

Unless otherwise indicated, all information was approved by the Ironton Board of Aldermen on April 11, 2022, in conjunction with Ordinance 688.

Amendments to Code. The following Sections of the International Residential Code, 2015 Edition, are hereby revised as follows:

Section R101.1. City of Ironton, Missouri.

Section R103.2. The building official shall be the Mayor.

Section R105.2. **Building:**

#1. One-story detached accessory structures not exceeding one hundred twenty (120) square feet.

#2 is deleted

#5. Sidewalks, driveways and patios (concrete slab or pavers) not more than thirty (30) inches above adjacent grade and not over any basement or story below.

#10. Delete and replace with:

Replacement of floor finishing materials, wall finishing materials, siding, roofing, windows and doors for an existing structure otherwise complying with this code except if alterations to structural members or required fire resistant construction are necessary.

Electrical: A permit shall not be required for minor work in an existing structure such as replacement of existing lighting fixtures or receptacle outlets, installations of home appliances, and similar work unless new wiring is required for such replacements or installations.

Mechanical:

#9. Installation of heating and cooling equipment in compliance with this code for an existing structure.

Plumbing:

#3. Replacement of water heating equipment, dishwashers, and similar appliances complying with this code for an existing structure.

Section R302.13. Fire protection of floors. Delete Section.

Section R303.4. Mechanical Ventilation. Delete Section.

Section R303.6: Add Exception 1: Exterior discharge of a bathroom exhaust system may terminate into a vented soffit area in lieu of discharging to the exterior of the structure.

Section R312.1.1. Guards shall also be required at basement entrances that drop below grade.

Section R313.2 is deleted and replaced with the following:

R313.2 Builder to offer automatic fire sprinkler systems — purchaser may decline. A builder of single-family dwellings or residences or multifamily dwellings of four (4) or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option, at the purchaser's cost, to install or equip fire sprinklers in the dwelling, residence or unit.

Section R317.3.1: The exceptions shall be deleted.

Section R403.1.4.1 Frost Protection. The frost line of the locality shall be thirty (30) inches below finish grade. Source U.S. Weather Bureau of the University of Missouri Extension.

Section R405.1. Concrete or Masonry Foundations.

Acceptable Alternative: It is acceptable to use Schedule 35 Perforated Pipe.

Section R405.1.1. Clean Rock. Sixteen (16) total inches of one (1) inch or greater clean rock is required for bedding and coverage for all concrete or masonry foundation drain tile and pipe.

Section 1609.4.2. The surface roughness category shall be assumed to be "Surface Roughness C" unless sufficient information is submitted for the code official to determine that the site should be permitted to be classified as a different exposure category.

Section P2501.3. Plumbing systems, equipment or components not specifically covered in these Chapters shall comply with the applicable provisions of the 2015, International Plumbing Code as amended.

Section P2603.5.1 Insert: Thirty (30) inches. Thirty (30) inches.

Section AE101: General. The provisions of this Section shall be applicable to all manufactured homes.

Section E3902.16. Arc-fault circuit-interrupter protection. Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in bedrooms shall be protected by any of the following: [210.12(A)]

Table R301.2(1)													
Climatic and Geographic Design Criteria													
Ground Snow Load	Wind Design				Seismic Design Cate- gory	Subject To Damage From			Winter Design Temp	Ice Barrier Under- lay- ment Re- quired	Flood Haz- ards	Air Freez- ing Index	Mean Annual Temp
	Speed (mph)	Topo- graphic Effects	Special wind region	Wind- borne Debris Zone		Weather- ing	Frost line depth	Term- ite					
20 psf	115 mph	NO	NO	NO	D ₀	Severe	30"	Moder- ate to Heavy	10"	NO	Contact Flood- plain Admin- istrator	<1500	55° F

Building Permits. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move or demolish or change the use of a building or structure in a way that will change the applicable requirements of this Ordinance shall first submit an application and obtain a building permit. Applications shall be reviewed by the Building Inspector, Fire Inspector and Zoning Administrator, except that applications for single-family dwellings, two-family dwellings and buildings or structures accessory thereto which may be reviewed by the Building Inspector.

A. Other Permits. Other permits shall be required in accordance with the codes adopted in this Ordinance prior to commencing any work as follows:

1. Accessory structure permit. An accessory structure permit shall be required for storage buildings, sheds, above ground pools, fences, signs and other similar structures that are not the principal building or use on a lot. No permit is required for storage buildings, sheds or children's playhouses not exceeding one hundred twenty (120) square feet. Exemption from the permit requirement shall not relieve the owner from the responsibility of complying with all applicable regulations.

2. Excavation (street cut) permit. An excavation permit shall be required for cutting any City streets pursuant to Section 515.040 of the Ironton Municipal Code.

3. Demolition permit. A demolition permit shall be required for the demolition of all or part of a building or structure. A separate demolition permit shall not be required when the work is performed as part of an approved building permit for new construction, addition, alteration or change of use.

4. Mechanical, electrical or plumbing permit. A permit shall be required for individual Mechanical, electrical or plumbing trade work. A separate mechanical, electrical or plumbing permit shall not be required when work is performed as part of an approved building permit for new construction, addition, alteration or change of use.

5. Fire prevention permit. A fire prevention permit shall be required for any fire protection systems and all construction or operations specified in the Fire Code. A separate fire prevention permit shall not be required when work is performed as part of an approved building permit for new construction, addition, alteration or change of use. Open burning shall comply with the provisions of the Fire Code as amended.

B. Prerequisites to Building Permit.

1. No building permit shall be issued unless all other required local, State or Federal approvals have been obtained.

2. No building permit shall be issued unless an official street address or addresses have been obtained.

3. No building permit shall be issued unless all utility estimate fees associated with the permit have been paid.

4. No building permit shall be issued to any person who is delinquent in any debt owed to the City.

5. No building permit shall be issued for any unlicensed contractors to perform work.

6. No building permit shall be issued unless the permit application is properly completed.

7. The locations of all utilities may be required to be marked in the field prior to any excavation or issuance of any permit.

8. No building permit shall be issued for the construction or modification of any building, except one- or two-family dwellings, except to a building contractor who is licensed pursuant to Chapter 605 of this adopted International Residential Code.

C. Permit Expiration. All permits shall expire unless the work on the site authorized by such permit is commenced within one hundred eighty (180) days after its issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The building official is authorized to grant, in writing, one (1) or more extensions of time for periods not more than one hundred eighty (180) days each. The extension shall be requested in writing and justifiable cause demonstrated. All extensions of permits prior to expiration or issuance of new permits in lieu of expired permits shall be reviewed by the same authorities having jurisdiction as the original permit application.

D. Applications. Applications for permits required in this Chapter shall be submitted to the Building Inspector on the forms prescribed by the authorities having jurisdiction. A complete

application shall consist of the application form, the required construction documents and the required fees.

E. Construction Documents.

1. Site Plan. At least two (2) copies of a site plan complying with this Section shall be provided as a part of any building permit application required except individual single-family dwellings, two-family dwellings and accessory buildings or structures for which a plot plan is permitted. Site plans may be waived for interior alterations, changes of use and similar work. The minimum requirements for a site plan required by this Ordinance shall be as follows:

a. Shall be of sufficient clarity to clearly indicate proposed buildings, structures or uses or other features shown on the plan.

b. Shall be prepared by a registered design professional.

c. Shall be drawn to scale not greater than one (1) inch equals twenty (20) feet nor less than one (1) inch equals two hundred (200) feet.

d. Shall identify property by lot lines and location, including dimensions, angles and size, correlated with the legal description of said property.

e. Shall show the scale, north point, boundary dimensions, natural features such as woods, streams, rivers, lakes, drains, topography (at least five (5) foot contour intervals; when terrain is irregular or drainage critical, contour interval shall be two (2) foot) and similar features.

f. Shall show existing manmade features such as buildings, structures, easements, high tension towers, pipelines, existing utilities such as water and sewer lines, etc., excavations, bridges, culverts and drains and shall identify adjacent properties within one hundred (100) yards and their existing uses.

g. Shall show the location, proposed finished floor and grade line elevations, size of proposed main and accessory buildings, their relation one to another and to any existing structures to remain on the site and the height of all buildings and structures, as well as building elevations and materials proposed for the structures under consideration.

h. Shall show the proposed streets, driveways, sidewalks and other vehicular and pedestrian circulation features within and adjacent to the site; also the location, size and number of parking spaces in the off-street parking areas and identification of service lands, service parking and loading zones in conformance with the requirements set forth in this Chapter.

i. Shall show the location and size of all existing utilities serving the property as well as the location and size of all proposed utilities to serve the property.

j. Shall show screening in accordance with the Zoning Ordinance.

k. Shall show any proposed alterations to the topography and other natural features shall be indicated.

l. Shall show the location, height and intensity of all exterior lighting.

m. Shall show the location and type of solid waste pickup proposed.

n. Shall include certificates of approval including date and signature lines for the City Council and Planning and Zoning Commission where applicable.

o. Shall show any other information deemed necessary to determine compliance with this Chapter or the codes adopted in this Chapter.

2. Plot Plan. At least two (2) copies of a plot plan complying with this Section shall be provided as a part of any building permit for single-family dwellings, two-family dwellings or accessory buildings or structures on an individual lot of record. Plot plans shall show the location of all property lines, yards or setbacks, utilities, easements, rights-of-way, existing buildings or structures, proposed buildings or structures and any other information deemed necessary to clearly determine the nature of the work proposed. Plot plans may be waived for interior alterations.

3. (Reserved)

4. (Reserved)

5. (Reserved)

6. Examination. Construction documents shall be examined to ascertain whether the proposed work will conform to all applicable City requirements.

a. At least two (2) copies of the construction documents shall be submitted to the Building Inspector with the permit application and required fees.

b. The Building Inspector shall distribute at least two (2) copies of the construction documents to all other authorities having jurisdiction for examination.

c. Every official who reviews the construction documents shall mark the plans with an official stamp.

d. Official stamps shall include the following information.

- i. The name of the office by which the plans were reviewed.
- ii. The signature or initials of the official receiving and examining the plans.
- iii. Whether the plans were approved or denied.
- iv. The date the plans were received, approved and denied.
- v. Any conditions or comments.

F. Permit Fees. The fees for permits issued under this Ordinance shall be set by Resolution of the Board of Alderman. The Board of Alderman may change such fees from time to time as the Board deems appropriate and reasonable. A building permit fee schedule containing the fees set by the Board of Alderman shall be made available to the public at the Ironton City Hall. (Ord 696, 8/08/2022)

1. Additional Fee. Permit fees shall be increased by one hundred percent (100%) for permits obtained after work has been commenced in accordance with Section 108.4 of the International Residential Code.

G. Refunds. A refund policy shall be established by the City of Ironton.

H. Conditions of Permits.

1. Upon issuance of a permit, except where otherwise approved by the authorities having jurisdiction reviewing the permit application, the owner or authorized agent shall be subject to the following minimum conditions:

- a. Call for any required inspections at least twenty-four (24) hours prior to the time the inspection is needed.
- b. Post a copy of the permit on site.
- c. Provide all the required special inspection service and documentation.
- d. Keep a set of the approved construction documents on site.
- e. Conceal no work prior to approval.

2. Failure to observe these conditions may result in delays, permit revocation, removal of work or other actions. Other conditions may be placed on permits as may be needed to ensure safety and to ensure compliance with the codes adopted in this Chapter.

Required/Called Inspections.

A. Inspections. Inspections of work performed under permits issued in accordance with codes adopted by this Ordinance shall be required. The required inspections shall be performed by the Building Inspector, except as otherwise noted. The required inspections shall include, but are not limited to, the following:

1. Preliminary inspection. A preliminary inspection shall be made of the site, zoning setbacks and any other features necessary.

2. Footing and foundation inspections. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready-mixed in accordance with ASTM C 94, the concrete need not be on the job.

3. Concrete slab and under-floor inspections. Concrete slab and under-floor inspections shall be made after in-slab or under-floor reinforcing steel and building service equipment, conduit, piping accessories and other ancillary equipment items are in place, before any work is covered.

4. Underground inspections (mechanical, electrical plumbing and gas). Underground Inspections shall be made after trenches or ditches are excavated and bedded, piping installed and before backfill is put into place.

5. Rough-in inspections (mechanical, electrical plumbing and gas). Shall be made by the Building Inspector and Fire Inspector prior to covering or concealment, before fixtures or appliances are set or installed and prior to framing inspection.

6. Framing inspections. Shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

7. Masonry inspections. Masonry inspections shall be made after the roof deck or sheathing, all framing, fire blocking and bracing are in place and pipes, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.

8. Lath and gypsum board inspections. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or before gypsum board joints and fasteners are taped and finished. Except gypsum board that is not part of a shear assembly or fire-resistive assembly.

9. Fire-resistant construction. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspected and approved by the Fire Inspector.

10. Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation R and U value, fenestration U value, duct system R value and HVAC and water heating equipment efficiency.

11. Final inspection. Shall be made after all work required by the building permit is completed. Includes inspection of safety features, completion of building interior, all systems and exterior envelope. The building shall not be occupied prior to approval and issuance of a certificate of occupancy.

B. Other Inspections and Documentation. Other inspections and documentation may be required to ascertain compliance with the provisions of this code and other laws.

1. Electric meter and service equipment. Electric meter and service equipment shall be inspected by the Electric Department.

2. Water and sewer taps at the point of connection. Water and sewer taps at the point of connection shall be inspected by the Water and Sewer Department.

3. Special inspections. The owner or the registered design professional in charge or the responsible person acting as the owner's agent shall employ one (1) or more special inspectors to provide inspections during construction on the types of work listed under Section 1704 of the International Residential Code. A list of special inspections that will be required for the project will be provided to the Building Inspector prior to permit issuance. Special inspections and tests shall be at the expense of the owner or authorized agent.

4. Elevation certificate. Upon placement of the lowest floor, including basement, and prior to further vertical construction, a certification prepared by a registered design professional or land surveyor of the elevation of the lowest floor, including the basement, shall be submitted to the Floodplain Administrator. Elevation and floodproofing shall also be inspected by the Building Inspector.

5. Acceptance tests for fire protection systems. Fire protection systems shall be tested in accordance with the requirements of this Building Code and Fire Code. When required, the tests shall be conducted in the presence of the Fire Inspector. Required tests shall be at the expense of the owner. It is unlawful to occupy portions of a structure until the fire protection systems within that portion have been tested and approved as required.

6. Tests. Copies shall be furnished to the City of all required tests for plumbing, mechanical, electrical, gas and other systems. Such tests and copies shall be provided at the expense of the owner or owner's agent. Where a test is required to be witnessed, the Building Inspector or other authorities having jurisdiction shall be notified of the test and be present for the test.

7. Erosion and sedimentation control. Best management practices shall be utilized to prevent erosion, sedimentation and other contamination from leaving the property. Permitted best management practices may include, but are not limited to, the following:

- a. Silt fencing.
- b. Straw bales.
- c. Mulching.
- d. Seeding.
- e. Maintaining vegetation.

The best management practices utilized shall be in accordance with the publication "Protecting Water Quality" as published by the Missouri Department of Natural Resources.

8. Access on State highways.

a. No access shall be permitted on any route maintained by the Missouri Department of Transportation unless the appropriate permit or other appropriate documentation has been obtained from the Missouri Department of Transportation.

b. A copy of the appropriate permit or other appropriate documentation from the Missouri Department of Transportation shall be submitted to the City whenever applicable prior to approval of any plat, plan or permit by the City.

Certificate of Occupancy.

A. Occupancy Certificate. No building or structure for which a building permit has been issued shall be used or occupied until and unless a certificate of occupancy has been issued. After the work described by a building permit has been completed and no violations of the codes and ordinances of the City of Ironton have been identified, a certificate of occupancy shall be issued by the Building Inspector. All certificates of occupancy shall contain the following.

1. Building permit number;
2. Address and legal description;
3. Owner name and address;
4. Description of the portion of the building or structure for which the certificate is issued;

5. Statement that the described portion of the building or structure has been inspected and that no violations of the codes and ordinances of the City have been identified;

6. Edition of the code under which the permit was issued;

7. Use and occupancy;

8. Type of construction;

9. Occupant load;

10. Any fire protection systems and whether they are required;

11. Any special stipulations and conditions; and

12. Signature of all authorities having jurisdiction.

B. Temporary Certificate of Occupancy. A temporary certificate of occupancy may be issued for one (1) or more portions of a building or structure before the entire work covered by the permit is completed, provided such portion or portions can be occupied safely. Temporary certificates of occupancy shall be clearly designated as temporary and contain an expiration date, in addition to all information required for a certificate of occupancy.

Violations

A. Whenever there is a violation of this Ordinance or the codes adopted in this Ordinance or there is reason to believe a violation has occurred, a notice of violation shall be given to the owner or the person or persons responsible therefore. All notices of violation shall comply with the following:

1. Shall be in writing;

2. Shall include a description of the parcel affected sufficient for identification;

3. Shall include a statement of violations;

4. Shall include a correction order, allowing reasonable time to take corrective action;

5. Shall inform the property owner of the right to appeal; and

6. Shall be delivered personally, sent by certified first class mail to the last known address or shall be posted at the premises.

B. A summons to Municipal Court may be issued for failure to comply with any lawful notice issued under this Ordinance.

Revocation or Suspension of Permit. Permits may be revoked or suspended in writing at any time if it is determined the actual construction does not meet code requirements or construction is not in accordance with the permit, construction documents.

Stop Work Order. A stop work order may be issued whenever any work is commenced without a valid permit, whenever any work is commenced after the revocation or suspension of a permit when construction does not meet code requirements or if whenever any unsafe conditions exist. A summons to Municipal Court may be issued for violation of a stop work order.

Penalties.

A. Violation of this Ordinance or the codes adopted herein shall be punishable by a fine or by imprisonment in the County Jail in accordance with the provisions of Chapters 479 and 79 of the Revised Statutes of Missouri. Each day any violation of this Code or any such ordinance, rule, regulation or order shall continue shall constitute, except where otherwise provided, a separate ordinance violation.

B. Any person sentenced to imprisonment for violation of any provisions of this Code or of any other ordinance of this City or of any rule, regulation or order promulgated pursuant thereto and any person who fails to pay a fine imposed for any such violation or the costs of prosecution may be put to work and perform labor on the public streets or other public works or buildings of the City for such purposes as the City may deem necessary. For every ten dollars (\$10.00) of an assessed or unpaid fine, a prisoner shall work one (1) hour.