

CITY OF WARRENSBURG
COMMUNITY DEVELOPMENT DEPARTMENT

August 27, 2018

Honorable Mayor and
Members of the City Council
City of Warrensburg, Missouri

Dear Mayor and Council Members:

SUBJECT: An Ordinance Establishing Minimum Regulations Governing the Design, Construction, Alteration, Enlargement, Repair, Demolition, Removal, Maintenance and Use of All Buildings and Structures Known as *The Building Code* of the City of Warrensburg, State of Missouri

An Ordinance Regulating and Controlling the Design, Construction, Alteration and Repair of Detached One-and Two- Family Dwellings and Townhouses Not More than Three Stories in Height, Known as *The International Residential Code* of the City of Warrensburg, State of Missouri

An Ordinance Establishing Minimum Regulations Governing the Design, Installation, Alteration, Repair, Maintenance and Use of Electrical Conductors and Equipment within or on Public and Private Buildings, known as *The Electrical Code* of the City of Warrensburg, State of Missouri

An Ordinance Establishing Minimum Regulations Governing the Design, Construction, Repair and Maintenance of Plumbing Systems, Known as *The Plumbing Code* of the City of Warrensburg, State of Missouri

An Ordinance Adopting the 2018 Edition of the *International Mechanical Code*, Regulating and Controlling the Design, Construction, Installation and Repair of Mechanical Systems in the City of Warrensburg, State of Missouri

An Ordinance Adopting the 2018 Edition of the *International Fuel Gas Code*, Regulating and Controlling the Design, Construction, Installation and Repair of Fuel Gas Systems and Gas-Fired Appliances in the City of Warrensburg, State of Missouri

An Ordinance Adopting the 2018 Edition of the *International Existing Building Code*, Regulating and Governing the Repair, Alteration, Change of Occupancy, Addition and Relocating of Existing Buildings, Including Historic Buildings, in the City of Warrensburg, State of Missouri

An Ordinance Adopting the 2018 Edition of the *International Energy Conservation Code*, Regulating the Design, Construction, Installation, Alteration, and Maintenance of the Building Envelope in the City of Warrensburg, State of Missouri

BACKGROUND:

A Code Review Committee and City staff from the building and fire departments reviewed updates to the building and fire codes between 2012 and 2018 and made recommendation for local changes to the codes and those are incorporated into the attached ordinances. Three copies of the codes and the adopting ordinances have been on file in the office of the City Clerk for review by the public since March 11, 2018. Staff held three information sessions on August 8 and August 16 to inform the public about the code updates. Over 50 people attended these sessions. A copy of the handout from the sessions is attached.

ISSUE:

To adopt the 2018 Building Codes for Warrensburg.

STRATEGIC PLAN:

Adoption of the 2018 Building Codes is supported by the 2018 Strategic Plan, Focus III, Goal I: Improve and maintain rankings and ratings that result in community savings and efficiencies.

FISCAL IMPACT:

In the FY18 budget, the City spent \$3,100 purchasing the 2018 code books for the committee members and staff to use for their review. Those books will now be used by building and fire staff and the City Attorney. Copies will be placed on file permanently with the City Clerk and with the Trails Regional Library for the public to use. Also in FY18, an additional \$1,300 will be spent on code review software with license agreements and 2018 code commentary books for staff use.

ECONOMIC BENEFITS/IMPACT:

The most significant impact will be the electrical disconnect requirement on all new buildings or where a service is relocated and arc-fault circuit interrupter installations in all new residential structures. These changes will increase the safety of new and existing construction over time.

RECOMMENDATION:

Staff recommends approval of the ordinances.

Sincerely,

Brett Penrose
Building Official

cc: City Manager

Attachments: 1. Ordinances
2. Informational session handout