

## EXCERPT FROM THE CODE OF THE CITY OF JACKSON, MISSOURI

### Sec. 11-2. - Building and residential code.

(a) *International Building Code*. That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Jackson, being marked and designated as the *International Building Code*, 2015 Edition, including Appendix Chapters C, E, H, I, J, and K as published by the International Code Council, be and is hereby adopted as the Building Code of the City of Jackson in the State of Missouri for regulating and governing the conditions and maintenance of all property, buildings and structures; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the City of Jackson and providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said building code on file in the office of the City of Jackson are hereby referred to, adopted, and made a part hereof as if fully set out herein with the additions, insertions, deletions and changes, if any, prescribed herein.

- (1) **International Building Code revisions**. The following sections of the 2015 International Building Code are hereby revised as follows:
  - a. *Section 101.1. Title*. Section 101.1 is hereby revised to read as follows:

101.1. Title. These regulations shall be known as the Building Code of the City of Jackson, Missouri, hereinafter referred to as 'this Code.'
  - b. *Section 101.4.3. Plumbing*. Section 101.4.3 is hereby revised to read as follows:

101.4.3. *Plumbing*. 'The provision of the International Private Sewage Disposal Code shall apply to private sewage disposal systems' is hereby deleted.
  - c. *Section 101.4.6. Energy*. Section 101.4.6 is hereby deleted in its entirety along with all references in the International Building Code to requirements of the International Energy Conservation Code.
  - d. *Section 103.2. Appointment*. Section 103.2 is hereby deleted in its entirety.
  - e. *Section 105.1.1. Annual permit*. Section 105.1.1 is hereby deleted in its entirety.
  - f. *Section 105.1.2. Annual permit records*. Section 105.1.2 is hereby deleted in its entirety.
  - g. *Section 105.2. Work exempt from permit*. Section 105.2 is hereby revised as follows:
    - '1. One-story detached accessory structures used as playhouses, dog pens, and similar uses, provided the floor area does not exceed 120 square feet (11.15 square meters),' shall read 'One-story detached accessory structures used as playhouses, dog pens, and similar uses, provided the floor area does not exceed 80 square feet.'
    - '2. Fences not over 7 feet (2134 mm) high.' is hereby deleted.
    - '6. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade and not over any basement or story below and are not part of an accessible route.' is hereby deleted.
    - '14. Prefabricated structures designed to be used only for the display of flags.' is hereby added.
  - h. *Section 105.5. Expiration*. Section 105.5 is hereby revised to read as follows:

105.5. *Expiration*. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit. All permits shall expire one year from the date of

issuance. The code official is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

- i. *Section 107.1. General.* Section 107.1 is hereby revised to read as follows:

*107.1. General.* Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data if required, shall be submitted in three sets and a PDF file with each permit application. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional. Construction documents shall include the name and address of the registered design professional and shall be signed, sealed and dated by the registered design professional in accordance with the professional registration laws of the State of Missouri.

Exception: The building official is authorized to waive the submission of construction documents and other data not required to be prepared by a registered design professional if it is found that the nature of the work applied for is such that review of construction documents is not necessary to obtain compliance with this code.

- j. *Section 107.3.1. Approval of construction documents.* Section 107.3.1 is hereby revised to read as follows:

*107.3.1. Approval of construction documents.* When the code official issues the permit where construction documents are required, the construction documents shall be endorsed in writing and stamped 'ACCEPTED.' Such accepted construction documents shall not be changed, modified or altered without authorization from the code official. Work shall be done in accordance with the approved construction documents.

- k. *Section 110.3.7. Energy efficiency inspections.* Section 110.3.7 is hereby deleted in its entirety.

- l. *Section 113.1. General.* Section 113.1 is hereby revised to read as follows:

*113.1. General.* In order to hear and decide appeals of orders, decisions or determinations made by the building official relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The board of appeals shall be the Board of Adjustment of the City of Jackson.

- m. *Section 113.3. Qualifications.* Section 113.3 is hereby deleted in its entirety.

- n. *Section 202. Definitions.* Section 202 is hereby revised by adding the following definition to read as follows:

**BEDROOM.** A room that meets the minimum dimensions, area and height requirements for a habitable room as specified and is used or may be used for the purposes of sleeping. A room meeting the minimum dimensions which contains a clothes closet shall be considered a bedroom.

- o. *Section 1301. Energy Efficiency.* Section 1301 is hereby deleted in its entirety.

- p. *Section 1612.3. Establishment of Flood Hazard Areas.* Section 1612.3 is hereby revised to read as follows:

*1612.3. Establishment of Flood Hazard Areas.* To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled 'The Flood Insurance Study City of Jackson, Missouri,' dated September 9, 2011, as amended or revised, with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this section.

q. *Section 3202.2.* Encroachments above grade and below eight feet in height is hereby revised by deleting: 'Doors and windows shall not open or project into the public right-of-way.'

r. *Section 3202.4. Temporary encroachments.* Section 3202.4 is hereby deleted in its entirety.

- (2) That all reference to board of appeal set out in the International Building Code shall mean the Board of Adjustment of the City of Jackson, and all references to penalties shall mean penalties as provided in section 11-24 of the Code of Ordinances of the City of Jackson, Missouri.
- (3) That all references in the International Building Code to the ICC Electrical Code shall mean the National Electrical Code (NEC) 2014 (as set forth in section 11-5 of the Code of Ordinances of the City of Jackson), unless otherwise amended in chapter 11 or chapter 41 of the Code of Ordinances of the City of Jackson, Missouri.