVELOPMENT SERVICES

PURPOSE: To amend certain Sections of Chapter 36, Article III of the Springfield City Code known as the Land Development Code, to provide the City of Springfield with the most recent Building Code.

BACKGROUND AND REMARKS: The current building code enforced by the City is the 2006 International Building Code. With the adoption of the 2012 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 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 Building Development Services Department has met with representatives of the local design and construction industry over the course of the past nine months to discuss the ramifications of adopting this new code. Request for comment was made to designers, electricians, plumbers, mechanical 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, the local chapter of the American Institute of Architects, and the Development Issues Input Group. Discussions with the Development Issues Input Group resulted in a consensus to move forward with the adoption of this code, provided a mechanism is put in place to allow the staff of Building Development Services to consider alternative design standards and practices beyond those described in the 2012 International Building Code.

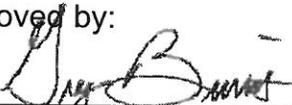
This provision has been made as part of the compilation of the administrative chapters of the codes being adopted. The compilation is known as Article XII, Administrative and Enforcement of Codes, of the Land Development Code.

Submitted by:



Building Development Services

Approved by:



City Manager