

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING THE OSAGE BEACH CODE OF ORDINANCES BY REPEALING AND REPLACING CHAPTER 500, ARTICLE I, SECTION 500.035 ADOPTION OF INTERNATIONAL RESIDENTIAL CODE.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, AS FOLLOWS:

Section 1. That Chapter 500, Article I, SECTION 500.035: Adoption of International Residential Code is hereby repealed in its entirety.

Section 2. A new Chapter 500, Article I Section 500.035 2018 International Residential Code – Adoption is hereby enacted to read as follows:

Chapter 500 Building Codes and Building Regulations - Article I Building Code

Section 500.035 2018 International Residential Code - Adoption

The 2018 International Residential Code is hereby adopted as the Residential Code for structures designed to be residences within the City of Osage Beach for the control of design and construction of residential buildings and structures within the City. Each and all of the regulations, provisions, penalties, conditions, and terms of the code are hereby adopted by reference and made a part of this Article as if fully set out in this Article, with the additions, insertions, deletions, and changes, if any. One (1) copy of the 2018 International Residential Code is on file in the office of the City Clerk.

Section 3. That Chapter 500, Article I, SECTION 500.037: 2012 International Residential Code Amendments is hereby repealed in its entirety.

Section 4. A new Chapter 500, Article I, SECTION 500.037: 2018 International Residential Code Amendments is hereby enacted to read as follows:

Section 500.037 2018 International Residential Code Amendments. The 2018 International Residential Code is hereby amended as follows:

- 1) Section R101.1. Title. Insert: The City of Osage Beach
- 2) Table R301.2(1):
 1. Ground Snow Load: 20 psf;
 2. Wind Speed: 115;
 3. Topographic Effects: No;
 4. Seismic Design Category: B;
 5. Weathering: Severe;
 6. Frost Line Depth: 24 inches;
 7. Termite: Moderate to Heavy;
 8. Winter Design Temp: 7 degrees F.
 9. Ice Barrier Underlayment: None;
 10. Flood Hazards: June 21, 2011;
 11. Air Freezing Index: 800;
 12. Mean Annual Temp: 55 degrees F.
 13. Manual J Design Criteria. Delete in its entirety.

- 3) Section R302.6. Dwelling/garage fire separation. Delete in its entirety. Add: All interior walls, ceilings, and supporting structures shall be separated by 5/8" type X gypsum board or equivalent, applied to the garage side. Openings in garage walls shall comply with section R302.5.
- 4) Table R302.6, Dwelling/garage separation: Delete in its entirety.
- 5) Section 303.4, Mechanical Ventilation: Delete in its entirety and insert: In dwellings of unusually tight construction, such as the use of insulated concrete forms or structural insulated panels, the dwelling shall be provided with whole-house ventilation in accordance with M1505.4.
- 6) Section R313.1, Townhouse automatic fire sprinkler systems: delete.....shall be installed in townhouses. Insert...may be installed in townhouses as per State of Missouri, Section 67.281 RSMo.
- 7) Section R313.2, One-and two-family dwellings automatic fire systems: delete: ...Shall be installed in one- and two-family dwellings...Insert:may be installed in one- and two-family dwellings as per State of Missouri Section 67.281 RSMo.
- 8) Chapter 11, Energy Efficiency: Delete in its entirety.
- 9) Section M1306.1, Appliance clearance, insert: M1306.2.2.1 Fuel-gas firebox. The firebox walls and ceiling of fuel-gas appliances shall be lined with 5/8-inch Type X gypsum board or equivalent to the height of the roof sheathing/deck. Seams shall be tight or shall be sealed with tape and joint compound or approved fire caulk.
- 10) Section M1306.2.3, Solid-fuel appliances: insert: M1306.2.3.1, Solid-Fuel firebox and shaft. The firebox walls and ceiling of fuel-gas appliances shall be lined with 5/8-inch Type X gypsum board or equivalent to the height of the roof sheathing/deck. Seams shall be tight or shall be sealed with tape and joint compound or approved fire caulk.
- 11) Section P2603.5.1, Sewer Depth: Insert 18 inches
- 12) Section E3601.6.2, Service disconnect location: delete in its entirety. Add: The service disconnecting means shall be installed in a readily accessible location outside of every building and structure. Each occupant shall have access to the disconnect serving the dwelling unit in which they reside.

Section 5. Appendix H, Patio Covers, is hereby adopted as written.

Section 6. Severability.

The chapter, sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional or otherwise invalid by the valid judgment or decree of any Court of any competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance since the same would have been enacted by the Board

of Aldermen without the incorporation in this ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

Section 7. Repeal of ordinances not to affect liabilities, etc.

Whenever any part of this ordinance shall be repealed or modified, either expressly or by implication, by a subsequent ordinance, that part of the ordinance thus repealed or modified, shall continue in force until the subsequent ordinance repealing or modifying the ordinance shall go into effect unless therein otherwise expressly provided; but no suit, prosecution, proceeding, right, fine, or penalty instituted, created, given, secured or accrued under this ordinance previous to its repeal shall not be affected, released or discharged but may be prosecuted, enjoined and recovered as fully as if this ordinance or provisions had continued in force, unless it shall be therein otherwise expressly provided.

Section 8. The Mayor of the City of Osage Beach is hereby authorized to take all actions which may be necessary to fully enact this Ordinance.

Section 9. That this Ordinance shall be in full force and effect on July 1, 2021.

READ FIRST TIME: May 6, 2021

READ SECOND TIME: May 20, 2021

I hereby certify that the above Ordinance No. 21.23 was duly passed on May 20, 2021, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: 6

Nays: 0

Abstain: 0

Absent: 0

This Ordinance is hereby transmitted to the Mayor for his signature.

May 20, 2021

Date

Tara Berreth

Tara Berreth City Clerk

Approved as to form:

Edward Rucker

Edward Rucker, City Attorney

I hereby approve Ordinance No. 21.23

May 20, 2021

Date

John Olivarri

John Olivarri, Mayor

ATTEST:

Tara Berreth

Tara Berreth, City Clerk