

City of Arnold, Missouri

**Work Session
Council Chamber**

**September 12, 2019
7:00 p.m.**

Agenda

1. Mobile Home Park Licensing & Inspection Program
2. General Nuisance Code
3. Building Codes
4. Adjournment

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Friday, September 6, 2019



CITY COUNCIL DISCUSSION ITEM MEMORANDUM

MEETING DATE:	September 12, 2019
TITLE:	Building Code Re-adoption (Title V Building & Construction Amendment)
DEPARTMENT:	Community Development
PROJECT MANAGER:	David B. Bookless, Community Development Director
ATTACHMENTS:	Draft Ordinance Amendment

In 2017, the City adopted certain Building Codes, including the 2015 International Building Code, International Mechanical Code, International Property Maintenance Code, International Residential Code, International Existing Building Code, International Fuel Gas Code, International Energy Conservation Code, & International Plumbing Code, and the 2014 NFPA 70 National Electrical Code as part of Title V (Buildings and Construction) of the Code of Ordinances (The “Building Code”).

For purposes of clarification and improved usability, Staff wishes to relocate and renumber several existing sections of Title V (Buildings and Construction). Additionally, Staff wishes to make a number of amendments to eliminate duplicative or conflicting language and to enhance functionality.

A number of amendments included in previous adoption ordinances, and carried over with the 2017 adoption, were found to be unnecessary. While in previous versions of the Building Code, such amendments may have been appropriate, the 2015 Building Code addresses those issues. Additionally, by reducing the number of amendments to the Building Code, the City should score better when it is assessed by the International Organization for Standardization (ISO). A better ISO score may result in lower insurance premiums for business and home owners.

Additional changes include new definitions, standards for the control and maintenance of construction sites, and a requirement that City be formally notified of changes in property ownership or contractor during development. The latter’s importance relates to the City’s ability to enforce code requirements by ensuring the City has up-to-date contact information.

The process for the adoption (or in this case the *re-adoption*) of the Building Code is a bit different than that for the adoption of other code amendments. Per Missouri statute (RSMo 67.280), a copy of each of the codes and amendments must be kept available for public use, inspection, and examination for a period of at least ninety (90) days prior to adoption. That ninety-day period shall commence with this public discussion by the Council with adoption tentatively scheduled to occur at the Council’s regularly scheduled December 19, 2019 meeting.