



INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, STALLMANN, ROACH, FLEMING, LEAHY, KERLAGON, BULLINGTON

AN ORDINANCE OF THE CITY OF BALLWIN, ADOPTING THE 2015 EDITION OF THE "INTERNATIONAL RESIDENTIAL CODE", REGULATING AND GOVERNING THE CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, LOCATION, REMOVAL, AND DEMOLITION OF DETACHED ONE AND TWO-FAMILY DWELLINGS AND MULTIPLE SINGLE-FAMILY DWELLINGS (TOWNHOUSES) NOT MORE THAN THREE STORIES IN HEIGHT WITH SEPARATE MEANS OF EGRESS IN THE JURISDICTION; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE; AMENDING SECTION 7-46 OF THE CODE OF ORDINANCES AND REPEALING SECTIONS 7-61 AND 7-61.5 OF THE CODE OR ORDINANCES.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. ADOPTION OF RESIDENTIAL CODE.

That a certain document, three (3) copies of which are on file in the office of the City Clerk of the City of Ballwin, being marked and designated as the 2015 International Residential Code, as published by the International Code Council, Inc., be and is hereby adopted as the Residential Code of the City of Ballwin, in the State of Missouri; for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Residential Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this ordinance, with the additions, insertions, deletions, and changes, if any, prescribed in Section 2 of this ordinance.

Section 2. ADDITIONS, INSERTIONS, AND CHANGES.

Article III, Section 7-46(a) shall be amended by deleting the reference to the 2006 Edition Residential Code and inserting the words "2015 International Residential Code."

Section 101.1. Insert: City of Ballwin.

Table R301.2(1) Insert: Insert the following table:

| Ground Snow Load | Wind Speed <sup>d</sup> MPH | Seismic Design Category <sup>f</sup> | Weathering <sup>a</sup> | Frost Line Depth | Termite <sup>c</sup> | Winter Design Temp <sup>e</sup> | Ice Barrier Underlayment Required <sup>h</sup> | Flood Hazard | Air Freezing Index <sup>g</sup> | Mean Annual Temp <sup>j</sup> |
|------------------|-----------------------------|--------------------------------------|-------------------------|------------------|----------------------|---------------------------------|--|--------------|---------------------------------|-------------------------------|
| 20               | 115                         | C                                    | Severe                  | 30"              | Moderate to Severe   | 2° F                            | Yes  | 2/4/15       | 1,000 Days                      | 54°F                          |

The following sections are hereby revised. Language that has been removed is shown with a ~~strike through~~. Language that has been added is shown as underlined.

**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honeycomb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors, ~~equipped with a self-closing device.~~

**R309.5 Fire sprinklers.** Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Table 302.1(2), Footnote a, and the homeowner has opted to purchase a fire sprinkler system for their residence, as per Missouri Revised Statutes 67.281. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section P2904. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft<sup>2</sup>. Garage doors shall not be considered obstructions with respect to sprinkler placement

**R313.1 Townhouse automatic fire sprinkler systems.** An automatic residential fire sprinkler system shall be installed in *townhouses*, in accordance with §67.281 of the Missouri Revised Statutes.

**R313.2 One- and two-family dwellings automatic fire systems.** ~~An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings.~~ A builder of a single-family dwelling or residence or multi-unit dwellings 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 fire sprinklers in the dwelling, residence, or unit. Notwithstanding any other 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 a fire sprinkler system in such dwelling or residence being purchased by any code, ordinance, rule, regulation, order, or resolution by any county or other political subdivision. Any county or other political subdivision shall provide in any such code, ordinance, rule, regulation, order, or resolution the mandatory option for purchasers to have the right to choose and the requirement that builders offer to purchasers the option to purchase fire sprinklers in connection with the purchase of any single-family dwelling, residence, or multi-unit dwelling of four or fewer units.

## Delete Chapter 11 Energy Efficiency

**M1503.4 Makeup air required.** Exhaust hood systems capable of exhausting in excess of 400 600 cubic feet per minute (~~0.19 m<sup>3</sup>/s~~) shall be mechanically or naturally provided with makeup air at a rate approximately equal to the exhaust air rate. ~~Such makeup air systems shall be equipped with not less than one damper. Each damper shall be a gravity damper or an electrically~~

~~operated damper that automatically opens when the exhaust system operates. Dampers shall be accessible for inspection, service, repair and replacement without removing permanent construction or any other ducts not connected to the damper being inspected, serviced, repaired or replaced. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.~~

**P2801.8 Water heater seismic bracing.** In Seismic Design Categories D<sub>0</sub>, D<sub>1</sub> and D<sub>2</sub> ~~and townhouses in Seismic Design Category C~~, water heaters shall be anchored or strapped in the upper one-third and in the lower one-third of the appliance to resist a horizontal force equal to one-third of the operating weight of the water heater, acting in any horizontal direction, or in accordance with the appliance manufacturer's recommendations.

**P3002.1 Piping within buildings.** Drain, waste and vent (DWV) piping in buildings shall be as indicated in Tables P3002.1(1) and P3002.1(2) except that galvanized wrought- iron or galvanized steel pipe shall not be used underground and shall be maintained not less than 6 inches (152 mm) above ground. Allowance shall be made for the thermal expansion and contraction of plastic piping. Use of pipe thinner than schedule 40 PVC or its equivalent in the sewer lateral is prohibited.

Section 3.      **SAVING CLAUSE.**

That nothing in this ordinance or in the Residential Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed as cited in Sections 2 and 3 of this ordinance; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this ordinance.

Section 4.      **DATE OF EFFECT.**

That the City Clerk shall certify to the adoption of this ordinance, and cause the same to be published as required by law; and this ordinance shall take effect and be in force from and after its approval as required by law.

Section 5.      Section 7-61.5 of the Code of Ordinances of the City of Ballwin shall be repealed in its entirety because it has been superseded by the 2015 International Residential Code.

Section 6.      This Ordinance shall take effect and be in full force from and after its passage and approval.



**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
*TIM POGUE, MAYOR*

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
*TIM POGUE, MAYOR*

**ATTEST:** \_\_\_\_\_

*ERIC HANSON, CITY ADMINISTRATOR*