

AGENDA
CITY OF CENTRALIA, MISSOURI
Board of Aldermen
Special Meeting
Monday, March 5, 2017
7:00 P.M.
City Hall Council Chambers

- I. ROLL CALL
- II. PLEDGE OF ALLIEGANCE
- III. PUBLIC HEARINGS
 - A. PUBLIC HEARING ON ADOPTION OF THE NEW INTERNATIONAL CODE COMMISSION 2014 AND 2015 CODES
- IV. COMMENTS FROM CITIZENS
- V. ACTION AGENDA
 - A. Legal –
 - 1. Adoption of International Building Code – 2015 Edition – Ordinance
Bill No. 2200 Ordinance No. _____
 - 2. Adoption of International Existing Building Code – 2015 Edition – Ordinance
Bill No. 2201 Ordinance No. _____
 - 3. Adoption of National Electric Code – 2014 Edition – Ordinance
Bill No. 2202 Ordinance No. _____
 - 4. Adoption of International Plumbing Code – 2015 Edition – Ordinance
Bill No. 2203 Ordinance No. _____
 - 5. Adoption of International Mechanical Code – 2015 Edition – Ordinance
Bill No. 2204 Ordinance No. _____
 - 6. Adoption of International Residential Code for One and Two-family Dwellings – 2015
Bill No. 2205 Ordinance No. _____
 - 7. Adoption of International Fire Code – 2015 Edition – Ordinance
Bill No. 2206 Ordinance No. _____
 - 8. Adoption of International Fuel Gas Code – 2015 Edition – Ordinance
Bill No. 2207 Ordinance No. _____
 - 9. Authorizing the Mayor of Centralia, Missouri to execute a Memorandum of Understanding on behalf of the City of Centralia with Centralia Backs the Blue.
Bill No. _____ Ordinance No. _____
 - 10. Authorizing the Mayor of Centralia, Missouri to Execute AUTHORIZING THE a Real Estate Sale and Purchase Agreement for the property located at 110 East Railroad Street in Centralia, Missouri – Ordinance.
Bill No. _____ Ordinance No. _____
- VI. AS MAY ARISE
- VII. ADJOURN

AGENDA
CITY OF CENTRALIA, MISSOURI
Public Works and Public Utilities Committee

Monday, March 5, 2018
Immediately Following Board of Aldermen Special Meeting
City Hall Council Chambers

- I. COMMENTS FROM CITIZENS

- II. WATER AND SEWER DEPARTMENT
 - A. Activity Report
 - B. Water
 - C. Sewer
 - D. Other
 - 1. Water and Sewer rate increases

- III. ELECTRIC DEPARTMENT
 - A. Activity Report
 - B. Generation
 - C. Distribution
 - D. Other

- IV. PUBLIC WORKS
 - A. Activity Report
 - B. Streets
 - 1. Randolph Road
 - C. Sanitation
 - D. Storm sewer
 - E. Other

- V. OTHER

- VI. AS MAY ARISE
- VII. ADJOURN

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER FIVE OF THE CENTRALIA CITY CODE TO ADOPT THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, REGULATING AND GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, ENLARGEMENT, EQUIPMENT REPAIR, DEMOLITION, REMOVAL, CONVERSION, USE OR MAINTENANCE OF ALL BUILDINGS AND STRUCTURES; AND FURTHER PROVIDING FOR THE ISSUANCE OF PERMITS, COLLECTING OF FEES, MAKING OF INSPECTIONS, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF IN THE CITY OF CENTRALIA, MISSOURI.”

WHEREAS, one copy of the “International Building Code–2015 Edition” was filed in the office of the City Clerk of the City of Centralia, Missouri beginning January 13, 2018, as announced by public notice in the January 17, 2018 issue of the Centralia Fireside Guard newspaper, and kept available for public use, inspection, and examination in the office of said City Clerk for more than thirty (30) days from and after January 13, 2018; and

WHEREAS, notice of public hearing regarding the proposed adoption of the “International Building Code–2015 Edition” was given that a public hearing would be held on February 20, 2018 at the hour of 7:00 p.m. in the City Hall Council Chambers in Centralia, Missouri, said notice have been published in the January 17, 2018 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on February 20, 2018 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing citizens were given an opportunity to be heard in relation to the said proposed adoption of said building code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Article IV of Chapter 5 of the Centralia City Code shall be changed, altered and amended to read as follows:

Section 5-25. International Building Code – 2015 Edition

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Centralia, Missouri, being marked and designated as the “International Building Code – 2015 Edition”, as published by the International Code Council, Inc., be and is hereby adopted as the Building Code of the City of Centralia, Missouri, for the control of buildings and structures as provided herein; and each and all of the regulations, provisions, penalties, conditions and terms of such “International Building Code – 2015 Edition”, published by the International Code Council, Inc., on file in the office of the City Clerk of the City of Centralia, Missouri, are hereby referred to, adopted and made a part hereof as if fully set out in this Chapter, with the additions, insertions, deletions and changes as hereinafter prescribed in Section 5-26 and Section 5-27.

Section 5-26. Definitions For and Exemptions to International Building Code – 2015 Edition

- A. Whenever (name of jurisdiction) appears in this code, it shall read “City of Centralia, Missouri”.
- B. Whenever “Department of Building Safety” appears in this code, it shall read “Department of Resource Management of Boone Country, Missouri”.
- C. Wherever “Chief Appointing Authority of the Jurisdiction” appears in this code, it shall read “Mayor of the City of Centralia, Missouri, with the advice and consent of a majority of the members of the Board of Aldermen of the City of Centralia, Missouri.”
- D. Whenever “Board of Appeals” appears in this code it shall read “Boone County Building Code Commission”
- E. *Farm Structure Exemption.* The provisions of this code shall not be exercised so as to impose regulations or to require permits with respect to the erection, maintenance, repair, alternation, or extension of farm buildings or farm structures further than seventy-five (75') feet from a dwelling, provided that such buildings or structures are located on tracts of twenty (20) acres or more and such buildings or structures are used exclusively for agricultural purposes. Farm dwellings shall conform to the provisions of this code as herein provided.
- F. *Manufactured Home Exemption.* Manufactured homes, recreational vehicles or modular units which carry a seal as provided in Section 700.010 to Section 700.115, RSMo shall be exempt from these provisions, provided that no alteration of the unit takes place once it has been placed upon a tract of land.
- G. *Portable Building Exemption.* Portable buildings as defined by Section 202.0 shall be exempt from these provisions. Portable buildings must comply with all setback requirements found in the zoning regulations in Chapter 31 of the Centralia City Code. Portable buildings used to house hazardous materials (paint, gasoline, etc.) must be placed at least ten (10) feet from any property line and have a door that can be secured by a lock.

Section 5-27. Amendments to the International Building Code – 2015 Edition

The International Building Code – 2015 Edition is amended by additions, deletions, and changes including the changing of Articles, Sections, Subsections, Subsection Titles, and the addition of new Sections and new Subsections, to read as follows:

- 1. *Section 101.2* Add:
Exception 2: Existing buildings undergoing repair, alterations, or additions and change of occupancy shall be permitted to comply with the requirements of the International Existing Building Code.
- 2. *Section 101.2.2* Appendices C, E, F, and I are hereby adopted as published, Appendix J is hereby adopted as amended.

Appendix J, Section J106.1 Maximum slope, is hereby amended to read as: The slope of cut and fill surfaces shall be no steeper than is safe for the intended use, and shall be no steeper than 3 horizontal to 1 vertical (33 percent) unless the applicant furnishes a geotechnical report justifying a steeper slope.

Exceptions: Number 1 is deleted in its entirety and exception number 2 will now be listed as exception number 1.

Appendix J., Section J107.6 Maximum slope, is hereby amended to read as: The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes steeper than 3 horizontal to 1 vertical (33 percent) shall be justified by a geotechnical report or engineering data.

- 3. *Section 101.4 Reference codes:* Add the following additional sentence to this paragraph: All references to the International Existing Building Codes are deleted.
- 4. *Section 101.4.3 Plumbing* Change last sentence to: The provisions of the Columbia/Boone County Health Department, the City Code of the City of Centralia, Missouri or the Missouri Department of Natural Resources shall apply to the disposal and/or treatment of sewage originating from any building constructed according to this code.
- 5. *Section 101.4.4* Property maintenance. Delete.
- 6. *Section 101.4.6* Energy. Delete.
- 7. *Section 103* is retitled to read:
Section 103. Resource Management Department
- 8. *Section 103.1* Delete in its entirety and add:
Section 103.1 Enforcement Agency. The Resource Management Department previously created by

the Boone County Commission is the enforcement agency for this code. The Director of Resource Management shall be known as the building official. The building official is hereby authorized and directed to administer and enforce all provisions of this code.

9. *Section 103.2* Delete in its entirety and add:
Section 103.2 Appointment. The Director of Resource Management shall be appointed by the Boone County Commission.
10. *Section 103.3* Delete in its entirety and add:
Section 103.3 Deputies. In accordance with the prescribed procedures of Boone County and with the concurrence of the Boone County Commission, the Director of Resource Management shall have the authority to appoint a deputy building official, any related technical officers, inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the building official
11. *Section 104.6* Delete in its entirety and add:
Section 104.6 Right of entry: The code official shall have the authority to enter at any reasonable time any structure or premises for which a permit has been issued but has not received a certificate of occupancy in accordance with Sections 110.0 and 111.0. Permit holders are required to provide means of access to all parts of structures subject to inspection, including the provision of ladders where required.

For all other structures or premises, when the code official has reasonable cause to believe that a code violation exists, the code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.
12. *Section 104.7* Delete in its entirety and add:
Section 104.7 Department Records An official record shall be kept of all business and activities of the department specified in the provisions of this code, and all such records shall be open to public inspection at all appropriate times and according to reasonable rules to maintain the integrity and security of such records.
13. *Section 105.8* Add:
Section 105.8 Compliance with other Regulatory Agency Fire and Life Safety Codes: No permit shall be issued unless the plans and specifications or other required documentation for permit issuance has been approved by the City of Centralia or other Boone County regulatory agencies having jurisdiction for compliance with applicable fire and life safety codes. These provisions shall not apply to one and two family dwellings or residences.
14. *Section 105.9* Add:
Section 105.9 Compliance with other Regulatory Agency Fire and Life Safety Codes: No final inspection or periodic inspection made at the conclusion of a building phase shall be passed or approved unless similar inspections for compliance with applicable fire and life safety codes have been made and approved or passed by the City of Centralia or other Boone County regulatory agencies having jurisdiction. These provisions shall not apply to one and two family dwellings or residences.
15. *Section 107.1* Delete in its entirety and add:
Section 107.1 Submitted documents: Construction documents, special inspection and structural observation programs, and other data shall be submitted in one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by Chapter 327 RSMo. The construction documents shall be drawn to scale with sufficient clarity and detail dimensions to show the nature and character of the work to be performed including general construction, special inspections, construction observation programs, structural, mechanical and electrical work and calculations. Each sheet of each set of plans, each set of specifications, calculations and other data shall be legally sealed by a registered design professional as required by Chapter 327 RSMo. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Buildings or structures exempt from these requirements are:

- a. One-family dwellings.
- b. Two-family dwellings.
- c. A commercial or industrial building or structure buildings having less than 1200 square feet

of floor area which provides for the employment, assembly, housing, sleeping or eating of less than ten (10) persons

- d. Any one structure containing less than twenty thousand (20,000) cubic feet, except as provided in (b) and (c) above, and which is not a part or a portion of a project which contains more than one structure

16. *Section 107.2.5* Delete in its entirety and add:

Section 107.2.5 Site plan: There shall also be a site plan showing to scale the size and location of all new construction and all existing structures on the site; distances from lot lines; the established street grades and the proposed finished grades. It shall be drawn in accordance with an accurate boundary line survey and certifying as to the date the survey was made. In the case of demolition the site plan shall show all construction to be demolished and the location and size of all existing structures and construction that are to remain on the site or plot.

17. *Section 109.2* Delete in its entirety and add:

Section 109.2 Fee Schedule: A fee for each building permit and inspection shall be paid in accordance with the schedule approved by the Enforcement Agency as of the adoption of this ordinance. Subsequent changes to the fees shall be approved by the Centralia Board of Aldermen by resolution.

For any gas or HVAC installation, connection, change or upgrade requiring an inspection – a forty dollar (\$40.00) one-time fee for residential structures and a fifty dollar (\$50.00) one-time fee for commercial structures.

For any electric installation, connection, change or upgrade requiring an inspection – a forty dollar (\$40.00) one-time fee.

Provided, however, fees shall not be required for the following: Fees shall not be required for permits for small portable shed not requiring an inspection.

For a fence, no charge if requested prior to construction. Fences built prior to obtaining a building permit, shall be charged a fee of \$25.00. Any application for a building permit to build a fence shall be deemed approved if it meets all requirements, the owner calls to request an inspection of setbacks and no inspection is made within two (2) business days.

In addition to the fees listed above, any permit requiring a Building Plan Review shall have a fee not to exceed three hundred dollars (\$300.00).

For any construction performed without first obtaining a required permit, the permit fee shall be twice what would have otherwise been applicable.

18. *Section 109.6* Delete in its entirety and add:

Section 109.6 Refunds: In the case of the revocation of a permit or abandonment or discontinuance of a building project, the portion of the work actually completed shall be computed and any excess fee for the incomplete work shall be returned to the permit holder upon written request. All plan examination and permit processing fees and all penalties that have been imposed on the permit holder under the requirements of this code shall first be collected. The code official shall authorize the refunding of fees according to City of Centralia policies under the following additional circumstances:

- a. The full amount of any fee paid hereunder which was erroneously paid or collected.
- b. When no work has been done, the permit fee, less a processing fee of \$20.00, may be refunded to the original permittee.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the fee was paid.

19. *Section 113.1* Add: Board of Appeals. 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 there is hereby created a board of appeals. The board of appeals shall consist of the Building Code Commission as appointed by the Boone County Commission in accordance with Chapter 64.180 RSMo.

20. *Section 113.4* Add:

Section 113.4 Court review: Any party before the board of appeals who is aggrieved by a decision of

the board of appeals may seek redress or relief before a court of competent jurisdiction as permitted by law.

21. *Section 114.4* Delete in its entirety and add:
Section 114.4 Violation penalties: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect construct, alter or repair a building or structure in violation of an approved plan or directive of the building official or of a permit or certificate issued under the provisions of the code, shall be guilty of an ordinance violation and upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
22. *Section 115.3* Delete in its entirety and add:
Section 115.3 Unlawful continuance: Any person who shall continue any work in or about the structure after have been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be guilty of an ordinance violation and upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
23. *Section 116* Delete in its entirety.
24. *Section 202.0* Add:
Portable building – a structure constructed off-site and transported to the property by means of a truck or trailer; or one built from a pre-manufactured kit and placed on skids. Portable buildings may enclose no more than one hundred sixty (160) square feet of floor space, and not have interior finish, electrical service or plumbing fixtures. Portable buildings must comply with all setback requirements found in the zoning regulations of Chapter 31 of the Centralia City Code. Portable buildings used to house hazardous materials (paint, gasoline, etc.) must be placed at least ten (10) feet from any property line and have a door than can be secured by a lock.
25. *Section 305.2.3* Ten or fewer children in a dwelling unit. A facility such as those described above within a dwelling unit and having ten (10) unrelated children receiving such day care shall be classified by as a R-3 occupancy and shall comply with the International Residential Code.
26. *Section 308.6.4* Ten or fewer persons receiving care within in a dwelling unit. A facility such as those described above within a dwelling unit and having ten (10) unrelated persons receiving custodial care shall be classified by as an R-3 occupancy and shall comply with the International Residential Code.
27. *Section 903.2.1.2* Delete Item 2 and add:
2. The fire area has an occupant load of two hundred (200) or more; or
28. *Section 915.1* Delete in its entirety and add:
Section 915.1 General. Emergency Responder radio coverage shall be provided in all new high rise buildings, and other buildings specifically required by the authority having jurisdiction based on known substantiated problems associated with radio coverage, in accordance with Section 510 of the International Fire Code.
29. *Section 1103.2.3* Floor-level exits signs. Where require, illuminated signs in A1, A2 over five thousand (5,000) square feet or greater than two hundred (200) occupants, and R-1 use groups above exit doors and to the side of exit doors eighteen (18) inches from the floor. The floor level exit signs shall be protected by a guard to prevent physical damage. This amendment shall not be retroactive in nature, and shall not apply to structures prior to January 1, 2007.
30. *Section 1301.1.1* Delete in its entirety. Add:
Section 1301.1.1 Criteria. Building shall be designed and constructed in accordance with the 2009 International Energy Conservation Code (IECC) with the following amendments to the 2009 IECC:
31. C101.4 Delete this section in its entirety.
32. *Section 1301.1.2* Add:
Use group R-2, R-3, and R-4 shall comply with this section or the requirements of International Energy Conservation Code. All buildings of Use Group R-2, R-3, and R-4 shall be insulated in accordance with the following:
 - Ceiling or roof – R-38
 - Exterior wall – R-15 for the assembly

- Floor above unheated area or crawl space and ducts in ventilated attic or crawl space – R-19
- Walls separating one- and two-family dwellings from garage areas, walls facing ventilated attic spaces and finished exterior basement walls – R-13.
- Ducts in unheated area not exposed to outside ventilation – R-4.
- Joints in the building conditioned envelope that are sources of air leakage, such as around window and door frames, between wall cavities and window or door frames, between wall assemblies or their sill plates and foundations, between utility service penetrations through the building envelope, shall be properly sealed with compatible and durable caulking, gasketing, weather-stripping or other material in an approved manner.
- All exterior walls shall have a vapor retarder capable of reducing vapor transmission to less than 1 perm, installed on the inside or the warm surface side of the insulated wall or ceiling. Only those ceilings that are attached directly to the underside of the roof rafters, such as flat roofs or cathedral ceilings, are required to install the vapor retarder.
- All windows shall have a maximum Thermal Transmittance (U) value of 0.55.

32. *Section 1604.1 General.* Add the following to this paragraph:

The following standard structural design criteria are established:

1. Roof Live Load, Minimum Unreduced = 20 psf.
2. Snow Load (General Snow Load) $P_g = 20$ psf.
3. Wind Loading (Basic wind speed (3 second gust) $V = 90$ mph.
4. Seismic Loading
 - a. Site Class D, default site class per 1613.5.2
 - b. Mapped Spectral response accelerations
 - (1) $S_s = 0.167$ or per USGS data
 - (2) $S_1 = 0.093$ or per USGS data

33. *Section 1801.2 Design Basis.* Add the following to the paragraph:

The following standard design criteria are established:

1. Foundation Frost Depth, Minimum – 30" (refer to 1809.5).
2. Presumptive net allowable foundation bearing pressure = 1500 psf (refer to 1803.1 and 1806.2). Note that Section 1803.5.11 and Section 1803.5.12 require a geological investigation if the structure has a seismic design category of C, D, E, or F.

34. *Section 1803.2 Investigations required.* Add the following sentence to the end of the first paragraph: The geotechnical investigation is not required for one-story buildings 2,500 square feet or less in size, in risk categories 1 and 2.

35. *Section 1807.2.2 Design lateral and soil loads.* Add the following sentence to the end of the paragraph: The geotechnical engineer must state either if a global analysis is required.

36. *Section 1808.6.2 Slab-on-ground foundations* Add:

Exception: Slab-on-ground systems that have performed adequately in soil conditions similar to those encountered at the building site are permitted subject to the approval of the building official.

37. *Section 1809.5 Frost protection* Add to 1. Frost depth is thirty (30) inches.

38. Add Sections 1811, 1811.1, 1811.2.1, 1811.2.2, 1811.2.3, 1811.2.4, 1811.2.5, 1811.2.6, 1811.3, 1811.3.1, 1811.3.2, 1811.3.3, 1811.4, 1811.5, and 1811.6 as follows :

Section 1811 Retaining Walls

1811.1 In addition to the other requirements as stated in this code the following provisions shall apply to retaining walls.

1811.2.1 Retaining Wall–Plan review and construction inspections process. Integral to the building foundation. The building code defines a retaining wall as a wall not laterally supported at the top that resists lateral soils load and other imposed loads. Retaining walls that are integral to the building foundation must be approved by the Resource Management Department prior to the issuance of a building permit.

1811.2.2 Retaining Wall–less than four (4) feet in height measured from the bottom of the footing to the top of the wall. Detailed plans are not required. However, site plans at a minimum should indicate top and bottom of wall elevations, existing and proposed contours, drainage features, buildings and property lines, public easements, parking facilities and streets. Furthermore, the City retains the right to require additional design information regarding tiered retaining walls if there is a concern that the

upper wall may impose a surcharge condition on the lower wall. These items will be required prior to the issuance of a building permit.

1811.2.3 Retaining Wall—greater than four (4) feet in height. Detailed plans and calculations are required to be submitted to the Resource Management Department. However, only the items mentioned above must be submitted prior to the issuance of a building permit. The following additional items must be submitted prior to the beginning of wall construction:

1. A typical section showing wall and footing dimensions, backfill slopes, steel/geotextile reinforcement details, weep hole locations and subsurface drainage systems.
2. Engineering calculations for the design of the wall, noting all assumptions such as concrete and steel reinforcement strengths, soil parameters, surcharges, bearing pressures, safety factors for bearing capacity, overturning, sliding external and internal stability and deep-seated shear failure.
3. Construction plans should specify the type of backfill to be used and any soil testing requirements if not granular. A geotechnical investigation and report is recommended but not required.

1811.2.4 Failure to submit the above information prior to the beginning of the way construction may result in the issuance of a stop work order by the Resource Management Department until such time the retaining wall design is reviewed and approved.

1811.2.5 First time submittals for plan review can take up to two (2) weeks for review. Additional submittals have a turn around time of one (1) week. The contractor should plan submittals accordingly to avoid unnecessary delays in construction

1811.2.6 All plans, profiles, cross-sections and calculations must be prepared and sealed by a registered professional engineer licensed in the State of Missouri. The professional engineer is responsible for all aspects of the retaining wall design. The use of standard drawings from reputable manufacturers is allowable and even encouraged, but the professional engineer who seals the drawings and computations is responsible for the retaining wall design. In the absence of sufficient geotechnical information, the engineer shall be responsible for any design assumptions. Approval of the necessary plans and calculations will not transfer or share responsibility of the retaining wall design to the City of Centralia, Missouri.

1811.3 Following construction the engineer must submit a “certificate of conformance” indicating that the backfill and foundation material used met the requirements of the original design. This certificate must be signed and sealed by a registered professional engineer licensed in the State of Missouri and , at a minimum, indicate the wall was inspected at the follow specified milestones:

1811.3.1 For Concrete Walls

1. Footings prior to the pouring with reinforcement in place.
2. Walls prior to pouring with reinforcement in place.
3. At the beginning of the backfill operation.
4. Following completion of the wall.

1811.3.2 For Modular Walls

1. Footing or bearing pads.
2. During backfill operations and for the first layer of soil reinforcement.
3. Following completion of the wall.

1811.3.3 The City retains the right to request additional special inspections for items such as: vicinity to public streets or permanent residences, excessive wall heights or potential for groundwater or surface runoff problems.

1811.4 Additional information. Retaining walls shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 (Note: If the backfill or underlying soil is clay or clayey silt, the safety factor should be increased to 2.0) against lateral sliding and overturning and a bearing capacity of 3.0.

Retaining walls with grade difference in excess of thirty (30) inches are required to have a fence or guardrail protecting the public from injury. The fence or guardrail must be a minimum of thirty-six (36) inches in height in residential applications and forty-two (42) inches in commercial applications. The vertical balusters and bottom rail must be situated so that a four (4) inch sphere cannot pass between any portions of the fence. Horizontal balusters will not be permitted.

1811.5 The property owner (or the property owner's representative) must ensure that the retaining wall is properly designed and constructed. The property owner is responsible for maintenance and repairs of all retaining walls on the property. Developers are not allowed to construct retaining walls of any size within the public right-of-way without prior review and approval of the Resource Management Department.

1811.6 All retaining walls must be installed, inspected and issued a certificate of conformance prior to the occupancy being issued or approved by the building official. The building official retains the right to waive this requirement under special circumstance.

39. Section 3109.4 Delete in its entirety and add:
Residential swimming pools: Residential swimming pools shall comply with Sections 3109.4.1 through 3109.5. Residential swimming pools shall be enclosed by a barrier consisting of metal chain link fence, wood, stone or masonry or other material approved by the building official. All swimming pool excavation sites are required to be enclosed by a temporary construction barrier during installation. A permanent barrier shall be installed upon completion of the pool structure.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED by the Board of Aldermen this _____ day of _____, 2018.

Alderman Wilkins _____ Alderman Vollrath _____
Alderman Hudson _____ Alderman Rodgers _____
Alderman Lee _____ Alderman Magley _____

Presiding Officer

ATTEST:

City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2018.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING ARTICLE IV OF CHAPTER FIVE OF THE CENTRALIA CITY CODE TO ADOPT THE 2015 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE, REGULATING AND GOVERNING THE DESIGN, CONSTRUCTION, ALTERATION, ENLARGEMENT, EQUIPMENT REPAIR, DEMOLITION, REMOVAL, CONVERSION, USE OR MAINTENANCE OF ALL BUILDINGS AND STRUCTURES; AND FURTHER PROVIDING FOR THE ISSUANCE OF PERMITS, COLLECTING OF FEES, MAKING OF INSPECTIONS, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF IN THE CITY OF CENTRALIA, MISSOURI.”

WHEREAS, one copy of the “International Existing Building Code–2015 Edition” was filed in the office of the City Clerk of the City of Centralia, Missouri beginning January 13, 2018, as announced by public notice in the January 17, 2018 issue of the Centralia Fireside Guard newspaper, and kept available for public use, inspection, and examination in the office of said City Clerk for more than 30 days from and after January 13, 2018; and

WHEREAS, notice of public hearing regarding the proposed adoption of the “International Existing Building Code–2015 Edition” was given that a public hearing would be held on February 20, 2018 at the hour of 7:00 p.m. in the City Hall Council Chambers in Centralia, Missouri, said notice have been published in the January 17, 2018 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on February 20, 2018 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing citizens were given an opportunity to be heard in relation to the said proposed adoption of said building code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Article XI of Chapter 5 of the Centralia City Code shall be added to read as follows:

Section 5-44. International Existing Building Code – 2015 Edition

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Centralia, Missouri, being marked and designated as the “International Existing Building Code – 2015 Edition”, as published by the International Code Council, Inc., including Appendices A, B and C and is hereby adopted as the Existing Building Code of the City of Centralia, Missouri, for the control of buildings and structures as provided herein; and each and all of the regulations, provisions, penalties, conditions and terms of such “International Existing Building Code – 2015 Edition”, published by the International Code Council, Inc., on file in the office of the City Clerk of the City of Centralia, Missouri, are hereby referred to, adopted and made a part hereof as if fully set out in this Chapter, with the additions, insertions, deletions and changes as hereinafter prescribed in Section 5-45 and Section 5-27.

Section 5-45. Definitions For and Exemptions to International Existing Building Code – 2015 Edition

- A. Whenever (name of jurisdiction) appears in this code, it shall read “City of Centralia, Missouri”.
- B. Whenever “Department of Building Safety” appears in this code, it shall read “Department of Resource Management of Boone County, Missouri”.
- C. Wherever “Chief Appointing Authority of the Jurisdiction” appears in this code, it shall read “Mayor of the City of Centralia, Missouri, with the advice and consent of a majority of the members of the Board of Aldermen of the City of Centralia, Missouri.”
- D. Whenever “Board of Appeals” appears in this code it shall read “Boone County Building Code Commission”
- E. *Farm Structure Exemption.* The provisions of this code shall not be exercised so as to impose regulations or to require permits with respect to the erection, maintenance, repair, alternation, or extension of farm buildings or farm structures further than seventy-five (75') feet from a dwelling, provided that such buildings or structures are located on tracts of twenty (20) acres or more and such buildings or structures are used exclusively for agricultural purposes. Farm dwellings shall conform to the provisions of this code as herein provided.
- F. *Manufactured Home Exemption.* Manufactured homes, recreational vehicles or modular units which carry a seal as provided in Section 700.010 to Section 700.115, RSMo shall be exempt from these provisions, provided that no alteration of the unit takes place once it has been placed upon a tract of land.
- G. *Portable Building Exemption.* Portable buildings as defined by Section 202.0 shall be exempt from these provisions. Portable buildings must comply with all setback requirements found in the zoning regulations in Chapter 31 of the Centralia City Code. Portable buildings used to house hazardous materials (paint, gasoline, etc.) must be placed at least ten (10) feet from any property line and have a door that can be secured by a lock.

Section 5-47 Amendments to the International Existing Building Code - 2015.

The International Existing Building Code - 2015 is amended by additions, deletions and changes including the changing of Articles, Sections, Sub section titles and the addition of new sections and new sub sections as follows:

1. *Section 101.2* Exception 2: Existing buildings undergoing repair, alterations, or additions and change of occupancy shall be permitted to comply with the requirements of the International Existing Building Code.
2. *Section 101.2.2:* Appendices A, B, C, are hereby adopted as published.
3. *Section 103* DEPARTMENT OF BUILDING SAFETY. Delete.

Add: SECTION 103 RESOURCE MANAGEMENT DEPARTMENT
4. *Section 103.1* Enforcement Agency. The Resource Management Department previously created by the Boone County Commission is the enforcement agency for this code. The Director of Resource Management shall be known as the building official. The building official is hereby authorized and directed to administer and enforce all provisions of this code.
5. *Section 103.2* Appointment. The Director of Resource Management shall be appointed by the Boone County Commission.

6. *Section 103.3* Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Boone County Commission, the Director of Resource Management shall have the authority to appoint a deputy building official, any related technical officers, inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the building official.
7. *Section 104.6* Right of entry: The code official shall have the authority to enter at any reasonable time any structure or premises for which a permit has been issued but has not received a certificate of occupancy in accordance with Section 110. Permit holders are required to provide means of access to all parts of structures subject to inspection, including the provision of ladders where required.

For all other structures or premises, when the code official has reasonable cause to believe that a code violation exists, the code official is authorized to enter the structure or premises at reasonable times to inspect subject to constitutional restrictions on unreasonable searches and seizures. If entry is refused or not obtained, the code official is authorized to pursue recourse as provided by law.

8. *Section 104.7* Department records: An official record shall be kept of all business and activities of the department specified in the provisions of this code, and all such records shall be open to public inspection at all appropriate times and according to reasonable rules to maintain the integrity and security of such records.
9. Add:
Section 105.8 Compliance with other Regulatory Agency Fire and Life Safety Codes: No permit shall be issued unless the plans and specifications or other required documentation for permit issuance has been approved by other Boone County regulatory agencies having jurisdiction for compliance with applicable fire and life safety codes. These provisions shall not apply to one and two family dwellings or residences.

Section 105.9 Compliance with other Regulatory Agency Fire and Life Safety Codes: No final inspection or periodic inspection made at the conclusion of a building phase shall be passed or approved unless similar inspections for compliance with applicable fire and life safety codes have been made and approved or passed by other Boone County regulatory agencies having jurisdiction. These provisions shall not apply to one and two family dwellings or residences.

10. *Section 106.1* Submitted documents: Construction documents, special inspection and structural observation programs, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the Chapter 327 RSMo. The construction documents shall be drawn to scale with sufficient clarity and detail dimensions to show the nature and character of the work to be performed including general construction, special inspections, construction observation programs, structural, mechanical and electrical work and calculations. Each sheet of each set of plans, each set of specifications, calculations and other data shall be legally sealed by a registered design professions as required by Chapter 327 RSMo. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.
11. *Section 112.1* Delete in its entirety.

- 12 Add:
Section 112.1 Board of Appeals: The board of appeals as established in Section 113 of the International Existing Building Code -2015 The Boone County Building Codes Commission shall serve as the board of appeals for the International Existing Building Code.
- 13. *Section 112.3* Delete in its entirety.
- 14. *Section 117.* Delete in its entirety.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED by the Board of Aldermen this _____ day of _____, 2018.

Alderman Wilkins _____	Alderman Vollrath _____
Alderman Hudson _____	Alderman Rodgers _____
Alderman Lee _____	Alderman Magley _____

Presiding Officer

ATTEST:

City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2018.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING ARTICLE V OF CHAPTER FIVE OF THE CENTRALIA CITY CODE TO ADOPT THE 2014 EDITION OF THE INTERNATIONAL ELECTRICAL CODE, GOVERNING THE DESIGN, INSTALLATION AND CONSTRUCTION OF ELECTRICAL SYSTEMS, BY PROVIDING REASONABLE SAFEGUARDS TO PROTECT THE PUBLIC HEALTH AGAINST THE HAZARDS OF INADEQUATE, DEFECTIVE OR UNSAFE ELECTRICAL INSTALLATIONS; KNOWN AS THE ELECTRICAL CODE OF THE CITY OF CENTRALIA, MISSOURI.”

WHEREAS, one copy of “The National Electrical Code/2014 Edition” was filed in the office of the City Clerk of the City of Centralia, Missouri beginning January 13, 2018, as announced by public notice in the January 17, 2018 issue of the Centralia Fireside Guard newspaper, and kept available for public use, inspection, and examination in the office of said City Clerk for more than thirty (30) days from and after January 13, 2018; and

WHEREAS, notice of public hearing regarding the proposed adoption of “The National Electrical Code/2014 Edition” ” was given that a public hearing would be held on February 20, 2018 at the hour of 7:00 p.m. in the City Hall Council Chambers in Centralia, Missouri, said notice have been published in the January 17, 2018 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on February 20, 2018 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing citizens were given an opportunity to be heard in relation to the said proposed adoption of said electrical code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Article V of Chapter 5 of the Centralia City Code shall be changed, altered and amended to read as follows:

Section 5-28 Adoption of the Electrical Code

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Centralia, Missouri, being marked and designated as “The National Electrical Code/2014 Edition”, approved by the National Fire Protection Association, be and the same is hereby adopted as the Electrical Code of the City of Centralia, Missouri, for the control of buildings and structures as provided herein; and each and all of the regulations, provisions, penalties, conditions and terms of “The National Electrical Code/2014 Edition” are hereby referred to, adopted and made a part hereof as if fully set out in this Chapter, with the additions, insertions, deletions and changes as hereinafter prescribed in Section 5-29.

Section 5-29. Amendments to the National Electrical Code/2014 Edition

The National Electrical Code/2014 Edition is amended by additions, deletions, and changes including the changing of Articles, Sections, Subsections, Subsection Titles, and the addition of new Sections and new Subsections to read as follows:

1. *Add Article 90-10:*
Plans and Specifications: Plans and specifications shall be required on all work involving commercial, industrial, multiple family and buildings used for purposes of public assembly, or as determined by the code official.
2. *Add Article 90-11:*
Violations Penalties: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall install, alter or repair electrical wiring in violation of this Code or without a proper permit shall be guilty of an ordinance violation, and upon, conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
3. *Add Article 90-12:*
Means of Appeal: The owner of a building or structure or any other person may appeal a decision of the code official. Application for appeal may be filed in the office of the Resource Management Department of Boone County, Missouri.
4. *Add Article 90-13:*
Membership of the Board of Appeals: For the purposes of the Electrical Code, the Board of Appeals appointed under Section 113 of the International Building Code – 2012 Edition as adopted by Section 5-27 of the Centralia City Code shall serve as the Board of Appeals for matters referred to it for consideration under the

Electrical Code. Provisions in the International Building Code – 2012 Edition shall apply for all appeals filed under the National Electrical Code/2014 Edition.

5. *Add Article 90-14:*
Code Official: The City Administrator shall be the code official for the City of Centralia, Missouri. The administration and enforcement of this Chapter shall be the duty of said Code Official, who is authorized to take such action as, may be reasonably necessary to enforce this Chapter, and who may designate such City employees as are necessary to assist him in enforcing this Chapter. The City Administrator may designate one (1) or more employees of the City of Centralia, Missouri to perform a part of the duties of the Code Official to enforce this Chapter. He further may, with the approval of the Board of Aldermen by ordinance, contract for all or part of the duties of Code Official under this Chapter to be performed by the Resource Management Department of Boone County, Missouri.
6. *Add Article 90-15:*
Fee Schedule: The fees for electrical work shall be as set forth in Section 5-27 of the Centralia City Code.
7. *Add Article 90-16:*
Refunds: In the case of a revocation of a permit or abandonment or discontinuance of a building project, the portion of the work actually completed shall be computed and any excess fee for the incomplete work shall be returned to the permit holder upon written request. All plan examination and permit processing fees and all penalties that have been imposed on the permit holder under the requirements of the code shall first be collected. The code official shall authorize the refunding of fees according to the policies of the under the following additional circumstances:
 - a. The full amount of any fee paid hereunder which was erroneously paid or collected.
 - b. When no work has been done, the permit fee, less a processing fee of 25% of the original fee, may be refunded to the original permittee.The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the fee was paid.
8. *In Article 100, add in the list of definitions:*
Agriculture or Farming Activity: An agricultural activity shall be defined as the cultivating of the soil, producing of crops and the raising of animals for food or fiber and including horticulture, beekeeping, aquaculture, silviculture and forestry. Concentrated animal feeding operations must conform to the Missouri Department of Natural Resources' regulations pertaining to waste water management and odor control. The raising and keeping of horses for any purpose other than the production of food and fiber is not considered agricultural activity.
9. *In Article 100, delete the definition of Switch, Transfer and add:*
Switch, Transfer: An automatic or non-automatic device for transferring one or more load conductor connections from one power source to another. The transfer switch on activation shall disconnect all current carrying conductors to include the neutral to prevent back-feed to the utility.
10. *Delete 110.5 and add:*
Conductors: Conductors normally used to carry current shall be of copper unless otherwise provided for in this code. Where the conductor material is not specified, the sized given in this code shall apply to copper conductors. Where other materials are used, the size shall be changed accordingly. Aluminum and copper aluminum will be approved as outside feeders of 100 amperes or larger and must terminate nearest the point of entrance of the feeder; or as designed and recommended by a registered professional engineer or a registered architect.

(FPN) For aluminum and copper-clad aluminum conductors, see Sections 250.120 (B), 310-14.
11. *Article 201.8 Ground-Fault Circuit-Interrupter Protection for Personnel (A) Dwelling Units. (2).* Add the following to Exception (2): Outlet receptacles serving sewage/septic/sump pumps should have ground fault circuit interrupter protection for personnel.
12. *Article 201.8 Ground-Fault Circuit-Interrupter Protection for Personnel (A) Dwelling Units (3).* Add the following to Exception to (3): Outlet receptacles in an exterior soffit that are used for seasonal decorative lighting shall have ground fault circuit interrupter protection for personnel; must be accessible, but are not required to be readily accessible.
13. *Article 201.8 Ground-Fault Circuit-Interrupter Protection for Personnel (A) Dwelling Units (4).* Add the following to Exception to (4): Outlet receptacles serving sewage/septic/sump pumps should have ground fault circuit interrupter protection for personnel.
14. *Delete Article 210.8 (A) (5) Exception in its entirety and insert:*
Exception No. 1 to (2) Garages and accessory buildings. Receptacles in locations that are not readily accessible. (e.9., on the ceiling of a garage).

Exception No. 2 to (2) Garages and (5) Unfinished basements. A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (47), or (48).

Add the following Exception to (3) Outdoors. GFCI receptacles located in exterior soffits and used for seasonal decorative lighting are not required to be readily accessible.

Exception No. 4 to (5): Outlet receptacles serving sewage/septic/sump pumps should have ground fault circuit interrupter protection for personnel.

Exception to (7) Sinks. Where the receptacles are installed within 1.8 m (6 feet) of the outside edge of the sink.

(a) Receptacles installed for appliances such as clothes washers, refrigerators, garbage disposals, dishwashers, and microwave ovens shall not be required to be GFCI protected where located within 6 feet of laundry, utility, kitchen or wet bar sink in a dwelling.

(b) A duplex receptacle may be used for a single appliance provided the duplex receptacle is located behind the appliance which, in normal use, is not easily moved and the receptacle is not readily accessible for the use of power tools. This receptacle must be marked "not GFCI protected". Receptacles installed under the exceptions to 210.8 (AX7) shall not be considered as meeting the requirements of 210.52 (G).

15. *Delete 210.8(D) in its entirety*

16. *Article 210.12 Arc-Fault Circuit-Interrupter Protection*

Article 210.12 (A). Dwelling Units. All 120-volt, single phase, 15 – and 20 – ampere branch circuits supplying outlets installed in dwelling unit bedrooms and for smoke detectors shall be protected by a listed arc-fault circuit interrupter, combination-type installed to provide protection of the branch circuit. The rest of 210.12 (A) remains as stated.

Add the following Exception No. 4: Arc-Fault Circuit Interrupter Protection is not required in one and two-family dwellings which are regulated by the International Residential Code.

17. *In Article 210.52 Dwelling unit receptacle outlets (C) Countertops (5) Receptacle outlet location. Exception to (5): Delete the second sentence to the first paragraph that reads; "Receptacles mounted below a countertop in accordance with this exception shall not be located where the countertop extends more than 150mm (6 inches) beyond its support base." The rest of the section remains as stated. This definition is to allow the placement of the receptacle no more than 12 inches below the countertop, and anywhere the countertop extends beyond its support base.*

Add the following Exception to (E). (3): A receptacle is not required at an existing structure

18. *Article 210.52(G)(1): Receptacles in Garages. Delete first sentence, as follows: In each attached garage, and in each detached garage with electric power, the branch circuit supplying receptacles shall not supply outlets outside the garage." Retain second sentence: "At least one duplex receptacle shall be installed for each car space."*

19. *Article 210.63 Heating, Air-conditioning, and Refrigeration Equipment Outlet: In Article 201.63: Existing exception to be shown as Exception No. 1 and add Exception No. 2: Rooftop and exterior equipment on one- and two-family dwellings.*

20. *Article 220.14 (J) Dwelling Occupancies: Delete "one-family, two-family"; add the following paragraph at end: One- and two family dwellings*

(1) *In one- and two-family dwellings, a 15-amp rated general purpose circuit shall be limited to a maximum of eight receptacle outlets or openings, or eight lighting outlets or openings, or any combination of receptacle outlets and lighting outlets totaling not more than eight.*

(2) *In one- and two-family dwellings, a 20-amp rated general purpose circuit shall be limited to a maximum of ten receptacle outlets or openings, or ten lighting outlets or openings, or any combination of receptacle outlets and lighting outlets totaling not more than ten.*

(3) *In one- and two-family dwellings, the small appliance circuits serving the kitchen countertop and similar areas, shall be limited to not more than two receptacle outlets or openings for the first two such circuits; the third and succeeding small appliance circuits shall be limited to not more than three receptacle outlets or openings per circuit.*

(4) *In one- and two-family dwellings, the microwave receptacle outlet shall be a dedicated 20-amp rated circuit, and shall share with no other outlets.*

21. *Article 230.50 Protection Against Physical Damage. Replace B) (1) with: Service Entrance Cables and (3) with Schedule 40 rigid nonmetallic conduit or equivalent.*

22. *Article 230.70(A)(1): Add: Inside the nearest point of entrance is defined as the first full stud space inside*

structure.

23. *Delete Article 250.50 and add: Grounding Electrode System.* All grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrode system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used, except where there exists a metal water pipe in contact with earth for 10 feet or more, for one- and two-family dwellings, a single grounding electrode as required by the serving electrical utility shall be permitted to fill the requirements of Article 250.50.
24. *Delete Article 250.94 in its entirety.*
25. *Delete Article 300.5 (D)(3) in its entirety and add: Article 300.5 (D)(3) Service Conductors.* Warning tape shall be installed a minimum of six (6) inches below grade not less than twelve (12) inches above the electrical cables or conduit in all underground installations of 50 volts.
26. *Delete Article 300.5 (D)(4) in its entirety and add:*
(4) Enclosure and Raceway Damage: Where the enclosure or raceway is subject to physical damage, the conductors shall be installed in rigid metal conduit, intermediate metal conduit, Schedule 40 rigid nonmetallic conduit, or equivalent.
27. *Article 300.9 Raceways in Wet Locations Above Grade: Delete in its entirety:*
28. *Article 300.11(A)(2) Non-Fire Rated Assemblies: Add exception:*
Exception: One 3/4 inch raceway or smaller, with maximum conductor fill (for example, twelve #12 AWG), shall be permitted to be supported by the ceiling support wire.
29. *Article 314.23 (B)(1) Nails and Screws: Add last sentence to paragraph:* Screws may be installed through the interior sides of a nonmetallic box to mount or fasten the box in place regardless of its listing and labeling, provided the heads of the screws are covered or coated with a nonmetallic material.
30. *Article 334.12 Uses Not Permitted. (A) Types NM, NMC, and NMS.* Delete the following in its entirety: “(2) Exposed in dropped or suspended ceilings in other than one- and two-family and multi-family dwellings.”
31. *Article 334.12 Uses Not Permitted (B) NM and NMS.* Add:
Exception: Type NMS cable shall be permitted in wet or damp locations.
32. *Article 334.15 (B) Protection from Physical Damage:* Where schedule 80 PVC is stated in first paragraph, replace with schedule 40 PVC or better to read. “Cable shall be protected from physical damage where necessary by rigid metal conduit, electrical metallic tubing, Schedule 40 PVC conduit or better or other approved means. Where passing through a floor, the cable shall be enclosed in rigid metal conduit, intermediate metal conduit, electrical metal tubing, Schedule 40 PVC conduit or better or other approved means extending at least 150 mm (6 inches) above the floor.”
33. *Delete Article 334.80 Ampacity in its entirety and add:*
Article 334.80 Ampacity. The ampacity of Types NM, NMC, and NMS cable shall be determined in accordance with 310.15. The ampacity shall be in accordance with the 60 degrees C (143 degrees F) conductor temperature rating. The 90 degree C (194 degree F) rating shall be permitted to be used for ampacity derating purposes, provided the final de-rated ampacity does not exceed that for a 60 degree C (140 degree F) rated conductor. The ampacity of Types NM, NMC, NMS cable installed in cable tray shall be determined in accordance with the 392.11.

Where more than two NM cable containing two or more current-carrying conductors are installed, without maintaining spacing between the cables, through the same opening in wood framing that is to be fire- or draft-stopped using thermal insulation, caulk or sealing foam. The allowable ampacity of each conductor shall be adjusted in accordance with Table 310.15(B)(2)(a). The rest of 334.80 is deleted in its entirety.
34. *Article 404.2(C) Switches Controlling Lighting Loads: Delete in its entirety.*
35. *Delete Article 406.9 Receptacles in Damp or Wet Locations*
(A) Damp locations. A receptacle installed outdoors in a location protected from the weather or in other damp locations shall have an enclosure for the receptacle that is weatherproof when the receptacle is covered (attachment plug cap not inserted and receptacle covers closed)

An installation suitable for wet locations shall also be considered suitable for damp locations.

A receptacle shall be considered to be in a location protected from weather where located under roofed open porches, canopies, marquees and the like, and will not be subjected to a beating rain or water run-off.

(B) Wet Location.

(1) 15- and 20- ampere receptacles in wet locations. 15- and 20-ampere, 125- and 250- volt receptacles installed in a wet location shall have an enclosure that is weather-proof, whether or not the attachment plug cap is inserted. Weatherproof "in use or bubble" covers not required. The rest of 406.8 (A) is deleted in its entirety.

36. Delete Article 406.12 Tamper-Resistant Receptacles for Dwelling Units. in its entirety

37. Delete Article 410.24(B) Access to Boxes.

38. Add Article 422.16(B) Specific Appliances (5) Storage-type Water Heaters: Storage type water heaters shall be permitted to be cord and plug connected with a flexible cord rated at 30 amperes. Cord with not be required to be listed for this use.

39. Article 440.9 Grounding and Bonding of Air Conditioning and Refrigerating Equipment. Where air conditioning and refrigeration equipment are installed outdoors with wiring methods consisting of liquid-tight flexible metal conduit or electrical metallic tubing, a wire-type equipment grounding conductor, as specified in 250.118(1), shall be provided in the outdoor portion of the raceway.

Note; This proposed change was erroneously omitted from the printing of the 2014 NEC.

40. Article 440.14 Location. Add Exception No. 3: Exception No. 3. Cord and plug connected appliances.

41. Add Article 545.14: Release from liability: Due to the fact that the Boone County Resource Management Department is unable to properly inspect wiring, outlets, junction boxes, etc. in manufactured buildings, the owner is responsible for insuring that all electrical components are in compliance with this code.

42. Article 550 (H)(2). Change Schedule 80 PVC to Schedule 40 PVC.

43. Add Article 550.34. Release from liability: Due to the fact that the Boone County Resource Management is unable to properly inspect wiring, outlets, junction boxes, etc. in manufactured buildings, the owner is responsible for insuring that all electrical components are in compliance with this code.

44. Article 600.6 Disconnects. (A)(1): Change the wording of the first sentence as follows: "Disconnects for signs and for outline lighting systems shall be located at the point where the feeder or branch circuits(s) enters the sign enclosure or pole, and shall disconnect all ungrounded conductors where they enter the sign enclosure or pole."

45. Article 680.43 Indoor Installations: Delete Exception No. 2.

46. Article 680.74 Bonding: Delete the last sentence.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED by the Board of Aldermen this _____ day of _____, 2018.

Alderman Wilkins _____ Alderman Vollrath _____
Alderman Hudson _____ Alderman Rodgers _____
Alderman Lee _____ Alderman Magley _____

Presiding Officer

ATTEST:

City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2018.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

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A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING ARTICLE VI OF CHAPTER FIVE OF THE CENTRALIA CITY CODE TO ADOPT THE 2015 EDITION OF THE INTERNATIONAL PLUMBING CODE, GOVERNING THE DESIGN, INSTALLATION AND CONSTRUCTION OF PLUMBING SYSTEMS, BY PROVIDING REASONABLE SAFEGUARDS FOR SANITATION TO PROTECT THE PUBLIC HEALTH AGAINST THE HAZARDS OF INADEQUATE, DEFECTIVE OR UNSANITARY PLUMBING INSTALLATIONS; KNOWN AS THE PLUMBING CODE OF THE CITY OF CENTRALIA, MISSOURI”

WHEREAS, one copy of the “International Plumbing Code – 2015 Edition” was filed in the office of the City Clerk of the City of Centralia, Missouri beginning January 13, 2018, as announced by public notice in the January 17, 2018 issue of the Centralia Fireside Guard newspaper, and kept available for public use, inspection, and examination in the office of said City Clerk for more than thirty (30) days from and after January 13, 2018; and

WHEREAS, notice of public hearing regarding the proposed adoption of the “International Plumbing Code – 2015 Edition” was given that a public hearing would be held on February 20, 2018 at the hour of 7:00 p.m. in the City Hall Council Chambers in Centralia, Missouri, said notice have been published in the January 17, 2018 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on February 20, 2018 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing citizens were given an opportunity to be heard in relation to the said proposed adoption of said plumbing code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Article VI of Chapter 5 of the Centralia City Code shall be changed, altered and amended to read as follows:

Section 5-30. International Plumbing Code – 2015 Edition

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Centralia, Missouri, being marked and designated as the “International Plumbing Code – 2015 Edition”, as published by the International Code Council, Inc., be and is hereby adopted as the Plumbing Code of the City of Centralia, Missouri, for the control of buildings and structures as provided herein; and each and all of the regulations, provisions, penalties, conditions and terms of such “International Plumbing Code – 2015 Edition”, published by the International Code Council, Inc., on file in the office of the City Clerk of the City of Centralia, Missouri, are hereby referred to, adopted and made a part hereof as if fully set out in this Chapter, with the additions, insertions, deletions and changes as hereinafter prescribed in Section 5-31 and Section 5-32.

Section 5-31. Definitions For and Exemptions to International Plumbing Code – 2015 Edition

- A. Wherever (name of jurisdiction) appears in this code, it shall read “City of Centralia, Missouri”.
- B. Wherever “Department of Plumbing Inspection” appears in this code, it shall read “Department of Resource Management of Boone County, Missouri”.
- C. Wherever “Chief Appointing Authority of the Jurisdiction” appears in this code, it shall read “Mayor of the City of Centralia, Missouri, with the advice and consent of a majority of the members of the Board of Aldermen of

the City of Centralia, Missouri.”

Section 5-32. Amendments to the International Plumbing Code – 2015 Edition

The International Plumbing Code – 2015 Edition is amended by additions, deletions, and changes including the changing of Articles, Sections, Subsections, Subsection Titles, and the addition of new Sections and new Subsections to read as follows:

1. *Section 103 is retitled to read:*
Section 103. Resource Management Department
2. *Section 103.1 Delete in its entirety and add:*
Section 103.1 General. The Resource Management Department previously created by the Boone County Commission is the enforcement agency for this code and the executive official in charge thereof shall be known as the building official or the code official.
3. *Section 103.2 Delete in its entirety and add:*
Section 103.2 Appointment. The Director of Resource Management shall be appointed by the Boone County Commission.
4. *Section 103.3 Delete in its entirety and add:*
Section 103.3 Deputies. In accordance with the prescribed procedures of Boone County and with the concurrence of the Boone County Commission, the Director of Resource Management shall have the authority to appoint a deputy building official, and related technical officers, inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the building official
5. *Section 106.6.2 Delete in its entirety and add:*
Fee Schedule: The fees for plumbing work shall be as set forth in Section 5-27 of the Centralia City Code.
6. *Section 106.6.3 Delete in its entirety and add:*
Fee Refunds: The code official shall authorize the refunding of fees according to City of Centralia policies under the following additional circumstances:
 - a. The full amount of any fee paid hereunder which was erroneously paid or collected.
 - b. Not more than 75% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
 - c. Not more than 75% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan review effort has been expended.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the fee was paid.

7. *Section 108.4 Delete in its entirety and add:*
Violation penalties: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall install plumbing work in violation of an approved plan or directive of the building official or of a permit or certificate issued under the provisions of the code, shall be guilty of an ordinance violation and, upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
8. *Section 108.5 Delete last sentence and add:*
Stop work orders: Any person who shall continue any work in or about the structure after having been served

with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be guilty of an ordinance violation and, upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.

9. *Section 109.2* Delete in its entirety and add:
Section 109.2 Membership of the board. The board of appeals as established in Section 113 of the International Building Code – 2015 Edition shall serve as the board of appeals for the International Plumbing Code.
10. Section 109.2.1 Delete in its entirety.
11. Section 109.2.2 Delete in its entirety.
12. Section 109.2.3 Delete in its entirety.
13. Section 109.2.4 Delete in its entirety.
14. Section 109.2.5 Delete in its entirety.
15. Section 109.2.6 Delete in its entirety.
16. Section 109.3 Delete in its entirety.
17. Section 109.4 Delete in its entirety.
18. Section 109.4.1 Delete in its entirety.
19. Section 109.5 Delete in its entirety.
20. Section 109.6 Delete in its entirety.
21. Section 109.6.1 Delete in its entirety.
22. Section 109.6.2 Delete in its entirety.
23. Section 109.7 Delete in its entirety.
24. *Section 305.4.1* Delete in its entirety and add:
Section 305.4.1 Sewer Depth: Building sewers that connect to private sewage disposal systems shall be a minimum of eighteen (18) inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of eighteen (18) inches below grade.
25. *Section 405.3.1.* Delete in its entirety and add:
405.3.1 Water closets, urinals, lavatories and bidets. Water closets shall be spaced at least fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture, except the centerline of the water closet may be spaced twelve (12) inches if located next to the bathtub.
26. *Section 410.1* Add exception:
Exception: In business, mercantile and storage occupancies where drinking fountains are required, the following exceptions are permitted to substitute for one hundred percent (100%) of the required drinking fountains if the required number is not greater than one (1):

1. A water cooler or bottled water dispenser;
 2. Individual bottles of water;
 3. A break room sink, bar sink or kitchen sink provided all sinks have an approved standard faucet per IPC 424.1.
27. *Section 602.3* Delete in its entirety and add:
Section 602.3. Individual water supply. Where a potable public water supply is not available, individual sources of potable water supply shall be utilized. A potable public supply system shall be considered available to a lot if the lot is located within 300 feet of the public water main.
28. *Section 606.1* Delete in its entirety and add:
Section 606.1. Location of full-open valves. Full-open valves shall be installed in the following locations:
1. On the building water service pipe from the public water supply near the curb.
 2. On the water distribution supply pipe at the entrance into the structure.
 3. On the discharge side of every water meter.
Exception: Water meters not located inside a building.
 4. On the base of every water rise pipe in occupancies other than multiple-family residential occupancies which are two (2) stories or less in height and in one- and two-family residential occupancies.
 5. On the top of every water down-feed in occupancies other than one- and two-family residential occupancies.
 6. On the entrance to every water supply pipe to a dwelling unit, except where supplying a single fixture equipped with individual stops.
 7. On the water supply pipe to a gravity or pressurized water tank.
 8. On the water supply pipe to every water heater.
29. *Section 701.2* Delete in its entirety and add:
 Section 701.2 Sewer required: Every building in which plumbing fixtures are installed and every premises having drainage piping shall be connected to a public sewer, where available, or where a public sewer is not available, a private sewage disposal system in accordance with the requirements of the Columbia/Boone County Health Department or the Missouri Department of Natural Resources
30. *Add Section 701.2.1* Add:
 A public sewer system shall be considered available if a lot is within 225 feet of a sanitary sewer system to which connection is practical and is permitted by the governmental agency or utility responsible for the sanitary sewer.
31. *Section 904.1* Delete in its entirety and add:
 Section 904.1 Roof extension. All open vent pipes that extend through a roof shall be terminated at least 12 inches above the roof, except that where a roof is to be used for any purpose other than weather protection, the vent extensions shall be run at least 7 feet above the roof.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED by the Board of Aldermen this _____ day of _____, 2018.

Alderman Wilkins _____ Alderman Vollrath _____
Alderman Hudson _____ Alderman Rodgers _____
Alderman Lee _____ Alderman Magley _____

Presiding Officer

ATTEST:

City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2018.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING ARTICLE VII OF CHAPTER FIVE OF THE CENTRALIA CITY CODE TO ADOPT THE 2015 EDITION OF THE INTERNATIONAL MECHANICAL CODE, GOVERNING THE DESIGN, INSTALLATION AND CONSTRUCTION OF MECHANICAL SYSTEMS, BY PROVIDING REASONABLE SAFEGUARDS TO PROTECT THE PUBLIC HEALTH AND SAFETY AGAINST THE HAZARDS OF INADEQUATE, DEFECTIVE OR UNSAFE MECHANICAL SYSTEMS AND INSTALLATIONS; KNOWN AS THE MECHANICAL CODE OF THE CITY OF CENTRALIA, MISSOURI.”

WHEREAS, one copy of the “International Mechanical Code – 2015 Edition” was filed in the office of the City Clerk of the City of Centralia, Missouri beginning January 13, 2018, as announced by public notice in the January 17, 2018 issue of the Centralia Fireside Guard newspaper, and kept available for public use, inspection, and examination in the office of said City Clerk for more than thirty (30) days from and after January 13, 2018; and

WHEREAS, notice of public hearing regarding the proposed adoption of the “International Mechanical Code – 2015 Edition” was given that a public hearing would be held on February 20, 2018 at the hour of 7:00 p.m. in the City Hall Council Chambers in Centralia, Missouri, said notice have been published in the January 17, 2018 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS a public hearing was held at 7:00 p.m. on February 20, 2018 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing citizens were given an opportunity to be heard in relation to the said proposed adoption of said mechanical code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Article VII of Chapter 5 of the Centralia City Code shall be changed, altered and amended to read as follows:

Section 5-33. International Mechanical Code – 2015 Edition

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Centralia, Missouri, being marked and designated as the “International Mechanical Code – 2015 Edition”, as published by the International Code Council, Inc., be and is hereby adopted as the Mechanical Code of the City of Centralia, Missouri, for the control of buildings and structures as provided herein; and each and all of the regulations, provision, penalties, conditions and terms of such “International Mechanical Code – 2015 Edition”, published by the International Code Council, Inc., on file in the office of the City Clerk of the City of Centralia, Missouri, are hereby referred to, adopted and made a part hereof as if fully set out in this Chapter, with the additions, insertions, deletions and changes as hereinafter prescribed in Section 5-34 and Section 5-35.

Section 5-34. Definitions For and Exemptions to International Mechanical Code – 2015 Edition

- A. Wherever (name of jurisdiction) appears in this code, it shall read “City of Centralia, Missouri”.
- B. Wherever “Department of Mechanical Inspection” appears in this code, it shall read “Department of Resource Management of Boone Country, Missouri”.
- C. Wherever “Chief Appointing Authority of the Jurisdiction” appears in this code, it shall read “Mayor of the City of Centralia, Missouri, with the advice and consent of a majority of the members of the Board of Aldermen of the City of Centralia, Missouri.”

Section 5-35. Amendments to the International Mechanical Code – 2015 Edition

The International Mechanical Code – 2015 Edition is amended by additions, deletions, and changes including the changing of Articles, Sections, Subsections, Subsection Titles, and the addition of new Sections and new Subsections to read as follows:

- 1. *Section 101.2 Scope.* Add:
Exception 2: Mechanical system in existing buildings undergoing repair, alterations or additions and change of occupancy shall be permitted to comply with the International Building Code or other applicable codes.
- 2. *Section 101.2.1* Delete in its entirety and add:
Appendices: Appendix A is adopted as part of this code.
- 3. *Section 103* is retitled to read:
Section 103 Resource Management Department
- 4. *Section 103.1* Delete in its entirety and add:

Section 103.1 Enforcement Authority. The Resource Management Department previously created by the Boone County Commission is the enforcement agency for this code and the executive official in charge thereof shall be known as the building official or the code official. The building official is hereby authorized and directed to administer and enforce all provisions of this code

5. *Section 103.2* Delete in its entirety and add:
Section 103.2 Appointment. The Director of Resource Management shall be appointed by the Boone County Commission.
6. *Section 103.3* Delete in its entirety and add:
Section 103.3 Deputies. In accordance with the prescribed procedures of Boone County and with the concurrence of the Boone County Commission, the Director of Resource Management shall have the authority to appoint a deputy building official, and related technical officers, inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the building official
7. *Section 106.3.1 Construction documents: Add to Exception:*
Buildings or structures exempt from these requirements are as follows
 - a. One-family dwellings
 - b. Two family dwellings
 - c. Commercial or industrial buildings having less than 1200 square feet of floor area, or which provides for the employment, assembly, housing, sleeping or eating of not more than nine (9) persons; or
 - d. Any structure containing less than twenty thousand cubic feet, except as provided above.
 - e. Any building or structure used exclusively for farm purposes.
8. *Section 106.5.2* Delete in its entirety and add:
Fee Schedule: The fees for mechanical work shall be as set forth in Section 5-27 of the Centralia City Code.
9. *Section 106.5.3* Delete in its entirety and add:
Fee Refunds: The code official shall authorize the refunding of fees according to City of Centralia policies under the following additional circumstances:
 - a. The full amount of any fee paid hereunder which was erroneously paid or collected.
 - b. When no work has been done, the permit fee, less a processing fee of 25% of the original fee, may be refunded to the original permittee.

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the fee was paid.
10. *Section 108.4* Delete in its entirety and add:
Violation penalties: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect construct, alter or repair a building or structure in violation of an approved plan or directive of the building official or of a permit or certificate issued under the provisions of the code, shall be guilty of an ordinance violation and, upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
11. *Section 108.5* Delete last sentence and add:
Any person who shall continue any work on the system after have been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be guilty of an ordinance violation and, upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
12. *Section 109.2* Delete in its entirety and add:
Section 109.2 Membership of the board. The board of appeals as established in Section 113 of the International Building Code – 2015 Edition shall serve as the board of appeals for the International Mechanical Code.
13. *Section 109.2.1* Delete in its entirety.
14. *Section 109.2.2* Delete in its entirety.
15. *Section 109.2.3* Delete in its entirety.
16. *Section 109.2.4* Delete in its entirety.
17. *Section 109.2.5* Delete in its entirety.
18. *Section 109.2.6* Delete in its entirety.
19. *Section 109.3* Delete in its entirety.

- 20. *Section 109.4* Delete in its entirety.
- 21. *Section 109.4.1* Delete in its entirety.
- 22. *Section 109.5* Delete in its entirety.
- 23. *Section 109.6* Delete in its entirety.
- 24. *Section 109.6.1* Delete in its entirety.
- 25. *Section 109.6.2* Delete in its entirety.
- 26. *Section 109.7* Delete in its entirety.
- 27. *Section 304.11* Guards. Delete exception.
- 28. *Section 504.8.2* Duct installation Delete from the end of the last sentence the following words; "that protrude more than 1/8 inch (3.2 mm) into the inside of the duct". "

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED by the Board of Aldermen this _____ day of _____, 2018.

Alderman Wilkins _____	Alderman Vollrath _____
Alderman Hudson _____	Alderman Rodgers _____
Alderman Lee _____	Alderman Magley _____

 Presiding Officer

ATTEST:

 City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2018.

 Mayor, Tim Grenke

ATTEST:

 City Clerk, Heather Russell

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING ARTICLE VIII OF CHAPTER FIVE OF THE CENTRALIA CITY CODE TO ADOPT THE 2015 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO- FAMILY DWELLINGS , GOVERNING THE FABRICATION, ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, LOCATION AND USE OF DETACHED ONE- AND TWO-FAMILY DWELLINGS, THEIR APPURTENANCES AND ACCESSORY STRUCTURES IN THE JURISDICTION OF THE CITY OF CENTRALIA, MISSOURI; AND PROVIDING FOR THE ISSUANCE OF PERMITS THEREFOR, PROVIDING PENALTIES FOR THE VIOLATION THEREOF, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.”

WHEREAS, one copy of the “International Residential Code for One- and Two-Family Dwellings – 2015 Edition” was filed in the office of the City Clerk of the City of Centralia, Missouri beginning January 13, 2018, as announced by public notice in the January 17, 2018 issue of the Centralia Fireside Guard newspaper, and kept available for public use, inspection, and examination in the office of said City Clerk for more than thirty (30) days from and after January 13, 2018; and

WHEREAS, notice of public hearing regarding the proposed adoption of the “International Residential Code for One- and Two-Family Dwellings – 2015 Edition” was given that a public hearing would be held on February 20, 2018 at the hour of 7:00 p.m. in the City Hall Council Chambers in Centralia, Missouri, said notice have been published in the January 17, 2018 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on February 20, 2018 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing citizens were given an opportunity to be heard in relation to the said proposed adoption of said residential building code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Article VIII of Chapter 5 of the Centralia City Code shall be changed, altered and amended to read as follows:

Section 5-36. International Residential Code for One- and Two-Family Dwellings – 2015 Edition

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Centralia, Missouri, being marked and designated as the “International Residential Code for One- and Two-Family Dwellings -- 2015 Edition”, as published by the International Code Council, be and is hereby adopted as the Residential Building Code of the City of Centralia, Missouri, for the control of residential structures as provided herein; and each and all of the regulations, provisions, penalties, conditions and terms of such “International Residential Code for One- and Two-family Dwellings – 2015 Edition”, published by the International Code Council, on file in the office of the City Clerk of the City of Centralia, Missouri, are hereby referred to, adopted and made a part hereof as if fully set out in this Chapter, with the additions, insertions, deletions and changes as hereinafter prescribed in Section 5-37.

Section 5-37. Amendments to the International Residential Code for One- and Two-Family Dwellings – 2015 Edition

The International Residential Code for One- and Two-Family Dwellings – 2015 Edition is amended by additions, deletions, and changes including the changing of Articles, Sections, Subsections, Subsection Titles, and the addition of new Sections and new Subsections to read as follows:

1. *Add Section R100.1:*
Wherever (name of jurisdiction) appears in this code, it shall read “City of Centralia, Missouri”.
2. *Add Section R100.1.1:*
Wherever “Department of Building Safety appears in this code, it shall read “Department of Resource Management of Boone County, Missouri.”
3. *Add Section R100.1.2:*
Wherever “Chief Appointing Authority of the Jurisdiction” appears in this Code, it shall read “Mayor of the City of Centralia, Missouri, with the advice and consent of a majority of the members of the Board of Aldermen of the City of Centralia, Missouri.
4. *Delete Section R101.1 and add:*
R101.1 Title: These provision shall be known as the “Residential Code for One- and Two-Family Dwellings of the City of Centralia, Missouri” and shall be cited as such and will be referred to herein as “this code”.

5. *Delete Section R101.2 and add:*

R101.2 Scope: The provisions of the International Residential Code for One- and Two-Family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location and removal of detached one- and two-family dwelling and multiple single family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures

Note: the provisions of this code do not apply to agricultural buildings or structures. Where the construction of agricultural buildings or structures requires a building permit, such structures shall be designed and built in accordance with the provisions of the International Building Code or other standards approved by the Code Official.

6. *Delete Section R103 in its entirety and add:*

SECTION R 103 RESOURCE MANAGEMENT DEPARTMENT

R103.1 Enforcement Authority. The Resource Management Department previously created by the Boone County Commission is the enforcement agency for this code and the executive official in charge thereof shall be known as the building official or the code official.

R103.2 Appointments. The Director of Resource Management shall be appointed by the Boone County Commission.

R103.3 Deputies. In accordance with the prescribed procedures of Boone County and with the concurrence of the Boone County Commission, the Director of Resource Management shall have the authority to appoint a deputy building official, and related technical officers, inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the building official

7. *Delete Section R104.10.1 and add:*

Areas prone to flooding. The Code Official shall not grant modifications to any provisions related to areas prone to flooding as established by Table R301.2(1) without the granting of a variance to such provisions under Chapter 12 of the Centralia City Code.

8. *Delete Section R105.2(1) and add:*

(1) One story detached accessory structures, provided the floor area does not exceed 160 square feet. Such buildings must comply with all setback requirements found in Chapter 31 of the Centralia City Code. Such buildings used to house hazardous materials (paint, gasoline, etc.) must be placed at least 10 feet from any property line and have a door that can be secured by a lock.

9. *Delete Section R105.2(2) and add:*

(2) Fences not over twelve (12) feet high.

10. *Delete Section R106.1 and add:*

R106.1 Submittal documents: Construction documents, special inspection and structural observation programs, and other data may be required to be submitted on one or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional.

11. *Delete Section R112.2.1.*

12. *Delete Section R112.2.2*

13. *Delete Section R112.3*

14. *Delete Section R113.4 and add:*

R113.4 Violation penalties: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair a building or structure in violation of an approved plan or directive of the Code Official or of a permit or certificate issued under the provisions of the code, shall be guilty of an ordinance violation and, upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.

15. *In Section R202 delete the definition for "Accessory Structure" and add:*

ACCESSORY STRUCTURE. A structure not greater than three thousand (3,000) square feet and not more than three stories or exceeding twenty-four (24) feet in height with separate means of egress, and shall not exceed the height of the main structure, the use of which is incidental to that of the main building and which is located on the same parcel.

16. *In Section R202 add new item (4) to the definition for "Attic, Habitable":*

(4) The occupiable space is provided with an egress door in accordance with Section R311.2 or by a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

17. *In Table R301.2(1) insert the following values:*
 Ground Snow Load – 20 lbs./sq. ft.
 Wind Sped – 90
 Topographic Effects – No
 Seismic Design Category – B
 Weathering – Yes; Severe
 Frost Line Depth – Yes; 30 inches
 Termite – Moderate to Heavy
 Decay – Slight to Moderate
 Winter Design Temp – +4_ Fahrenheit
 Ice Barrier Underlayment Required – No
 Flood Hazards – 6/2/1975 and 2/2/11 – dates of adoption of flood regulations
 3/17/11 – date of Flood Insurance Rate Maps
 Air Freezing Index – 0 to 1000
 Mean Annual Temperature – 55_ Fahrenheit
18. *In Table R301.5; Add note g.4: “Must also include a vertical egress component.*
19. *Add new Section R301.9:*
R301.9 Sediment Control: all sites are subject to providing on-site sediment control structures to minimize to the maximum extent practical the erosion of soil form the building site. Acceptable practices include, but are not limited to, use of silt fences, straw bales and rock check dams. Failure to provide and maintain such sediment control devises could result in inspections being withheld, issuance of a stop work order or even revocation of the building permit.
20. *In Section R302.1 add new exception 6:*
 6. A detached accessory garage or shed located not less than three (3) feet from any side lot line.
21. *Delete exception to Section R302.2 and substitute:*
Exception: A common two (2) hour fire-resistance rated wall assembly tested in accordance with ASTM E 119 or UE 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and the underside of the roof sheathing. Electrical installations shall be installed in accordance with Chapter 34 through 43. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4
22. *Section R302.5.1:* Delete “equipped with a self-closing device.”
23. *Section R302.6 Dwelling garage separation:* Replace one-half (1/2) inch gypsum board with five-eighth (5/8) inch gypsum board in referenced Table R302.6 Dwelling/garage fire separation. Add last sentence to paragraph of R302.6: The garage shall be completely separated from the residence and its attic area by means of five-eighths (5/8) inch gypsum board or equivalent applied to the garage side.
24. *Section R303.4 Mechanical ventilation:* Delete in its entirety and add:
Section R303.4 Mechanical ventilation. The dwelling unit shall be provided with whole-house mechanical ventilation in accordance with Section M1507.3. Alternatively, an insulated cut from the outside connected to the return air or HVAC unit ahead of the filter with balancing damper may be provided. The duct size shall be based on the conditioned area the HVAC unit serves. The duct size shall be based on the conditioned area the HVAC unit serves. The duct shall be 4" diameter for areas 1,500 S.F. or less, 6" diameter for areas over 1,500 S. F. and less than or equal to 2,400 S. F., and 8" diameter for areas over 2,400 S.F.
25. *Section R303.6:* Add Exception:
 Exception: Bathroom exhaust fans may be exhausted into a soffit vent if composed of approved materials as determined by the code official.
26. *Add Section R307.3:*
R307.3 Water closet: All water closets shall be spaced at least fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture, except the centerline of the water closet may be spaced twelve (12) inches if located next to a bathtub.
27. *Section R311.7.5.1 Risers:* Delete the first sentence and add: The maximum riser height shall be seven and three-fourth (7 3/4) inches (200 mm).
 The rest of the paragraph remains the same. Add Exception:
 Exception: Closed risers are not required on exterior stairs where the height is less than ten feet above grade.
28. *Section R312.2 Height.* Delete in its entirety.
29. *Section R313.1 Townhouse automatic fire sprinkler systems.* Delete in its entirety,
30. *Section R313.2 One- and two-family dwelling automatic fire sprinkler system.* Delete in its entirety.

31. *Delete Section R313 in its entirety and add:*
R313 Automatic Fire Sprinkler System: A builder of a single-family dwelling or residences or multi-unit dwelling of four or fewer units shall offer to any purchaser on or before the time of entering into the purchase contract the option at the purchaser's cost to install or equip an automatic fire sprinkler system in the dwelling, residence or unit. Notwithstanding any provision of law to the contrary, no purchaser of such a single-family dwelling, residence, or multi-unit dwelling shall be denied the right to choose or decline to install an automatic fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulations, order or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulations, order or resolution the mandatory option for purchasers to have the right to choose and the requirement that the builders offer to purchasers the option to purchase an automatic fire sprinkler system in connection with the purchase of any single-family dwelling, residence, or multi-family dwelling of four or fewer units.
32. *Delete Section R315.2 in its entirety and add:*
R315.2 When required in existing dwellings. Where work requiring a permit occurs inside an existing dwelling that has an attached garage or inside an existing dwelling within which fuel-fired appliances exist, a carbon monoxide alarm shall be provided in the immediate vicinity of the bedrooms.
33. *Section R322 Flood Resistant construction. Delete in its entirety.* All construction must comply with Centralia City Code, Chapter 12 Flood Regulations.
34. *Amend Table R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS:* Load-bearing Pressure (pounds per square foot) column, change values for clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH) from 1,5000 to 2,000, leaving footnote b.
35. *Amend Figure R403.1(1) Concrete and Masonry Foundation Details:*
A monolithic slab with integral footing shall have the following: a #4 reinforcement bar spaced a minimum of forty-eight (48) inches on centers to provide connection of footing to slab. The vertical rods shall extend to within four (4) inches of the bottom of the footing and be turned to provide a horizontal leg that extends a minimum of twelve (12) inches into the slab.
36. *Section R403.3 Frost-protected shallow foundations. Delete in its entirety.*
37. *For Section R404.1 Concrete and masonry foundation walls. Add additional paragraph:*
Drawings showing options labeled as drawing 1.1, 1.2, 1.3, 1.4, 2.1, 2.2, 3.1 and 3.2 are intended to be alternative methods to comply with lateral support of foundation walls and subsections for connection of foundation to floor; and option labeled as drawing 4 is intended to be in compliance with subsections for reinforcement in walls and connection of foundation walls to floor
NOTE: Drawings as stated above are on file in the office of the building official.
38. *For Section R404. 4 Retaining Walls:* Change twenty-four (24) inches (610 mm) to read forty-eight (48) inches (1219 mm); rest of the paragraph remains as stated.
39. *Delete Section R405.1 Concrete or masonry foundations and add:*
Section R405.1 Concrete or masonry foundations. Drains shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or useable spaces located below grade. Drainage tiles, gravel or crushed stone drains, shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system. Gravel or crushed stone drains shall extend at least one (1) foot (305 mm) beyond the outside edge of the footing and six (6) inches (152 mm) above the top of the footing and be covered with an approved filter membrane material and shall include a drain tile pipe as shown in Figure R405.1. The drain pipe can be placed directly on top of the footing. The top of open joints of the drainage tiles or perforated pipe shall be protected with strips of building paper, and the drainage tiles or perforated pipe shall be placed directly on the top of the footing or placed on a minimum of two (2) inches (51 mm) of washed gravel or crushed rock at least one size larger than the tile joint opening or perforation and covered with not less than six (6) inches (152 mm) of the same material. Foundation Drainage Figure R405.1 as adopted, shall be considered to satisfy the provision of this subsection.
NOTE: Foundation Figure R405.1 as stated above is on file in the office of the building official.
40. *Delete the first paragraph of Section R502.11.4 and add:*
Truss design drawings: Truss design drawings, prepared in compliance with Section R502.11.1 shall be available on-site at the time of inspection and shall be provided to the building official at that time. Truss design drawing shall be provided with the shipment of trusses delivered to the job site. Truss design drawings shall include, at a minimum, the information specified below: (remainder of section unchanged).
41. *After the last line of Section R802.3.1 add:*
Rafter ties shall be spaced not more than 4 feet (1219 mm) on center.
42. *Delete Section N1102.1 and add:*
Section N1102.1 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements listed below.

43. *Replace Table N1102.1 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT with:*

BUILDING AREA AND REQUIRED INSULATION VALUE

1. Ceiling or roof – R-38.
2. Exterior wall – R-15.5 for the assembly.
3. Floor above unheated area or crawl space and ducts in ventilated attic or crawl space – R-19.
4. Walls separating one- and two-family dwellings from garage areas, walls facing ventilated attic spaces and finished exterior basement walls – R-13.
5. All windows shall have a maximum Thermal Transmittance (U) value of 0.35.
6. Skylights shall have a maximum U-0.60.
7. M Wall – R-5, or R-10 when more than half the insulation is on the interior.
8. Basement walls or crawl space walls – R-10 if continuous insulation, or R-13 if framing cavity insulation.
9. All slab-on-grade with embedded heating systems must have a minimum of R-5 insulation installed beneath the slab. Insulation shall have a sufficient compressive strength to bear the weight of the structure and be of a type approved for underground installation. Insulation shall be required under the full heated area of the slab, except where the slab bears on footings, and within twelve (12) inches of any opening in the slab to the interior space.
10. All exterior walls shall have a vapor retarder, capable of reducing vapor transmission to less than 1 perm, installed on the inside of the warm surface side of the insulated wall or ceiling. Only those ceilings that are attached directly to the underside of the roof rafters, such as flat roofs or cathedral ceilings, are require to install the vapor retarder.

44. *Delete Section N1102.2.9 Slab-on-grade floors*

45. *Amend Table N1102.4.2 Air Barrier and insulation inspection as follows:*

Under heading “component”, line item for “recessed lighting”, in criteria column remove the work “airtight.”

46. *Delete last sentence of Section N1103.1.1 Programmable thermostat and add:*

The thermostat should initially be programmed with a heating temperature set point no higher than 70_ F (21_ C) and a cooling temperature set point no lower than 78_ F (26_ C).

47. *Delete Section N1103.2.2 Sealing and add:*

N1103.2 Sealing. Ducts, air handlers, filter boxes and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4

Exception: duct tightness is not required if the air handler and all ducts are located within conditioned space.

48. *Delete Section N1104.1 Lighting equipment and add:*

N1104.1 Lighting equipment: A minimum of fifty percent (50%) of the lamps in permanently installed lighting fixtures should be high efficiency lamps.

49. *Section M1411.3.1 Auxiliary and secondary drain systems: Add the following sentences to the end of paragraph #3:*

Only one water level detection device conforming to UL 508 that will shut off the equipment served prior to overflow of the pan is required by this section.

50. *Amend Section M1501.1 Outdoor discharge delete exception and add:*

Exception No. 1: Whole-house ventilation-type attic fans that discharge into the attic space of dwelling units having private attics shall be permitted.

Exception No. 2: Air may be discharged into a soffit vent if composed of approved materials as determined by the building official.

51. *Section M1506.2 Recirculation of air add exception:*

Exception: Air may be exhausted into a soffit vent if composed of approved materials as determined by the building official

52. *Section M2103.2.2 Suspended floor installations add exception:*

Exception: For direct contact plate systems, no insulation is required as long as space below is habitable.

53. *Delete Section G2414.5.2 and add:*

Copper tubing: Copper tubing shall comply with standard Type K or L of ASTM B 88 or ASTM B 280.

Copper and brass tubing shall not be used if the gas contains more than an average of 0.3 grains of hydrogen sulfide per 100 standard cubic feet of gas (0.7 milligrams per 100 liters). Natural gas supplied by Ameren UE in Boone County exceeds this level; therefore, copper or brass shall not be used with natural gas.

54. *Section G2415.12 add to end of paragraph:*

Any underground gas piping allowed by this section shall only be approved for gas that is less dense than the atmospheric pressure and shall be installed in accordance with G2415.12.1.

55. *Delete Section G2415.12.2 in its entirety.*

56. *Delete first sentences of Section G2417.4.1 Test pressure and add:*

- G2417.4.1 Test pressure* The test pressure to be used shall be not less than one and one-half (1.5) times the proposed maximum working pressure, but not less than thirty (30) psig, irrespective of design pressure. (Rest of section remains as stated.)
57. *Section G2417.1 Sediment trap.* Change “any length” to “3 ½ inch minimum”.
58. *Add Section P2602.1.1:*
P2602.1.1 Public water supply: A public water supply is considered available if a lot is within 300 feet of a public water main to which connection is practical and is permitted by the governmental agency or utility responsible for the water main.
59. *Add Section P2602.1.2:*
P2602.1.2 Public sewer system: A public sewer system is considered available if a lot is within 225 feet of a sanitary sewer system to which connection is practical and is permitted by the governmental agency or utility responsible for the sanitary sewer.
60. *Delete Section P2603.6 Freezing in its entirety and add:*
P2603.6 Freezing. A water, soil or waste pipe shall not be installed outside of a building, or concealed in outside walls, or in any place subjected to freezing temperature, unless adequate provision is made to protect such pipe from freezing by insulation, heat or both. Water pipes shall not be installed in an exterior wall cavity in one- and two-family dwellings. For purposes of this section exterior wall cavities shall mean all walls that rain can fall upon. Water service piping shall be installed below recorded frost penetration but not less than thirty (30) inches below grade.
61. *Delete Section P2603.6.1 and add:*
P2603.6.1 Sewer depth: Building sewers that connect to private sewage disposal systems shall be a minimum of thirty (30) inches below finished grade at the point of septic tank connection. Building sewers shall be a minimum of thirty (30) inches below grade.
62. *Section P2604.3 Backfilling delete last sentence which reads: “Loose earth shall be carefully placed in the trench in 6-inch (152 mm) layers and tamped in place.”*
63. *Amend first sentence of Section P2705.1 Water closets, lavatories and bidets. #5 to read:*
All water closets shall be spaced fifteen (15) inches from the centerline of the fixture to any wall or plumbing fixture except the centerline of the water closet may be spaced twelve (12) inches if located next to the bathtub. (Rest of the paragraph remains as stated.)
64. *Section P2903.5 Water hammer add exception:*
Exception: A water-hammer arrester is not needed in water distribution systems using PEX piping or systems using a combination of PEX and copper.
65. *Amend Section P2905.4 Water service pipe as follows:*
Where this section references one hundred sixty (160) pounds per square inch replace with two hundred (200) pounds per square inch.
66. *Section P2905.9.1.3 PVC plastic pipe.* Delete in its entirety and add:
Section P2905.9.1.3 PVC plastic pipe. A primer that conforms to ASTM F 656 shall be applied to PVC solvent-cemented joints. Purple primer shall be used below grade. Solvent cement for PVC plastic pipe conforming to ASTM D 2564 shall be applied to all joint surfaces. If purple primer is used, Section P2503 Inspections and Tests shall not be required.
67. *Amend first sentence of Section P3005.2.4 change of direction to read:*
Cleanouts shall be installed at each fitting with a change of direction more than 45 degree (0.79 rad) horizontal to horizontal in the building sewer, building drain and horizontal waste or soil lines. (Rest of paragraph remains as stated.)
68. *Section P3111.1 Type of fixtures. add exception:*
Exception: Residential food waste grinders shall be allowed to discharge into a combination waste and vent system provided an air admittance valve is installed.
69. *Section P3113.1 Size of vents. Add sentence at end of paragraph as follows:*
At least one (1) vent shall be three (3) inch unreduced in size extending from the main building drain through the roof.
70. *Delete Section P3201.2 Trap seals and trap seal protection.*
71. *Except as stated in Sections E3608.1.1 Exception, E3609.6.1 and E3609.7 of this ordinance, Chapters 34 through 43 of the International Residential Code are superseded by the requirements as stated in the 2011 National Electrical Code (NEC 70-2011).*
72. *Section E3608.1.1 Installation. Add exception:*

E3608.1.1 Exception: When a concrete-encased electrode and/or ground ring are not available for use in a grounding electrode system, a rod or other electrode as specified in E3608.1.4 Rod and pipe electrodes and E3608.1.5 Plate electrodes can be used as a substitute. The second rod electrode shall not be connected in series with the first rod electrode except where there exists a metal water pipe in contact with earth for ten (10) feet or more, for one- and two-family dwellings a single grounding electrode placed at the outside of the building at the nearest point of the service disconnect shall be permitted to fill the requirements of this section.

- 73. *Add Section E3609.6.1 Water heater bonding jumper to read:*
E3609.6.1. Water heater bonding jumper. The interior metal water piping bonding shall include a bonding jumper between the hot and cold waterlines at the water heater fixture if the entire system is copper, excluding the service.
- 74. *Amend Section E3609.7 Bonding other metal piping by deleting “including gas piping” from section.*
- 75. *Delete Section E3902.12 Arc-fault circuit interrupter protection.*
- 76. *Delete Section E3902.13 Arc-fault circuit interrupter protection for branch circuit extensions or modifications.*
- 77. Appendix G SWIMMING POOLS, SPAS AND HOT TUBS is adopted with the following amendments:

(A) Delete Section AG105.1 and add:

Application: The provisions of this chapter shall control the design of barriers for residential swimming pools, spas and hot tubs. These design controls are intended to provide protection against potential drowning and near-drowning by restricting access to swimming pools, spas and hot tubs. Barriers are to be constructed of metal chain link fence, wood, stone or masonry or other material approved by the code official.

(B) Add Section AG105.2.11 to read:

AG105.2.11 All swimming pool excavation sites are required to be enclosed by a temporary construction barrier during installation. Any temporary construction barrier shall comply with the design standards of Section AG105.2. A permanent barrier shall be installed upon completion of the pool structure.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED by the Board of Aldermen this _____ day of _____, 2018.

Alderman Wilkins _____	Alderman Vollrath _____
Alderman Hudson _____	Alderman Rodgers _____
Alderman Lee _____	Alderman Magley _____

Presiding Officer

ATTEST:

City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2018.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING SECTION 5-38 AND SECTION 5-40 OF THE CENTRALIA CITY CODE TO ADOPT THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM THE FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE CITY OF CENTRALIA, MISSOURI; PROVIDING FOR THE ISSUANCE OF PERMITS FOR HAZARDOUS USES OR OPERATIONS; AND PROVIDING FINES FOR VIOLATIONS THEREOF IN THE CITY OF CENTRALIA, MISSOURI.”

WHEREAS, was filed in the office of the City Clerk of the City of Centralia, Missouri beginning January 13, 2018, as announced by public notice in the January 17, 2018 issue of the Centralia Fireside Guard newspaper, and kept available for public use, inspection, and examination in the office of said City Clerk for more than 30 days from and after January 13, 2018; and

WHEREAS, notice of public hearing regarding the proposed adoption of the “International Fire Code – 2015 Edition” was given that a public hearing would be held on February 20, 2018 at the hour of 7:00 p.m. in the City Hall Council Chambers in Centralia, Missouri, said notice have been published in the January 17, 2018 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on February 20, 2018 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing citizens were given an opportunity to be heard in relation to the said proposed adoption of said fire code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Section 5-38 of the Centralia City Code shall be changed, altered and amended to read as follows:

Section 5-38. International Fire Code – 2015 Edition. That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Centralia, Missouri, being marked and designated as the “International Fire Code – 2015 Edition”, including Appendices B, C, D, E, F, G, H, I, and J, as published by the International Code Council, Inc., be and is hereby adopted as the Fire Code of the City of Centralia, Missouri, for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the City of Centralia, Missouri, and providing for the issuance of permits for hazardous uses or operations: and each and all of the regulations, provisions, penalties, conditions and terms of such “International Fire Code – 2015 Edition”, published by the International Code Council, on file in the office of the City Clerk of the City of Centralia, Missouri, are hereby referred to, adopted and made a part hereof as if fully set out in this Chapter, with the additions, insertions, deletions and changes as hereinafter prescribed in Section 5-39 and Section 5-40.

SECTION 2. Section 5-40 of the Centralia City Code shall be changed, altered and amended to read as follows:

Section 5-40 Amendments to International Fire Code – 2015 Edition. The International Fire Code -- 2015 Edition is amended by additions, deletions, and changes including the changing of Articles, Sections, Subsections, Sub-Section Titles, and the addition of new Sections and new Sub-Sections to read as follows:

1. Add Section 100.1 Whenever (name of jurisdiction) appears in this code, it shall read “The City of Centralia”
2. Add Section 100.2 Wherever "Chief Appointing Authority of the Jurisdiction" appears in this Code, it shall read "Mayor of the City of Centralia".
3. Add section 100.3 Wherever "Department of Inspection" of “fire code official” appears in this code, it shall read "Fire Marshall of the City of Centralia."
4. Add Section 100.4 Whenever “Board of Appeals” appears in this code it shall read “Boone County Building Code Commission”
5. *Section 103.2* Delete in its entirety.
6. Add new Section 105.6.49 to read as follows:
Section 105.6.9 Fire Performance Art. An operational permit is required to use open flames defined as Fire Performance Art under Section 316 of this code.
7. *Section 105.7* Delete in its entirety and add:
Section 105.7 Required construction permits. The building code official is authorized to issue construction permits for work as set forth in Sections 105.7.1 through 105.7.14.

8. *Section 108.1* Delete in its entirety and add:
Application for appeal. Any person shall have the right to appeal to the Board of Appeals from a decision of the Code Official covering the matters pertaining to the code application for appeal may be made when it is claimed that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent method of protection or safety is proposed. The Board of Appeals shall have no authority to waive requirement of the code.
9. *Section 108.2 Limitation on Authority.* Delete in its entirety.
10. *Section 108.3 Qualifications.* Delete in its entirety.
11. *Section 109.3* Delete in its entirety and add:
Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the Code Official, or of a permit or certificate issued under the provision of this code, shall be guilty of an ordinance violation and, upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
12. *Section 111.4* Delete in its entirety and add:
Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an ordinance violation and, upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
13. Section 308.1.4 Open-flame cooking devices. Add exceptions A, B, and C as follows:
Exceptions:
 - A. One- and two-family dwelling.
 - B. Apartment buildings and condominiums.
 - C. Where buildings, balconies and decks are protected by an automatic sprinkler system.
14. *Add new Section 319 Fire Performance Art*, with subsections 1 through 9 to read as follows:
Section 318 Fire Performance Art

Section 319.1 General. Fire performance art shall be defined as any act (fire juggling, fire eating, etc.) in a public or private place, which utilizes fire for entertainment purposes, outside of a protective housing or in ways which it travels through the air (by one person or multiple persons). These acts do not include pyrotechnics or other open flame devices as regulated by other code sections or permits.

Section 319.2 Permits. A permit in accordance with 105.6.33 shall be secured from the fire code official prior to the date of the fire performance art taking place.

Section 319.3 Space considerations. A 10-foot distance shall be maintained between the fire-involved item and any member of an audience, any combustible decorations, and any combustible item within the immediate performance area. A minimum 10-foot ceiling height is required.

Section 319.4 Extinguishing Agents. At minimum of one (1) 2A-10BC multipurpose fire extinguisher shall be required for every five (5) performers at each performance. Additional fire extinguishers may be required by the code official based upon the unique circumstances of the performance and occupancy.

Section 319.4.1. One wet towel for each active fire performer shall be provided to extinguish the fire implement. The towel shall be white in color to differentiate its use from other colors that may be used to clean up flammable or combustible liquid spills. Towels used for cleaning up flammable or combustible liquid spills shall be stored in a metal container with a tight fitting lid.

Section 319.4.2. On listed fire blankets shall be provided for every five (5) performers.

Section 319.5. Personal Safety. A five gallon open-topped bucket of water will be provided for each fire performance area.

Section 319.5.1 Spotter. One trained spotter shall be provided for each performance. The spotter shall be positioned between the active fire performer and the audience. Spotters should be trained in the proper use of fire extinguishers. The spotter may be a performer who is not engaged in the current performance. The fire code official may require additional spotters based on the unique circumstance of the performance and occupancy.

Section 319.6 Fuels. Approved common fuels used for fire performance art include:
Denatured alcohol Lamp Oil (odorless and smokeless)
Kerosene (For outdoor performance only)

Stove Fuel
"Shell Sol T" brand fuel
"Allume Fue" brand fuel
"Fuel Water" brand fuel

Gasoline is prohibited under any circumstances.

Section 319.6.1 Fuel Quantities and Storage. All fuels shall be stored in their original container(s) with the caps in place when not in use. The maximum quantity of fuel on the site shall be one (1) U. S. Gallon per performer.

Section 319.7 Wicks. Wick material shall consist of cotton wrapped in Kevlar to prevent the breakdown of the cotton as it burns. Synthetic wick material shall be avoided.

Section 319.8 Clothing. It is recommended that the clothing worn by the performers be made of fire resistive materials such as natural fibers or Nomex_/PBI.

Section 319.9 Smoking. Smoking is prohibited within 50 feet of the performance area and fuel storage. No smoking signs shall be posted accordingly.

15. Add Section 505.1.2 to read as follows:

Section 505.1.2 Each exterior egress doorway on a commercial building shall have a letter affixed to upper left corner of the exterior face of the door beginning with the main entrance door being labeled "A" and working clockwise around the building in alphabetical order. The letters shall be of a reflective material, blue in color, a minimum of six (6) inches tall with a minimum stroke of 0.5 inches. On K-12 school buildings there shall be an identical letter affixed on the interior face of the door consisting of the same size, location, color and reflective material.

Add Section 505.1.3 Window Labeling: Exterior windows on K-12 school buildings shall be labeled to identify the room number or room letter which corresponds to the school map. The letters shall be of a reflective material, blue in color, a minimum of four (4) inches tall with a minimum stroke of 0.25 inches.

16. *Section 507.3 Fire Flow* Delete in its entirety and add new Section 507.3 as follows:

Section 507.3 Fire Flow Fire hydrants in areas zoned as single family, duplex or agricultural shall be spaced no greater than every five hundred (500) feet and shall be capable of flowing a minimum of five hundred (500) gallons of water per minute for a minimum of two (2) hours. In all other areas, fire hydrants shall be spaced no greater than every three hundred (300) feet and shall be capable of flowing one thousand (1,000) gallons per minute for a minimum of two (2) hours; as measured by an approved route around the exterior of the facility or building. On site fire hydrants and mains shall be provided where required by the code official. All water supply mains shall be constructed to be no less than six inches in diameter.

17. *Section 507.3.1* Add new Section 507.3.1

Section 507.3.1 Where the City of Centralia cannot meet the minimum standards in Section 507.3 and or Section B105.1, alternative safety measures will need to be presented to the code official for official consideration. All approved alternatives must be approved in writing by the Building Code Official and the fire code official

14. *Section 507.5.1.* Delete in its entirety.

15. *Section 507.5.1.1* is re-designated to be *Section 507.5.1.*

16. *Section 510.1 through Section 510.3* Delete in their entirety and add new Section 510.1 to read as follows:

Section 510.1 Emergency responder radio coverage in buildings shall be provided in all new high-rise buildings and other buildings when specifically required by the City of Centralia based on known substantiated problems associated with radio coverage.

17. Add new *Section 609.4* to read as follows:

Section 609.4 Existing fire suppression systems not meeting the UL 300 criteria shall be upgraded to UL 300 compliant systems within three (3) years of the adoption of this code.

18. *Section 704.1 Enclosure.* Add exception to read as follows:

Exception. Where any structure has previously received a certificate of compliance or a certificate of occupancy has been maintained accordingly and complies with the following:

- A. Smoke detectors shall be installed in all shafts and corridors, if such exist.
- B. Shaft and corridor smoke detectors shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection.
- C. All smoke detectors in shafts and corridors, if such existing, shall be interconnected such that the actuation of one alarm will actuate all the alarms in the shafts and corridors.
- D. Any structure in compliance with the provisions of Section 704.1 shall maintain such compliance.

This exception shall not apply to structures that are renovated, remodeled or altered in excess of (50) percent of

- the current value of the structure.
19. *Section 903.4.2 Alarms.* Add the following after the last sentence:
A combination horn strobe shall be installed above the Fire Department Connection (FDC) on all sprinkler systems.
 20. *Section 912.3.1 Locking fire department connection caps.* Add the following after the last sentence:
Fire department connections (FDC) shall be a four (4) inch Storz_ connection and shall utilize a Knox_ locking FDC cap.
 21. *Section 1011.1 Illuminated Exit Signs – Where required.* Add the following to the end of the first paragraph:
Illuminated exit signs in A1, A2, R-1 and R-2 use groups shall be placed above exit doors and to the side of exit doors 18 inches from the floor. The floor level exit signs shall be protected by a guard to prevent physical damage. This amendment shall not be retroactive in nature, and shall not apply to structures built prior to April 16, 2015.
 22. *Section 1011.5 Exit sign illumination.* Add the following to the end of the first paragraph:
Internally illuminated exit signs shall not use incandescent light bulbs relying upon a filament for the source of illumination. This amendment shall be applicable under the following Conditions:
In all new and remodeled construction where illuminated exit signs are required or provided; and when exit signs are replaced or deemed inoperable by the City of Centralia, and where an exit sign is installed in new locations in existing buildings, upon order of the code official or designee.
This provision shall not be retroactive in nature, and shall not apply to structures built prior to April 16, 2015.
 23. *Section 1018.1 Corridors.* Add an exception to read as follows:
Exception. Where any structure has previously received a certificate of compliance or a certificate of occupancy, has been maintained accordingly and complies with the following:
 - A. Smoke detectors shall be installed in all shafts and corridors, if such exist.
 - B. Shaft and corridor smoke detectors shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection.
 - C. All smoke detectors in shafts and corridors, if such existing, shall be interconnected such that the actuation of one alarm will actuate all the alarms in the shafts and corridors.
 This exception shall not apply to structures that are renovated, remodeled or altered in excess of fifty (50) percent of the current value of the structure
 24. *Section 1020.1 General.* Add an exception to read as follows:
Exception. Where any structure has previously received a certificate of compliance or a certificate of occupancy, has been maintained accordingly and complies with the following:
 - A. Smoke detectors shall be installed in all shafts and corridors, if such exist.
 - B. Shaft and corridor smoke detectors shall receive their primary power from the building wiring and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection.
 - C. All smoke detectors in shafts and corridors, if such existing, shall be interconnected such that the actuation of one alarm will actuate all the alarms in the shafts and corridors.
 This exception shall not apply to structures that are renovated, remodeled or altered in excess of fifty (50) percent of the current value of the structure
 25. *Section B105.1 One- and two-family dwellings.* Delete in its entirety and add
The minimum fire flow requirements for one- and two-family dwellings having a fire area which does not exceed five thousand (5000) square feet shall be five hundred (500) gallons of water per minute for a minimum of two (2) hours. When the residence exceeds five thousand (5000) square feet, the fire flow requirements one thousand (1,000) gallons per minute for a minimum of two (2) hours. Where the City of Centralia cannot meet the minimum standards, alternative safety measures will need to be presented to the code official for consideration..
 26. *Section B105.2 Buildings other than one- and two-family dwellings.* Delete in its entirety and add:
The minimum fire flow and fire flow duration for buildings other than one-and two-family dwelling units shall be one thousand (1,000) gallons per minute for a minimum of two (2) hours. The code official may use table B105.1 and provisions allowed in Appendix B to determine fire flows under special circumstances
 27. *Section C105.1 Fire hydrant spacing.* Delete in its entirety and add
C105.1 Fire hydrant spacing. Fire hydrants shall have a maximum spacing of 500 feet in all R-1 (Single Family Dwelling), and R-2 (Two-Family Dwelling) zoning districts and 300 feet in all other zoning districts. Fire hydrants spacing for buildings that are required by the 2015 edition of the International Building Code to have a fire flow greater than or equal to six thousand (6,000) gallons per minute shall be regulated by Table C105.1
 28. *Section C105.2 Fire hydrant spacing.* Add a new Section C105.2 to read as follows:
Section C105.2 Fire hydrant spacing. A fire hydrant capable of flowing a minimum of one thousand (1,000)

gallons per minute for a minimum of two hours shall be placed within 100 feet of any fire department connection (FDC). This hydrant shall be placed so that it does not impede access to the building or area by responding fire department equipment.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED by the Board of Aldermen this _____ day of _____, 2018.

Alderman Wilkins _____	Alderman Vollrath _____
Alderman Hudson _____	Alderman Rodgers _____
Alderman Lee _____	Alderman Magley _____

Presiding Officer

ATTEST:

City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2018.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

A BILL TO CREATE AN ORDINANCE ENTITLED:

“AN ORDINANCE AMENDING ARTICLE X OF CHAPTER FIVE OF THE CENTRALIA CITY CODE TO ADOPT THE 2015 EDITION OF THE INTERNATIONAL FUEL GAS CODE, GOVERNING THE DESIGN, INSTALLATION AND CONSTRUCTION OF FUEL GAS SYSTEMS AND GAS-FIRED APPLIANCES, BY PROVIDING REASONABLE SAFEGUARDS TO PROTECT THE PUBLIC HEALTH AND SAFETY AGAINST THE HAZARDS OF INADEQUATE, DEFECTIVE OR UNSAFE FUEL GAS SYSTEMS AND GAS FIRED APPLIANCES; KNOWN AS THE FUEL GAS CODE OF THE CITY OF CENTRALIA, MISSOURI.”

WHEREAS, one copy of the “International Fuel Gas Code – 2015 Edition” was filed in the office of the City Clerk of the City of Centralia, Missouri beginning January 13, 2018, as announced by public notice in the January 17, 2018 issue of the Centralia Fireside Guard newspaper, and kept available for public use, inspection, and examination in the office of said City Clerk for more than thirty (30) days from and after January 13, 2018; and

WHEREAS, notice of public hearing regarding the proposed adoption of the “International Fuel Gas Code – 2015 Edition” was given that a public hearing would be held on February 20, 2018 at the hour of 7:00 p.m. in the City Hall Council Chambers in Centralia, Missouri, said notice have been published in the January 17, 2018 issue of the Centralia Fireside Guard, a weekly newspaper of general circulation in Centralia, Missouri; and

WHEREAS, a public hearing was held at 7:00 p.m. on February 20, 2018 in the City Hall Council Chambers in Centralia, Missouri, by the Board of Aldermen, at which hearing citizens were given an opportunity to be heard in relation to the said proposed adoption of said fuel gas code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, as follows:

SECTION 1. Article X of Chapter 5 of the Centralia City Code shall be changed, altered and amended to read as follows:

Section 5-41. International Fuel Gas Code – 2015 Edition

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Centralia, Missouri, being marked and designated as the “International Fuel Gas Code – 2015 Edition”, as published by the International Code Council, Inc., be and is hereby adopted as the Fuel Gas Code of the City of Centralia, Missouri, for the control of buildings and structures as provided herein; and each and all of the regulations, provisions, penalties, conditions and terms of such “International Fuel Gas Code – 2015 Edition”, published by the International Code Council, Inc., on file in the office of the City Clerk of the City of Centralia, Missouri, are hereby referred to, adopted and made a part hereof as if fully set out in this Chapter, with the additions, insertions, deletions and changes as hereinafter prescribed in Section 5-42 and Section 5-43.

Section 5-42. Definitions For and Exemptions to International Fuel Gas Code – 2015 Edition

- A. Wherever (name of jurisdiction) appears in this code, it shall read “City of Centralia, Missouri”.
- B. Wherever “Department of Inspection” appears in this code, it shall read “Department of Resource Management of Boone Country, Missouri”.
- C. Wherever “Chief Appointing Authority of the Jurisdiction” appears in this code, it shall read “Mayor of the City of Centralia, Missouri, with the advice and consent of a majority of the members of the Board of Aldermen of the City of Centralia, Missouri.”

Section 5-43. Amendments to the International Fuel Gas Code – 2015 Edition

The International Fuel Gas Code – 2015 Edition is amended by additions, deletions, and changes including the changing of Articles, Sections, Subsections, Subsection Titles, and the addition of new Sections and new Subsections to read as follows:

1. *Section 101.2* Add Exception 2:
Exception 2: As an alternative to the provisions of this code, fuel-gas piping systems, fuel-gas utilization equipment and related accessories in existing buildings that are undergoing repairs, alterations, changes in occupancy or construction of additions shall be permitted to comply with the International Building Code or other applicable codes.
2. *Section 101.3* Delete in its entirety and add:
Section 101.3 Appendices: Appendices A, B, and C are adopted as part of this code.
3. Section 103 is retitled to read:
Section 103 Resource Management Department

4. *Section 103.1* Delete in its entirety and add:
Section 103.1 General. The Resource Management Department previously created by the Boone County Commission is the enforcement agency for this code and the executive official in charge thereof shall be known as the building official or the code official.
5. *Section 103.2* Delete in its entirety and add:
Section 103.2 Appointment. The Director of Resource Management shall be appointed by the Boone County Commission.
6. *Section 103.3* Delete in its entirety and add:
Section 103.3 Deputies. In accordance with the prescribed procedures of Boone County and with the concurrence of the Boone County Commission, the Director of Resource Management shall have the authority to appoint a deputy building official, and related technical officers, inspectors, plan examiners and other employees. Such employees shall have the powers as delegated by the building official
7. *Section 106.3.1 Construction documents: Add to Exception:*
Buildings or structures exempt from these requirements are as follows
 - a. One-family dwellings
 - b. Two family dwellings
 - c. Commercial or industrial buildings having less than 1200 square feet of floor area, or which provides for the employment, assembly, housing, sleeping or eating of not more than nine (9) persons; or
 - d. Any structure containing less than twenty thousand cubic feet, except as provided above.
 - e. Any building or structure used exclusively for farm purposes.
8. *Section 106.5.2* Delete in its entirety and add:
Fee Schedule: The fees for fuel gas system work shall be as set forth in Section 5-27 of the Centralia City Code.
9. *Section 106.5.3* Delete in its entirety and add:
Fee Refunds: The code official shall authorize the refunding of fees according to City of Centralia policies under the following additional circumstances:
 - a. The full amount of any fee paid hereunder which was erroneously paid or collected.
 - b. When no work has been done, the permit fee, less a processing fee of 25% of the original fee, may be refunded to the original permittee,

The code official shall not authorize the refunding of any fee paid, except upon written application filed by the original permittee not later than 180 days after the fee was paid.
10. *Section 108.4* Delete in its entirety and add:
Violation penalties: Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, construct, alter or repair fuel gas system equipment or systems in violation of an approved plan or directive of the building official or of a permit or certificate issued under the provisions of this code, shall be guilty of an ordinance violation and, upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
11. *Section 108.5* Delete last sentence and add:
Any person who shall continue any work on the system after have been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, shall be guilty of an ordinance violation and, upon conviction, shall be punished by a fine of from one dollar (\$1.00) to not more than five hundred dollars (\$500.00). Each day that a violation continues shall be deemed a separate offense.
12. *Section 109.2* Delete in its entirety and add:
Section 109.2 Membership of the board. The board of appeals as established in Section 113 of the International Building Code – 2015 Edition shall serve as the board of appeals for the International Fuel Gas Code.
13. *Section 109.2.1* Delete in its entirety.
14. *Section 109.2.2* Delete in its entirety.
15. *Section 109.2.3* Delete in its entirety.
16. *Section 109.2.4* Delete in its entirety.
17. *Section 109.2.5* Delete in its entirety.
18. *Section 109.2.6* Delete in its entirety.
19. *Section 109.3* Delete in its entirety.
20. *Section 109.4* Delete in its entirety.
21. *Section 109.4.1* Delete in its entirety.
22. *Section 109.5* Delete in its entirety.
23. *Section 109.6* Delete in its entirety.
24. *Section 109.6.1* Delete in its entirety.
25. *Section 109.6.2* Delete in its entirety.

26. *Section 403.4.3* Delete in its entirety and add:
Section 403.4.3 Copper and brass: Copper and brass tubing shall not be used if the gas contains more than an average of 0.3 grains of hydrogen sulfide per 100 standard cubic feet of gas (0.7 milligrams per 100 liters). Natural gas supplied by Ameren UE in Boone County exceeds this level, therefore copper or brass shall not be used with natural gas. Copper and brass tubing shall not be used. Threaded copper, brass and aluminum-alloy pipe shall not be used with gases corrosive to such metals.
27. *Section 403.5.2* Delete in its entirety and add:
Section 403.5.2 Copper and brass tubing: Copper tubing shall comply with standard Type K of ASTM B 88 or ASTM B 280.
- Copper and brass tubing shall not be used if the gas contains more than an average of 0.3 grains of hydrogen sulfide per 100 standard cubic feet of gas (.7 milligrams per 100 liters). Natural gas supplied by Ameren UE in Boone County exceeds this level, therefore copper or brass shall not be used with natural gas. Copper and brass tubing shall not be used. Threaded copper, brass and aluminum-alloy pipe shall not be used with gases corrosive to such metals.
28. *Section 404.12 Piping underground beneath buildings:* Add last sentence to paragraph to state: “Any underground gas piping allowed by this section shall only be approved for gas that is less dense than the atmospheric pressure and shall be installed in accordance with section 404.12.1 and shall always terminate or vent to the outside
29. *Section 404.14.2* Delete in its entirety.
30. *Section 406.4.1* Delete in its entirety and add:
Section 406.4.1. Test pressure. The test pressure to be used shall not be less than one and one half (1 -1/2) times the proposed maximum working pressure, but not less than 30 psig, irrespective of design pressure.
31. *Section 408.4 Sediment trap.* Change “any length” to “3 ½ inch minimum length”.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. This ordinance shall take effect and be in full force and effect from and after the date of its passage and approval.

PASSED by the Board of Aldermen this _____ day of _____, 2018.

Alderman Wilkins _____	Alderman Vollrath _____
Alderman Hudson _____	Alderman Rodgers _____
Alderman Lee _____	Alderman Magley _____

 Presiding Officer

ATTEST:

 City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2018.

 Mayor, Tim Grenke

ATTEST:

 City Clerk, Heather Russell

BILL NO. _____

ORDINANCE NO: _____

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING AND AGREEMENT ON BEHALF OF THE CITY OF CENTRALIA WITH CENTRALIA BACKS THE BLUE.

WHEREAS, the City and Centralia Backs the Blue desire to provide continuing support for the City’s police department with donations of various equipment and training items that the parties mutually agree upon which could be provided to support the law enforcement efforts of the Centralia police department.

WHEREAS, the parties desire to establish an understanding of certain agreements that will relate to future gift transfers of other items that are mutually agreed upon by the parties that should be gifted or donated to the City and the process for the City to accept such gifts.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, AS FOLLOWS:

SECTION 1. That the Memorandum Understanding and Agreement between the City of Centralia Missouri and Centralia Backs the Blue, which agreement is attached hereto and incorporated herein by reference, is hereby approved by the Board of Aldermen, and the Mayor is authorized to execute the same on behalf of the City of Centralia, Missouri.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED by the Board of Aldermen and **APPROVED** by the Mayor this the 5th Day of March, 2018.

Alderman Wilkins:_____	Alderman Vollrath:_____
Alderman Hudson:_____	Alderman Rodgers:_____
Alderwoman Lee:_____	Aldermen Magely:_____

Tim Grenke, Mayor

ATTEST:

Heather Russell, City Clerk

MEMORANDUM OF UNDERSTANDING AND AGREEMENT

This MEMORANDUM OF UNDERSTANDING AND AGREEMENT, is made and entered into this _____ day of _____, 2018 by and between the City of Centralia, Missouri, a Municipal Corporation, (hereinafter referred to as "City"), and Centralia Backs the Blue, a Missouri Not-For- Profit Corporation, with the City and Centralia Backs the Blue being referred to collectively as the "parties".

WITNESSETH:

WHEREAS, Centralia Backs the Blue has approached the City of Centralia seeking to gift the City a dog trained in drug detection along with a car used for transportation of the dog to the City's police department.

WHEREAS, it is the City's understanding that Centralia Backs the Blue desires to provide continuing support for the City's police department with donations of various equipment and training items that the parties mutually agree upon which could be provided to support the law enforcement efforts of the Centralia police department.

WHEREAS, the parties have had several meetings to discuss essential terms of the transfer of the drug dog and associated car, and about the process moving forward for future efforts of Centralia Backs the Blue to provide donated items of equipment and training for the Centralia police department.

WHEREAS, the parties desire to establish an understanding of certain agreements that will relate to the transfer of the drug dog and associated car, along with future gift transfers of other items that are mutually agreed upon by the parties that should be gifted or donated to the City and the process for the City to accept such gifts.

NOW, THEREFORE, in exchange for valuable consideration each received from the other, the parties do hereby agree as follows:

1. Purpose. This Memorandum of Understanding and Agreement is intended to memorialize the agreement between the parties regarding gifts that are mutually agreed upon by the parties through an attached exhibit to this Agreement that Centralia Backs the Blue seeks to gift or donate to the City, and related obligations of the parties. All gifts or donations through an attached exhibit, shall be approved by the Board of Alderman by ordinance.

2. Term. The term of this agreement shall be for one year. Should the parties desire to extend the term of this agreement beyond the initial year term, they shall notify the other party, in writing, of their desire to extend the agreement for another year term. Said notice shall be given 60 days prior to the end of the current year term.

3. Effective Date. This Memorandum of Understanding and Agreement shall be effective upon the approval of the Board of Aldermen which shall authorize the Mayor to execute this Agreement, and upon the acceptance and authorization by Centralia Backs the Blue Board of Directors. Future effective dates will be upon authorization of an exhibit to this agreement that is approved by the Board of Aldermen and the Board of Directors of Centralia Backs the Blue which shall be incorporated herein.

4. Terms for Authorizing Future Gifts from Centralia Backs the Blue. The City is interested in establishing a protocol for future gifts that Centralia Backs the Blue might be interested in providing to the City. The City is under no obligation to accept a gift from Centralia Backs the Blue unless specifically authorized and accepted by the Board of Aldermen of the City.

Prior to fundraising or soliciting for an item that Centralia Backs the Blue might be interested in gifting or donating to the City, Centralia Backs the Blue shall provide written notice to the City Administrator of its intended fundraising or soliciting activity that might benefit the City. The City Administrator shall then place the notice before the Board of Aldermen during its next regular meeting after receiving the written request. The Board of Aldermen will receive information in the form of public comments from a member(s) of Centralia Backs the Blue of the proposed gift or donation to the City. The Board of Aldermen, after hearing public comments, may take any action it deems appropriate, including indicating its support or nonsupport of any fundraising or soliciting effort that Centralia Backs the Blue intends to conduct to benefit the City. As part of the request for the City to accept a gift or donation, Centralia Backs the Blue shall be required to remit documentation showing the value of the overall gift or donation. The Board of Aldermen may also authorize the City to enter into additional Exhibits to this Agreement, which shall be incorporated herein, to allow for additional donations to the City. If Centralia Backs the Blue begins fundraising or soliciting for an item to gift or donate to the City prior to the express authorization of the Board of Aldermen, then Centralia Backs the Blue may not indicate in any way during its fundraising or solicitation, that such contribution will go to support the City or be donated to the City.

5. Headings. The headings of paragraphs in this Agreement are for convenience only. The headings form no part of this Agreement and shall not affect its interpretation.

6. Entire Agreement. This Agreement (including any Exhibits) contains the entire understanding of the parties with respect to the subject matter hereof. It may not be altered or amended except by an agreement in writing signed by both parties.

7. Waiver or Breach. Waiver of any provision of this Agreement or breach of this Agreement shall not thereafter be deemed to be a consent by the waiving party to any further waiver, modification or breach by the other party, whether new or continuing, of the same or any other covenant, condition or provision of this Agreement. Failure by one of the parties to this Agreement to assert its rights for any breach of this Agreement shall not be deemed a waiver of such rights. Should City be required to institute legal action to enforce any of its rights set forth in this Agreement, then City shall be entitled to reimbursement for all reasonable attorneys' fees and costs incurred as determined by the Court in any such cause of action.

8. Severability. If any of the provisions of this Agreement shall be construed to be invalid or illegal, the legality or validity of the other provisions of this Agreement shall not be affected thereby. Any illegal or invalid provision of this Agreement shall be severable and any other provisions shall remain in full force and effect.

9. Binding Effect. The provisions herein shall bind both parties hereunto and their respective successors and assigns.

10. Representations. The signatories hereto represent and warrant that they have read this Agreement, that they are fully authorized in the capacities shown, that they understand the terms of this Agreement, and that they are executing the same voluntarily and solely for the consideration described herein.

11. Choice of Law. This Agreement has been made, and its validity, performance and effect shall be determined, in accordance with the laws of the State of Missouri and venue for litigation between the parties shall be solely and exclusively in Boone County, Missouri, or the United States District Court for the Western District of Missouri.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

CITY OF CENTRALIA, MISSOURI, a
Municipal Corporation

By: _____
Tim Grenke,
Mayor

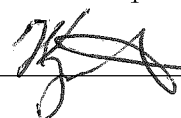
ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

**CENTRALIA BACKS THE
BLUE**, a Missouri Not For
Profit Corporation

By:  _____
3

Tim Kribbs, President

ATTEST:


Larry Dudgeon, Secretary

THE LAW FIRM OF
HADEN & HADEN

February 21, 2018

VIA U.S. MAIL

City of Centralia
Attn: City Attorney
114 South Rollins
Centralia, MO 65240

RE: Donation from Centralia Backs the Blue

Dear City Attorney:

After a review of the existing Bylaws of Centralia Backs the Blue, and following the adoption of the enclosed resolutions amending the Specific Purpose (Article II, Section 2 of the Bylaws) of Centralia Backs the Blue, I offer the following opinions:

1. The Nonprofit Purpose and the Specific Purpose of Centralia Backs the Blue allow for the donation of a police dog to the Centralia Police Department, and for the donation of funds to support the law enforcement activities of the Centralia Police Department.
2. A donation from Centralia Backs the Blue, a 501(c)(3) organization, to the Centralia Police Department, a political subdivision, is a permissible donation under the purposes of Centralia Backs the Blue and federal law. Such a donation falls within the charitable purposes of the organization.

This Opinion Letter was prepared by Haden & Haden LLC at the request of Centralia Backs the Blue and was prepared based solely upon information provided by Centralia Backs the Blue and Sergeant Tim Kribbs.

If you have any questions, please contact me at the number below.

Sincerely,



Kathryn A. Busch
Attorney at Law

Enclosure

BILL NO. _____

ORDINANCE NO: _____

A BILL TO CREATE AN ORDINANCE ENTITLED:

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A REAL ESTATE PURCHASE AND SALE AGREEMENT FOR THE PROPERTY LOCATED AT 110 EAST RAILROAD STREET IN CENTRALIA, MISSOURI.

WHEREAS The Mayor of the City of Centralia, Missouri is hereby authorized to execute a Real Estate Purchase and Sale Agreement with Clifford De La Rosa, a single person with primary residence at 429 South Collier Street in Centralia, Missouri to purchase the property at 110 East Railroad Street, City of Centralia, Missouri for the sum of Forty-three thousand Dollars and No Cents (\$43,000.00).

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF CENTRALIA, MISSOURI, AS FOLLOWS:

SECTION 1. That the Real Estate Purchase and Sale Agreement between the City of Centralia Missouri and Clifford De La Rosa, which agreement is attached hereto and incorporated herein by reference, is hereby approved by the Board of Aldermen, and the Mayor is authorized to execute the same on behalf of the City of Centralia, Missouri.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage and approval.

PASSED by the Board of Aldermen this _____ day of _____, 2018.

Alderman Wilkins _____	Alderman Vollrath _____
Alderman Hudson _____	Alderman Rodgers _____
Alderman Lee _____	Alderman Magley _____

ATTEST:

Presiding Officer

City Clerk, Heather Russell

This ordinance approved by the Mayor this _____ day of _____, 2018.

Mayor, Tim Grenke

ATTEST:

City Clerk, Heather Russell

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT (this “Agreement”) is entered into as of the Effective Date by and between the parties hereto: The City of Centralia, Missouri, a Missouri political subdivision on behalf of The City of Centralia (“**Buyer**” or the “City”), whose address is: 114 S Rollins St, Centralia, MO 65240 and Clifford M. De La Rosa, a single person “**Seller**”, whose address is: 429 South Collier St Centralia, Missouri 65240.

WHEREAS, Buyer desires to purchase, and Seller desires to sell, the Property, upon the terms and conditions set forth in this Agreement.

WHEREAS, the following basic terms, conditions, and definitions are applicable to and an integral part of, and shall be deemed incorporated by reference in, this Agreement:

<u>Effective Date:</u>	The first date on which both parties have fully executed and delivered this Agreement, which is: _____, 20__.
<u>Property:</u>	The building and property located at 110-114 E. Railroads Street, Centralia, MO 65240. Legal Description: Boone County, Missouri Parcel # 04-219-00-01-182.00 01 which is legally described on <u>Exhibit A</u> hereto, including all easements, buildings and fixtures on the land.
<u>Purchase Price:</u>	\$43,000.00 (forty three thousand dollars) subject to adjustments described in Section 3.
<u>Title Company:</u>	Boone-Central Title Company

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge by their execution and delivery hereof, the parties agree as follows:

1. ADDITIONAL DEFINITIONS. Except as otherwise specified herein, terms shall have the meanings specified above and below:

“Agreement” means this Agreement, including all exhibits, attachments, supplements, and amendments hereto.

“Business Day” means any day that is not a Saturday, Sunday, or federal or state holiday.

“Closing” means the actual closing and consummation of the transactions contemplated hereby.

“Closing Date” means the date scheduled for the Closing, which shall be designated by the Buyer but which shall occur not later than ten (10) business days after the expiration of the Due Diligence Period, or such other date mutually agreed by the parties.

“Contracts” means any leases or occupancy agreements, management, service, operating, listing, brokerage, supply or maintenance, or construction agreements, equipment leases, or other contracts,

agreements, or transactions with any third party with respect to or affecting the Property, which may remain in effect and to which Buyer or the Property may be subject after the Closing.

“Due Diligence Documents” means the documents and information listed on Exhibit A hereto.

“Seller’s Liens” means any deeds of trust, mortgages, or mechanics’, judgment, tax, or other monetary liens encumbering the Property, any title exceptions arising after the Effective Date as a result of a violation by Seller of this Agreement, and any obligations of Seller under any Contracts.

This Agreement shall be construed, in all cases, according to its fair meaning. The parties acknowledge that they and their respective counsel have had the opportunity to review and give input with respect to this Agreement and that any rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement. The headings contained herein are for convenience only and shall not affect in any way the meaning or interpretation of this Agreement, the term “including” and terms of similar import shall be deemed to mean “including without limitation,” and, as the context so requires, terms defined or used in the singular shall have a comparable meaning when used in the plural, and vice versa, and the use of the neuter shall also refer to the masculine or feminine, and vice versa.

2. PURCHASE AND SALE OF THE PROPERTY. Subject to the terms and conditions herein, Buyer agrees to purchase and acquire from Seller, and Seller agrees to sell and convey to Buyer, the Property at Closing, free and clear of all liens and encumbrances. The Property shall be deemed to include: (a) the land described on Exhibit A hereto and all rights, title, interest, benefits, and income appurtenant or attributable thereto, including all Seller’s rights and interest, if any, to roads, rights of way, and easements adjacent or belonging thereto (“Land”), the exact size and legal description of which shall be determined by reference to the title search, if any, pursuant to Section 5; (b) all buildings, fixtures, and other improvements of every kind and description on or at the Land (“Improvements”), in their present condition; and (c) Seller’s rights and interest in any site surveys, studies, or reports, plans and specifications, warranties and contract rights, and permits and licenses with respect to the Land or Improvements (“Plans”). If applicable, the Property also shall be deemed to include: (i) the personal property located and used at the Property to be conveyed to Buyer.

3. PURCHASE PRICE AND PAYMENT. Subject to the terms and conditions herein, Buyer agrees to pay to Seller the Purchase Price at Closing, by certified or wire-transferred funds or certified check, as payment in full for the Property. The Purchase Price shall be reduced by the amount of back taxes currently due and owing on the property with the Boone County Collector. Buyer shall pay the Boone County Collector directly for any taxes due and owing on the Property, and the Purchase Price will be reduced by such amount. Furthermore, at the direction of Seller, Buyer will provide payment directly to Frank Love, listed lien holder on the Property, to pay off the amount of the lien which Seller must have removed prior to Closing on the Property. If Buyer is directed to pay Frank Love for the amount of his lien on the Property, the Purchase Price due to Seller will be reduced by such amount.

4. EARNEST MONEY. Not applicable.

5. TITLE AND SURVEY. The City has procured a title search by Boone-Central Title Company at its own expense.

6. OTHER DUE DILIGENCE AND INSPECTIONS. In addition to its rights to review title to the Property, Buyer shall have the right to conduct other reviews, inspections, and due diligence with respect to the Property as described herein.

6.1 Seller's Deliveries and Notices. Within five (5) business days after the Effective Date, Seller shall deliver to Buyer true, correct, and complete copies of all Due Diligence Documents in Seller's possession or control.

6.2 Inspections. During the Due Diligence Period, Buyer shall have the license and right to enter onto the Property from time to time during normal business hours for the purpose of conducting such surveys, studies, tests, audits, examinations, investigations, and other inspections of the Property as it deems necessary or desirable; provided, that Buyer shall give Seller reasonable advance notice of and opportunity to be present at such inspections, and Buyer shall not perform any scraping, drilling, boring, or other forms of invasive testing at the Property without Seller's consent. Buyer shall defend, indemnify and hold harmless then to the extent permitted by Missouri law and not inconsistent with the doctrine of sovereign immunity it shall be responsible for any claims, causes of action, damages, liability, or costs or expenses arising or resulting from such inspections. Buyer also agrees to repair and restore any damage to the Property caused by such inspections.

7. REPRESENTATIONS AND WARRANTIES.

7.1 Seller's Representations and Warranties. In order to induce Buyer to enter into this Agreement and to consummate the purchase of the Property, Seller hereby represents and warrants to Buyer as of the Effective Date and as of the Closing as follows:

(a) (i) Seller is the individual specified in the introductory paragraph to this Agreement and he are the qualified and titled owner of the property subject to this Agreement and he has the full legal right to transfer legal title to Buyer; and (ii) Seller has been duly authorized to enter into and perform its obligations under this Agreement, which is valid, binding, and enforceable against Seller in accordance with its terms (subject to general creditor's rights and equitable principles) and does not violate any agreement or judicial order to which Seller is a party or to which it or the Property is subject.

(b) There is not now pending nor, to the best of Seller's knowledge and belief has there been threatened, any investigation, demand, action, suit, or proceeding relating to the Property before or by any agency, court, or other governmental authority. Seller has not received any notice from any federal, state, county or municipal governmental authority alleging any fire, health, safety, building, pollution, environmental, zoning or other legal violation with respect to the Property, which has not been entirely corrected in accordance with applicable law. To the best of Seller's knowledge and belief, the Property is not in violation of any applicable law.

(c) There are no special assessments, takings, or other governmental actions filed, pending or, to the best of Seller's knowledge and belief, proposed, against the Property.

(d) There are no option or right-of-first-refusal agreements affecting the Property. Seller is not in default of, and to the best of its knowledge and belief no other party is in default of, and no event or circumstance has occurred which, after notice or opportunity to cure would constitute such a default of, any contract impacting the Property.

7.2 Buyer's Representations and Warranties. In order to induce Seller to enter into this Agreement and to consummate the sale of the Property, Buyer hereby represents and warrants to Seller as of the Effective Date and as of the Closing as follows: (i) Buyer is the entity specified in the introductory paragraph to this Agreement and is qualified to do business and in good standing under the laws of the State of Missouri; and (ii) Buyer has been duly authorized to enter into and perform its obligations under this Agreement, which is valid, binding, and enforceable against Buyer in accordance with its terms (subject to general creditor's rights and equitable principles) and does not violate any agreement or judicial order to which Buyer is a party or to which it is subject.

8. COVENANTS. From and after the Effective Date and until the Closing or earlier termination of this Agreement:

8.1 Title. Seller shall not convey any right, title, or interest in or to the Property, or create or permit any new title exceptions with respect to the Property without Buyer's consent, other than exceptions to be cured by Closing. If there are any Seller's Liens, Seller shall cause the same to be discharged, terminated, and released as required in order to convey title to the Property in accordance with this Agreement.

8.2 Physical Condition and Operation. Seller will manage, operate, insure, and maintain the Property in the same manner and condition as before the Effective Date, reasonable wear and tear excepted; without limiting the generality of the foregoing, Seller will not alter the Property or commit or permit waste to the Property without Buyer's consent.

8.3 Contracts. Seller will terminate all contracts, agreements, or transactions with any third party with respect to or affecting the Property before Closing. Seller will not enter into or amend any Contracts without Buyer's consent.

8.4 Updates. Seller shall notify Buyer if any of the Due Diligence Documents previously provided to Buyer are amended, supplemented, or updated; or if Seller becomes aware that any information in any Due Diligence Document previously provided to Buyer, or any representation or warranty of Seller herein, is or becomes untrue or incorrect in any material respect.

8.5 Exclusivity. Seller agrees not to market or show the Property to any other prospective purchasers or to solicit, entertain, or accept any offers for the Property (whether or not subordinate to this Agreement) from any other prospective purchasers.

9. CONTINGENCIES. This contract is contingent upon the Centralia Board of Aldermen giving final approval for the contract and agreement to be signed by the Mayor and for the funds to be released.

10. CLOSING AND POSSESSION. The Closing shall occur at the offices of the Title Company at 12:00 noon on the Closing Date or such other time as mutually agreed by the parties. A party need not be present at Closing if such party has delivered all of the items it is required to deliver at Closing to the Title Company by the Closing Date with escrow instructions consistent with this Agreement.

10.1 Seller's Deliveries. At Closing, Seller shall deliver possession of the Property. Seller shall deliver the Property "as is" and without any representations or warranties, Seller and Buyer hereby disclaiming any such representations or warranties, in each case except as expressly provided herein. Seller also shall execute and deliver to Buyer the following:

(a) A warranty deed conveying all right, title, and interest in and to the Land and Improvements, free and clear of all liens and encumbrances.

(b) All affidavits, certificates, closing statements, and other documents reasonably required by the Title Company to insure title to the Property in accordance with this Agreement, or reasonably required by Buyer to the extent not contrary to the terms of this Agreement and otherwise reasonably acceptable to Seller.

10.2 Buyer's Deliveries. At Closing, Buyer shall deliver the Purchase Price as provided herein subject to the possible reductions listed in paragraph 3.

11. RISK OF LOSS AND CONDEMNATION. Seller has the risk of loss, destruction, or damage to the Property until Closing.

12. DEFAULTS AND REMEDIES. Should Seller fail to deliver the property and title to Buyer by March 31, 2018, the Buyer shall have the right to pursue specific performance of this agreement with Seller to bear the cost of Buyer's reasonable attorney fees and costs for such action.

13. ASSIGNMENT. Buyer may assign its rights under this Agreement to an affiliate without Seller's consent, and no other assignment of this Agreement or any interest herein shall be permitted without Seller's prior written consent; provided, that in no event shall any assignment release the assignor from any obligations hereunder.

14. GENERAL.

14.1 Notices. Any notice or other communication required or permitted hereunder must be in writing and either: hand delivered; or sent overnight via reputable national courier or mailed by U.S. certified mail, fees and postage prepaid, in each case to the relevant party at its address as set forth herein (as the same may be changed by notice given in accordance herewith) and, in the case of the City 114 S Rollins St, Centralia, MO 65240, attention Matt Harline, City Administrator. Any such communication shall be deemed given, delivered, and effective: when hand delivered; one (1) business day after deposit with the courier; or three (3) business days after deposit with the U.S. Postal Service.

14.2 Time. Time is of the essence in the performance of and compliance with this Agreement; provided, that if any date or period specified herein falls or expires on a day which is not a business day, then such date or period shall be automatically deemed moved or extended to the next business day.

14.3 Survival. If this Agreement terminates in accordance with its terms, it shall cease to be of any further force or effect and the parties shall be relieved from all obligations hereunder, except for such obligations which are expressed or by their terms are intended to survive.

14.4 Miscellaneous. This Agreement shall be governed by the laws of the State of Missouri, without regard to conflicts of law principles. This Agreement constitutes the complete and integrated agreement of the parties and supersedes all prior and contemporaneous discussions, negotiations, understandings, and agreements relating to the subject matter hereof. This Agreement is binding upon and shall inure to the benefit of Seller and Buyer, their respective heirs, successors, and permitted assigns. This Agreement is intended to be enforceable in all respects, but if any provision hereof is invalid or unenforceable under applicable law, such provision shall be enforced to the fullest extent permitted by law and the validity and enforceability of the other provisions shall be unaffected. This Agreement may not be amended or modified except in a writing signed by all parties, and no term or condition hereof shall be deemed waived by a party except in a writing signed by such party. No failure or delay in exercising any right or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or of any other right or privilege. This Agreement may be executed and delivered via facsimile or other electronic transmission, which shall be deemed to be originals.

* * * * *

IN WITNESS WHEREOF, the parties have executed this Agreement on the respective dates set forth below, to be effective as of the Effective Date.

THE CITY OF CENTRALIA MISSOURI

By: _____

Name: Tim Grenke

Title: Mayor, City of Centralia Missouri

Attest:

By: _____

Name: Heather Russell

Title: City Clerk

CLIFFORD DE LA ROSA

By: _____

Name: Clifford De La Rosa

EXHIBIT A

Legal Description and Encumbrance Report

BOONE-CENTRAL TITLE
COMPANY
601 E. BROADWAY, STE 102
COLUMBIA, MO 65201



PHONE (573) 442-0139

CLOSING FAX (573) 874-7090

LETTER REPORT

To: CITY OF CENTRALIA
ATTN:

File # 1826159

RECORD INFORMATION CERTIFICATE

The undersigned company hereby certifies that the records in the County of Boone, State of Missouri concerning the following real estate, are as follows:

LEGAL DESCRIPTION:

The west twenty-nine (29) feet of Lot Two (2) and all of Lots Three (3), Four (4) and Five (5) in Block Twenty-four (24) of the Original Town, now City of Centralia, Boone County, Missouri.

OWNER: C.M. De La Rosa

(Owner's source deed recorded in Book 1036 at Page 949.)

DEEDS OF TRUST:

Deed of Trust made by C.M. De La Rosa in favor of Jean E. Goldstein, Trustee for Merle G. Wright dated November 15, 1993 and recorded in Book 1036, Page 950, Records of Boone County, Missouri, to secure a loan in the original amount of \$36,000.00. (Said Deed of Trust assigned to the Merle G. Wright Revocable Trust Agreement dated March 24, 1994 by instrument recorded in Book 1070, Page 555, Records of Boone County, Missouri.)

Deed of Trust made by Cliff De La Rosa in favor of Paul A. Seigfreid, Trustee for Frank Love dated September 30, 2003 and recorded in Book 2361, Page 20, Records of Boone County, Missouri, to secure a loan in the original amount of \$24,306.80.

Delinquent general real estate taxes for the year(s) 2016 and 2017.

TAXES: 04-219-00-01-182.00 Taxes for 2015 and prior paid; 2017 tax amount \$986.19

SPECIAL ASSESSMENTS: None of Record

REQUEST FOR NOTICE: None of Record

Bankruptcy, Judgments, Mechanics Liens, State and/or Federal Tax Liens of record in Boone County, Missouri as follows: None of Record

We certify to the above report as of January 17, 2018 @ 8:00 AM.

BOONE-CENTRAL TITLE COMPANY

**ACTIVITY REPORT
WATER DEPARTMENT
FEBRUARY 2018**

- Repaired leak on 6" water main at N. Rollins and Hwy. 22 (Sunset Gardens)
- Repaired leak on 2" water service to Larry Bryson on Gano Chance
- Fixed leak on meter at 302 Campbell (bottom plate froze)
- Shut off water at 146 Burnett - twice due to leak
- Corrected Water Plant alarm - lime bin issue
- Met with Flynn Drilling at lagoon pump houses on pump concerns and possible corrections
- Shut off water at 435 S. Rollins at customers request
- Checked valves at N. Rollins and N. Allen to maintain and understand operation
- Checked for leak at 109 E. Sims - key valve
- Lowered manhole at Shawn Court and put to grade for new house construction, removed tree next to manhole
- Met with Creative Building Design on fire hydrant conflict at Shawn Court
- Replaced broken meter lid at 421 Lee
- Pulled F.R. lift station twice
- Shut off water at 213 Adams due to leak
- Checked leak at 609 S. Rollins - customer leak
- Dug out stumps for Park Department
- Cleared brush from around manhole on Hwy. 22 for access
- Raised two valves to grade at Dollar General
- Attended MRWA conference in Branson - Mike
- Read all utility meters for billing
- 17 disconnects for nonpayment
- Matt Rusch 8 classes towards wastewater certification

Preliminary estimates for rate increases				
	Current	April 25, 2018	April 25, 2019	April 25, 2020
first 2,000 gallons	\$ 3.50	\$ 3.85	\$ 4.24	\$ 4.66
2,001 - 12,000 gallons	\$ 3.22	\$ 3.54	\$ 3.90	\$ 4.29
12,001+ gallons	\$ 3.07	\$ 3.38	\$ 3.71	\$ 4.09
3/4"	\$ 3.50	\$ 3.85	\$ 4.24	\$ 4.66
1 inch	\$ 6.77	\$ 7.45	\$ 8.19	\$ 9.01
1-1/2 inch	\$ 9.82	\$ 10.80	\$ 11.88	\$ 13.07
2 inch	\$ 16.28	\$ 17.91	\$ 19.70	\$ 21.67
3 inch	\$ 48.30	\$ 53.13	\$ 58.44	\$ 64.29
4 inch	\$ 80.85	\$ 88.94	\$ 97.83	\$ 107.61

Estimated Monthly Water Bills				
	Current	April 25, 2018	April 25, 2019	April 25, 2020
4000 gallons current rate	\$ 16.94	\$ 18.63	\$ 20.50	\$ 21.52
8000 gallons current rate	\$ 29.82	\$ 32.80	\$ 36.08	\$ 39.69
12,000 gallons current rate	\$ 42.70	\$ 46.97	\$ 51.67	\$ 56.83

Additional revenue projected	\$ -	\$ 53,818	\$ 113,017	\$ 171,971
Additional revenue needed (SRF)	\$ -	\$ -	\$ 154,020	\$ 157,025
Additional revenue needed (Std. Bond)	\$ -	\$ -	\$ 182,520	\$ 180,470

	Preliminary estimates for rate increases			
	Current	April 25, 2018	April 25, 2019	April 25, 2020
Base fee	\$ 7.10	\$ 8.88	\$ 13.31	\$ 14.20
Sewer rate per 100 gallons	\$0.069	\$ 0.086	\$ 0.129	\$ 0.138

	Estimated Monthly Sewer Bills			
	Current	April 25, 2018	April 25, 2019	April 25, 2020
4000 gallons current rate	\$ 9.86	\$ 12.33	\$ 16.39	\$ 20.49
8000 gallons current rate	\$ 12.62	\$ 15.78	\$ 20.98	\$ 26.23
12,000 gallons current rate	\$ 15.38	\$ 19.23	\$ 25.57	\$ 31.96

Additional Rev.	\$ -	\$ 62,725	\$ 166,223	\$ 270,504
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Bond payments (SRF financing)	\$ -	\$ -	\$ 225,585	\$ 222,640
Bond payments (Trad. financing)	\$ -	\$ -	\$ 258,873	\$ 261,003

Electric Department

February 2018 Activity Report

- Cards- 25
- Locates- 18
- Disconnects- 17
- Rereads- 25
- Trimmed trees behind 202 Adams Street out of power lines.
- Disconnected 651 Tidball Street for an electrical up grade and reconnected.
- Installed temporary electrical service at 104 South Jefferson, 801 Shawn Court and 425 North Collier.
- Had power outage at B and K Manufacturing February 5th wire burn up at the cutout causing them to lose one phase.
- Transferred pole at the north baseball field and set new anchor on the East feeder out of Burkhart Substation.
- Repaired street lights at Collier/ Singleton Street, Adams/ Tidball Street and 1401 East Highway 22.
- Cleaned the walls and painted break room and restroom at the electric department.
- Helped BHMG work on Wilson Street Substation.
- Installed new double door on the back of the electric department in the inventory area.
- Counting inventory and cleaning up electric department lot of empty spools and scrap material.

STREET and SANITATION DEPARTMENT

February 2018 Activity Report

1. Collected and bailed cardboard from businesses 3 days a week
2. Picked up recycling at the schools, city hall, and the Guard office several times and put into recycling bin
3. Hauled and spread 3 loads of rock and bladed Rowland
4. Had Aaron blade landfill roads to get some practice running grader
5. Met with Matt and went over projects and paving for next fiscal year
6. Did 23 locates this month
7. Serviced pickup truck #25
8. Spent 7 days spreading material on slick streets this month
9. Spent several days cutting out, building, and painting 40 barricades
10. Found and air leak on dump truck #104 and took to Meyers to get repaired
11. Replaced center of steering wheel on dump truck #76 to fix malfunctioning horn
12. Cleaned up and organized the shop and office
13. Spent several days hauling off brush and leaves from drop off site out to old landfill site
14. Worked on snowplow control in dump truck #77
15. Cleaned up and hauled off several loads of debris from concrete flume under Railroad tracks by Rodney Griffin
16. Replaced faded stop sign at Howard Burton/Southland
17. Spent a day trimming tree limbs that were hanging into the street and hitting the plow trucks
18. Replaced all of the hydraulic fittings that connect the snowplow to the 1 ton because they were leaking
19. Pushed the brush pit at the landfill with the dozer several times
20. Replaced faded stop sign at Porter/Tarr
21. Replaced broken mirror bracket on dump truck #77
22. Replaced both of the plow lights on dump truck #104
23. Spread material on all of the schools parking lots, and billed them for it
24. Went and got a load of cold mix and spent 2 days patching potholes around town
25. Replaced faded stop sign, and do not enter sign in alley by post office
26. Measured several setbacks for new houses for Matt
27. Spent several days building and setting forms, and then pouring concrete for 2 storm sewer inlets on Booth st, and then stripped forms and hauled in 2 loads of dirt and backfilled and leveled up the area
28. Spent a couple days working on drainage around town
29. Worked on brush hog and installed new stump jumper pans, blades, wheel beams and brackets
30. Had to drive the 1 ton #10 on the highway to clean the exhaust filter
31. Worked on the boom mower and installed new blades and a new pivot pin between the head and arm
32. Set a new sign post and put the battlefield sign back up on s. Jefferson that got run over
33. Put some rip-rap around ends of culverts at park entrance to control erosion
34. Washed and cleaned dump truck #104, dump truck #77, pickup #25, work truck #25, 1 ton #10, and loader #123

35. Spent several days spreading rock and smoothing up alleys and shoulders around town
36. Replaced 3 faded 35 mph signs on Gano-Chance
37. Replaced 1 crosswalk sign on Burnett
38. Replaced 3 no parking signs
39. Changed the cutting edge on the grader
40. Emptied and washed out both of the spreaders
41. Piled up the salt and sand piles at the old landfill area
42. Talked with the homeowner at 421 s. Allen about drainage and culverts
43. Hauled off large stump at city park at the tear drop
44. Bladed Rowland, Ivy, and Bicentennial park
45. Hauled and spread 3 loads of rock and bladed s. Columbia
46. Put up runner ahead sign back up on e. Gano-Chance
47. Went to Fred Weber concrete in Fulton and got a 12in concrete elbow and then installed it on Collier for Bryce Gibler