

CITY OF ARNOLD

PUBLIC NOTICE OF AMENDMENTS TO ADOPTED 2021 BUILDING CODES

The City Council of the City of Arnold, Missouri will have multiple ordinances on the Council Agenda for adoption on Thursday, August 13, 2025 at 7:00 P.M. at 2101 Jeffco Blvd, Arnold, MO. The following previously adopted codes are to be modified as part of amendments to Title V (Buildings and Construction) of the Code of Ordinances:

- 2021 International Building Code (IBC)
- 2021 International Residential Code (IRC)
- 2021 International Fire Code (IFC)
- 2021 International Property Maintenance Code (IPMC)

At least one copy of the amendments referenced above are on file in the City Clerk's Office and will be available, pursuant to RSMo 67.280, for public use, inspection and examination for a period of ninety (90) days prior to the adoption of the Ordinance, and will remain available to the public upon adoption of the Ordinance.

Tammi Casey, City Clerk

Date: May 15, 2025

DRAFT BUILDING CODE AMENDMENTS (2025)

- Revise Section 500.020, Clarifications Applicable To All Adopted Technical Codes, to add a new subparagraph as follows:

“N. Board of Appeals. All references to membership, qualifications, terms, election of officers, alternate members, scope, application, rules, and procedures for a Board of Appeals contained in adopted appendices shall be superseded by the same contained in Chapter 115, Article III of the Arnold Code of Ordinances”

- Amend Section 500.030, Amendments to Certain Adopted Technical Codes, as follows:
 - The existing Section 500.030(A), International Building Code, subparagraph (1)(4) shall be renumbered to (1)(5), with no changes to the content of the code language.
 - The existing Section 500.030(A), International Building Code, shall be amended by the addition of the following new subparagraph to read as follows:

“2. Section 502.1 Address Identification is hereby amended by its deletion and replacement as follows:

502.1 Address Identification.

New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is 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. Numbers shall be a minimum of 6 inches (152 mm) high with a minimum stroke width of 0.75 inch (19 mm).

Where the building or structure or the building address is not visible from the public street or road, or where the primary entrance is served by a private drive or access lane, address identification shall also be provided on a freestanding sign or monument located near the driveway entrance or access point from the street.

Such signage shall be clearly visible and maintained free of obstructions including landscaping, fences, or parked vehicles.”

- The existing Section 500.030(B), International Residential Code, shall be amended by the addition of the following new subparagraphs to read as follows:

“2. Section R702 DEFINITIONS, is amended by the deletion and replacement of the definition for “ROOF REPAIR”, as follows:

[RB] ROOF REPAIR. Reconstruction or renewal of any part of an existing roof for the purposes of its maintenance. Where the scope of work involves the replacement of more than one bundle of shingles (equivalent to more than 25 shingles), such work shall be classified as a roof replacement rather than a repair. For the definition applicable in Chapter 11, See Section N1101.6.

- 3. Section R703.1 General is hereby amended by the addition of the following new subsections:

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R703.1.3 Uniformity in Exterior Wall Coverings.

Where the replacement of exterior wall covering is necessary due to damage, deterioration, or repair, and the existing material is no longer available or cannot be matched in appearance, color, texture, and profile, the replacement material shall be applied uniformly across the entire facade to ensure consistency in color, texture, and profile to maintain visual continuity.

R703.1.3.1 Administrative Exception.

The Building Commissioner (or their designee) shall have the authority to grant exceptions to the requirements of Section R703.1.3 on a case-by-case basis when warranted by specific conditions or circumstances, as long as the overall aesthetic integrity of the building is preserved. Requests for exceptions shall be made in writing, including the rationale for exception, and, if approved, maintained as part of the building record.

4. Section R908.1 General is hereby amended by the addition of the following new subsections:

R908.1.1 Full Roof Replacement.

If any part of the roof requires replacement, the entire roof shall be replaced.

R908.1.1.1 Exception for Separated Roof Sections.

In cases where the roof is divided by a clear, permanent separation, such as a parapet wall or other structural division between roof sections, the replacement of the roof shall be limited to the affected section(s). The replacement section(s) must match the existing roof in material, color, and construction, but the remainder of the roof that is not damaged is not required to be replaced.

R908.1.1.2 Administrative Exception.

The Building Commissioner (or their designee) may approve exceptions to the full roof and section replacement requirements of Sections R908.1.1 and R908.1.2 on a case-by-case basis where the overall aesthetic integrity and structural integrity of the building are maintained. Requests for exceptions shall be made in writing, including the rationale for exception, and, if approved, maintained as part of the building record.”

- A new Section 500.030(D), entitled International Fire Code, shall be added to read as follows:

“D. International Fire Code. The International Fire Code is hereby amended as follows:

1. Section 505.1 Address Identification is hereby amended by its deletion and replacement as follows:

505.1 Address Identification.

New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is 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. Numbers shall be a minimum of 46 inches (152 mm) high with a minimum stroke width of 0.75 inch (19 mm).

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Where the building or structure or the building address is not visible from the public street or road, or where the primary entrance is served by a private drive or access lane, address identification shall also be provided on a freestanding sign or monument located near the driveway entrance or access point from the street.

Such signage shall be clearly visible and maintained free of obstructions including landscaping, fences, or parked vehicles.”

- The existing Section 507 Storm Drainage of the International Property Maintenance Code, subparagraph 507.1 General, shall be amended to add a second paragraph as follows:

“Such drainage shall not violate:

1. The requirements of Chapter 500 Buildings and Building Regulations (e.g. the adopted Building Codes, as amended); or
2. The requirements of the City Code of Ordinances including, but not limited to Chapter 220 General Nuisances, Chapter 420 Floodplain Management, Chapter 430 Stormwater and Erosion Management, or Chapter 700 Water, Sewers, and Sewage Disposal.”

- The existing Section 507 Storm Drainage of the International Property Maintenance Code, shall be amended to add new subsections 507.1.1 and 507.1.2 as follows:

“507.1.1 Drainage Outlet.

Water shall not be discharged through any pipe, culvert, hose, spout, or drain in such a way that the discharge outlet is located less than five (5) feet from any adjacent property line, regardless of the direction of the discharge.

Exceptions:

1. Discharges into an open natural creek, swale, or inlet located on the same property or on other properties when an easement or agreement allowing such discharges is in place.

507.1.2 Obstructions and Diversions.

No person shall cause or permit any obstruction to be created, installed, or maintained within any drainage way, detention facility, or engineered swale that results in ponding on adjacent property, diverts water onto adjoining property, or impedes drainage.

Exception:

1. Fences may be erected in such areas provided they do not unnecessarily restrict the flow of water.”