

One-rdg. _____
P. Hrngs. _____
Pgs. 8
Filed 10-29-19

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11 repealed in its entirety and a new Article V is enacted in lieu thereof, to read as follows: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 Sec. 36-601. – Adoption of 2018 Building Code.

17
18 City Council hereby adopts the 2018 International Building Code as published by the
19 International Code Council and all referenced standards as if spelled out herein, except
20 such portions thereof as are hereinafter deleted, modified, or amended. This Code shall
21 be designated as Article V, Building Code, of Chapter 36, Article V of the Springfield
22 City Code, known as the Land Development Code. One (1) copy of said Code is on file
23 in the office of the City Clerk, Busch Municipal Building, 840 Boonville Avenue,
24 Springfield, Missouri.
25

26
27 Sec. 36-602 – Deletions, modifications, amendments, and additions.
28

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32 (a) Chapter 1 is repealed in its entirety because code enforcement is covered in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,

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

36
37 (b) Because Chapter 1 is repealed in its entirety, any cross references to Chapter 1
38 in subsequent chapters are replaced by the provisions in Article I that
39 correspond, in content, to such cross references.

40
41 (c) All adopted chapters and appendices include all errata hereafter published by the
42 International Code Council after the date of the first printing of the 2018
43 International Building Code.

44
45 502.1 Address identification. New and existing buildings shall be provided with
46 approved address identification. The address identification shall be legible and
47 placed in a position that is visible from the street or road fronting the property.
48 Address identification characters shall contrast with their background. ~~Address~~
49 ~~numbers shall be Arabic numeral or alphabetical letters. Numbers shall be a~~
50 ~~minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch~~
51 ~~(12.7mm). The assigned address number shall be clearly posted on the site~~
52 immediately after the date of issuance of the permit and shall remain in place
53 until the building is removed from that site. Letters or numbers shall be in
54 conformance with Chapter 26, Section 26-3, Numbering of businesses and
55 dwelling units, of the Springfield City Code. Where required by the fire code
56 official, address identification shall be provided in additional approved locations
57 to facilitate emergency response. Where access is by means of a private road
58 and the building address cannot be viewed from the public way, a monument,
59 pole or other approved sign or means shall be used to identify the structure.
60 Address identification shall be maintained.

61
62 503.1.5 Clearance Requirements. All buildings and structures are required to
63 meet clearance requirements from all wires, conductors, cables, and rigid live
64 parts as stipulated in the National Electric Safety Code (NESC), latest edition, or
65 as dictated by the utility service provider. In case of a conflict between the two
66 agencies, the more stringent shall apply.

67
68 903.6 Post Indicating Valves: Post Indicating Valves may be omitted when a fire
69 service connection to the public water supply main is provided and controlled by
70 the utility purveyor.

71
72 ~~912.4.1 Locking fire department connection caps. The fire code official is~~
73 ~~authorized to required locking capos on fire department connections for water-~~
74 ~~based fire protection systems where the responding fire department carries~~
75 ~~appropriate key wrenches for removal. All fire department connections shall be~~
76 ~~provided with KNOX FDC Caps.~~

77
78 1004.9 Posting of occupant load. Every room or space that is an assembly
79 occupancy shall have the occupant load of the room or space posted in a

80 conspicuous place, near the main exit or exit access doorway from the room or
81 space for the intended configurations. At the main entrance to the building, the
82 occupant load for the entire assembly use group shall be posted in a
83 conspicuous place. Posted signs shall be of an approved legible permanent
84 design and shall be maintained by the owner or the owner's authorized agent.
85

86 1010.1.9.2 Hardware height. Door handles, pulls, latches, locks and other
87 operating devices shall be installed 34 inches (864 mm) minimum and 48 inches
88 (1219 mm) maximum above the finished floor. ~~(Locks used only for security~~
89 ~~purposes and not used for normal operation are permitted at any height.)~~
90

91 1301.1.1 Criteria. Buildings shall be designed and constructed in accordance
92 with the 2012 International Energy Conservation Code.
93

94 Section 1603 Construction Documents

95
96 8. Design base shear(s) for new structures and structure additions. (Note: All
97 other items listed shall remain as written.)
98

99 1608.1 General. Design snow loads shall be determined in accordance with
100 Chapter 7 of ASCE 7, but not less than 20 psf and the design roof load shall not
101 be less than that determined by Section 1607. A reduction in snow loads shall
102 not be permitted.
103

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

105
106 1608.2 Ground Snow Load. The ground snow load to be used in determining the
107 design snow loads for roofs shall not be less than 20 psf.
108

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

111
112 1612.3 Establishment of flood hazard areas. Flood hazard areas shall be as
113 stipulated in Chapter 36, Article VII, of the Springfield City Code.
114

115 Section 1704, Special Inspections and Tests, Contractor Responsibility and 116 Structural Observation

117
118 1704.2.4 Report requirement. Approved agencies shall keep records of special
119 inspections and tests. The approved agency shall submit reports of special
120 inspections and tests to the building official Reports of special inspections and
121 tests associated with a discrepancy shall be submitted to the building official
122 within a week of performance of the special inspection or test and until
123 correction of the discrepancy has been confirmed in writing on a special
124 inspection report or by other written correspondence, except as provided below.
125 Reports of special inspections and tests shall be submitted to the building official

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

143
144 Exception: The approved special inspection agencies procedures for
145 documenting special inspection results and tracking discrepancy resolution may
146 be allowed in lieu of the above procedure, subject to review and approval by the
147 building official.

148
149 1705.17 Fire-resistant penetrations and joints. In high-rise buildings
150 or in buildings assigned to Risk Category III or IV, special inspections for
151 through-penetrations, membrane penetration firestops, fire-resistant joint
152 systems and perimeter fire barrier systems that are tested and listed in
153 accordance with Sections 714.4.1.2, 714.5.1.2, 715.3 and 715.4 shall be in
154 accordance with Section 1705.17.1 or 1705.17.2.

155
156 1809.5 Frost Protection. Except where otherwise protected from frost,
157 foundation walls, piers, and other permanent supports or buildings and
158 structures shall be protected from frost by one of the following methods:

- 159
160 1. Extending below the frost line, of the locality, which is established at 24
161 inches for the City of Springfield, Missouri;
162 2. Constructing in accordance with ASCE-32;
163 3. Erecting on solid rock.

164
165 Exceptions: Free-standing buildings meeting all of the following conditions shall
166 not be required to be protected:

- 167
168 1. Classified in Occupancy Assigned to Risk Category I (see Table 1604.5);
169 2. Area of 600 square feet (56 sq. meters) or less for light-frame construction
170 or 400 square feet (37 sq. meters) or less for other than light-frame
171 construction; or
172 3. Eave height of 10 feet (3048 mm) or less.

173
174 Shallow foundations shall not bear on frozen soil unless such frozen condition is
175 of a permanent character.
176

177 3103.1.2 Permit required. Temporary structures that cover an area in excess of
178 ~~420~~ 100 square feet (~~41.46 square meters~~) (9.3 square meters), including
179 connecting areas or spaces with a common means of egress or entrance ~~which~~
180 that are used or intended to be used for the gathering together of 10 or more
181 persons, shall not be erected, operated or maintained for any purpose without
182 obtaining a permit from the ~~building~~ fire official.
183

184 3107.1 General. Signs shall be designed, constructed, and maintained in
185 accordance with ~~this code~~ all applicable sections of this code and Chapter 36,
186 Article III, of the Springfield City Code. In the event of a conflict, the stricter
187 provisions shall apply.
188

189 3201.1 Scope. The provisions of this chapter, and Chapter 98 and the Land
190 Development Code of the Springfield City Code, and other provisions of this code,
191 shall govern the encroachment of structures into the public right-of-way. In case of
192 a conflict, the stricter provisions shall apply.
193

194 All cross references to the International Zoning Code shall instead cross refer to the
195 appropriate section of Article III. - Zoning Regulations.of Chapter 36 of the
196 Springfield City Code, known as the Land Development Code.
197

198 The NFPA 520 Standard on Subterranean Spaces, latest edition, is hereby incorporated
199 into the International Building Code Referenced Standards:
200

201 Sec. 36-603. – Adoption of appendices.

202 By adoption of the 2018 International Private Sewage Disposal Code, the
203 following appendices are part of this Code.
204

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

209
210 Appendix H is amended as follows:

211
212 Section H101 General

213
214 Subsection H101.2 Signs exempt from permits is repealed in its entirety and
215 replaced with:

216
217 H101.2 Signs exempt from permits. Signs exempt from permits are listed in
218 the Land Development Code of the City of Springfield.

219 Section H102 Definitions is repealed in its entirety and replaced with:
220

221
222 Section H102 Definitions

223
224 H102.1 General. Sign definitions applicable to this code are in the “Signs”
225 section of the Land Development Code of the City of Springfield and in Chapter
226 2 of the 2018 International Building Code.

227
228 H103.2 Clearance requirements. All signs and sign structures are required to
229 meet all clearance requirements from all wires, conductors, cables, and rigid live
230 parts as stipulated in the National Electric Safety Code (NEESC), latest edition, or
231 as dictated by the utility service provider. In case of a conflict between the two
232 agencies, the more stringent shall apply.

233
234 H105.2 Permits, drawings, and specifications. Where a permit is required, as
235 provided in the Land Development Code, Article III, Chapter 1, construction
236 documents shall be required. These documents shall show the dimensions,
237 materials, and required details of construction, including loads, stresses, and
238 anchors. In cases where the permit application is for construction of signs of
239 insignificant size, weight or form, the Code Official may waive the required
240 submittal of construction documents.

241
242 H109.1 Height restrictions. The structural frame of ground signs shall ~~not be~~
243 ~~erected of non-combustible materials if the to a height of the sign is more than~~
244 ~~2035 feet (6 09640-668 mm) above the ground. Ground signs constructed~~
245 ~~entirely of noncombustible material shall not be erected to a height of greater~~
246 ~~than 100 feet (30 480 mm) above the ground. Greater heights are permitted~~
247 ~~where approved and located so as not to create a hazard or danger to the~~
248 ~~public.~~

249
250 Subsections H109.2 Required clearance and H109.3 Wood anchors and
251 supports are repealed in their entirety.

252
253 If there is any conflict between Appendix H and the “Signs” section of the
254 Springfield Land Development Code, the “Signs” section shall govern.

255
256 Sec. 36-604. – Penalty clause.

257
258 Any person convicted of: violating this ordinance [article]; failing to comply with
259 any order issued under it; or, erecting, constructing, altering, or repairing a building,
260 structure, or system in violation of an approved plan or directive of the code official or of
261 a permit or certificate issued under these codes shall be punished as provided in
262 section 1-7 of the City Code. A fine must be at least \$200.00 for the first offense,
263 \$400.00 for the second offense, and \$500.00 for every offense thereafter. Notice under
264 section 36-166 is not necessary to prosecute a violation of any provision of this article or

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

267
268 Section 2 – Savings Clause. Nothing in this Ordinance shall be construed to
269 affect any suit or proceeding now pending in any court, any rights acquired or liability
270 incurred, any cause or causes of action accrued or existing under any act or ordinance
271 repealed hereby, nor shall any right or remedy of any character be lost, impaired, or
272 affected by this Ordinance.

273
274 Section 3 – Severability Clause. If any section, subsection, sentence, clause, or
275 phrase of this Ordinance is, for any reason, held to be invalid, such decision shall not
276 affect the validity of the remaining portions of this Ordinance. Council hereby declares
277 that it would have adopted the Ordinance and each section, subsection, sentence,
278 clause, or phrase thereof, even if any one or more sections, subsections, sentences,
279 clauses, or phrases were declared invalid.

280
281 Section 4 – This Ordinance shall be in full force and effect 90 days from and after
282 passage by City Council.

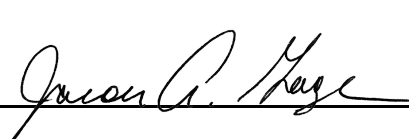
283
284 Passed at meeting: November 18, 2019

285
286 
287 _____
288 Mayor

289 Attest:  _____, City Clerk

290
291 Filed as Ordinance: November 18, 2019

292
293 Approved as to form:  _____, Assistant City Attorney

294
295
296 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