
City of Aurora, MO

Memorandum

To: City Manager & City Council

From: Carrie Howlett, Community Development Director

Re: Adoption of the 2018 International Building Code & 2017 National Electric Code

Date: January 21, 2021

The intent of this memo is to address changes to the City Code noted in the proposed Ordinance.

The City has currently adopted the International Building Code 2006 Edition and the National Electric Code 2005 Edition. The proposed ordinance will adopt the International Building Code 2018 Edition and the National Electric Code 2017 Edition, as well as other individual code sections of the International code family. Language that is **bold and underlined** has been added. Language struck through shall be deleted.

- 1. 2018:** Each notation of this amends the City's current adoption to the 2018 version.
- 2.** Section 1612.3 Establishment of flood hazard areas.

most current addition dated August 2, 2012; Panel numbers 29109C0435D, 2919C0451D, 29109C0452D, 29109C0453D and 29109C0460D

International Code Council requires listing of the map panel numbers associated with our current floodplain maps.

3. Building Permit Fee System

A. Garage/Accessory Buildings; Carport/Portable Building

Current fee table lists Garage, Accessory Building, Carport and Portable Building in the same category. Due to size and nature of buildings, it is necessary to separate the types. Proposed change will charge garages and accessory buildings (both permanent structures) based on square footage. This also allows for consideration of plumbing and electrical portions of the structures. Carports and portable buildings as temporary structures will continue to be charged the \$20 permit fee. These buildings have been permitted in this fashion in the permit processing system. This amendment to the fee system will clarify questions that arise from the two reading differently.

B. Plumbing (Basic):

Fees for plumbing permits were not previously listed in our fee system.

C. Minor Subdivision/Lot Split \$100.00 fee (per application)

The current fee for all Planning & Zoning applications is \$100 per request, with the exception of Minor Subdivision/Lot Split. The fee for this application is currently \$50.00. Staff sees the need to increase this application fee to \$100 for uniformity and also to better cover costs of Public Hearing notices and certified mailings that are required for this type of request.

D. Vacate Request \$100.00 fee (per application)

The fee for a vacate request is listed on Planning & Zoning applications; it is not currently listed in the fee system within City Code.

E. Variance \$100.00 fee (per application)

The fee for a Variance is listed on the Planning & Zoning applications; it is not currently listed in the fee system within City Code.

4. SECTION 500.060: INTERNATIONAL RESIDENTIAL CODE – ADOPTION **The City hereby adopts the "International Residential Code 2018 Edition", as published by the International Code Council, Inc., one (1) copy of which Code is on file in the office of the City Clerk and marked "Official Copy".**

The International Residential Code “IRC” is a companion to and part of the International Building Code family and contains codes specific to residential structures. The IRC has not been adopted individually in the City of Aurora. The IRC contains Table R301.2(1) which is required to be completed by the jurisdiction. Staff proposes individual adoption of the IRC for use purposes as well as the completion of Table R301.2(1)

5. SECTION 500.070: INTERNATIONAL RESIDENTIAL CODE -- AMENDED

A. The following Sections of the International Residential Code, 2018 Edition adopted in Section 500.060 are amended as follows:

- 1. Chapter 1 of the International Residential Code, 2018 Edition shall be deleted in it’s entirety and replaced with Chapter 1 of the International Building Code, 2018 Edition, as adopted in Section 500.020**

Guidance from the International Code Council recommends deleting Chapter 1 of the IRC and use of Chapter 1 of the IBC. The chapters are similar to identical and overlap is not necessary.

- 2. Table R301.2(1) insert the following: Ground Snow Load=15, Wind Speed = 115, Topographic Effects = No, Special Wind Region = No, Windborne Debris Zone = No, Seismic Design Category = B, Weathering = Severe, Frost Line Depth = 24”, Termite = Moderate to Heavy, Winter Design Temp = 9° F, Ice Barrier Underlayment Required = Yes, Flood Hazards = See Floodplain Management; Entry into the National Flood Insurance Program May 10, 1974. Flood Insurance Rate Map dated August 2, 2012. Panel Numbers 29109C0435D, 2919C0451D, 29109C0452D, 29109C0453D, 29109C0460D., Air freezing index = 1000, Mean Annual Temp 56.1°F**

Staff has completed Table R301.2(1) specific to our jurisdiction. These answers are found within the IRC based on region, weather, seismic design

categories, etc. A topic of primary interest within this table is the requirement of Ice Barrier Underlayment in roofing applications. Previous staff of the City's building department has required use of Ice Barrier Underlayment. I concur with the decision to require underlayment. However, this table must be completed and included in the City Code dictating that requirement.

6. SECTION 500.090: NATIONAL ELECTRICAL CODE – ADOPTION

Proposed ordinance adopts the 2017 Edition of the National Electric Code

7. SECTION 500.110: PLUMBING CODE -- ADOPTION

Proposed ordinance adopts the 2018 Edition of the International Plumbing Code

8. Section 106.6.3 Fee refunds. The building official shall authorize the refunding of fees as follows:

1. **The full amount of any fee paid hereunder that was erroneously paid or collected.**
2. **Not more than eighty (80) percent of the permit fee paid where work has been done under a permit issued in accordance with this code.**
3. **Not more than eighty (80) percent of the plan review fee paid where an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.**
The code official shall not authorize the refunding of any fee paid except upon written application filed by the original permittee not later than 180 days after the date of fee payment.

The IBC requires the jurisdiction to set procedures for refunds of building permit fees. This will be copied in future sections.

9. Section 109 Application for appeal. Any person shall have the right to appeal a decision of the code official to the board of appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The application shall be filed on a form obtained from the code official within 20 days after the notice was served. All appeals shall be deferred to the Building Board of Appeals for the City of Aurora. See Section 500.030: International Building Code – Amended

Specific verbiage required by the International Code Council to be included in Code adoption. This will be copied in future sections.

**10. SECTION 500.160: NUMBERING OF HOUSES--
REQUIRED**

A. The owner of each dwelling house, multi-family building or business establishment in Aurora, Missouri, shall affix to the front of it, or attach to a permanent structure in its yard, numerals designating the street number of said building located to be visible from the street.

B. Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters.

~~B. The numbers shall be displayed in numerical form, and not in script form, large enough to be legible and of a color which contrasts with the background on which they are placed.~~

~~C. Failure to comply with this Section shall result in a fine, upon conviction, of not less than five dollars (\$5.00) nor more than twenty dollars (\$20.00). (Ord. No. 93-2105 §§1-3, 4-26-93)~~

See Section 304.3 of the International Property Maintenance Code (See Article VIII Property Maintenance Code).

New verbiage taken from International Property Maintenance Code 2018 Edition.

11. 106.3 Prosecution of violation.

Verbiage taken from International Property Maintenance Code, 2018 Edition. Also reviewed by City Attorney for conformance to City's prosecution procedures and laws.

12. SECTION 500.210: INTERNATIONAL EXISTING BUILDING CODE--AMENDED

~~Section 202~~ Insert the following definition for Historic Buildings: ~~HISTORIC BUILDINGS. A building or structure that is listed in the State or National Register of Historic Places, designated as historic under states designation, law or survey or so designated by the Aurora Missouri Historical Society and listed on the Society's Register of Historic Buildings.~~

Section 202 Any building or structure that is one or more of the following:

1. **Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.**
2. **Designated as historic under an applicable state or local law.**
3. **Certified as a contributing resource within a National Register, state designated or locally designated historic district.**

Revisions per International Existing Building Code. Update also due to current status of the City's Historical Society.