

Amendments to the 2015 Building Code

Section 2. Adoption of Building Code.

Certain documents, two (2) copies of which are on file in the office of the County Clerk of Franklin County, Government Center, Union, Missouri, being marked and designated as the International Building Code/2003 and the Appendix Chapters B, C, E and H and are hereby referred to, adopted and made a part hereof, as if fully set out in this Order, with all future amendments, recommendations, and deletions that are evaluated and approved by the Franklin County Building Commission, with the additions, deletion and changes, if any, prescribed in other section of this Order.

Section 3. Additions, Insertions, Deletions and Changes.

101.1 **Title** is hereby amended by inserting the words “County of Franklin, State of Missouri”.

101.4.4 Delete.

101.4.6 Energy. Delete.

101.4.7 Existing. Delete.

105.2 **Work exempt from permit.** Change the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 300 square feet.
2. Fences
7. Siding, roof covering, painting, window replacement, papering, tiling carpeting, cabinets, counter tops, and similar finish work.

105.5 Change 180 Days to 365 Days. See Commission Order 2011-321, dated November 8, 2011 regarding Permit Terms and Renewal.

108.2.1 **Prorated permit renewal fee.** To renew permit for three months, the renewal fee will be (1/8) one-eighth of the original permit fee. For six months, owner will pay (1/4) one-fourth of original fee, nine months (3/8) three-eighths and for twelve months, (1/2) one-half of the original permit fee.

109.6 See Commission Order Re: Refunds

109.7 **Fee schedule.** Refer to Commission Order No. 01-032 as amended and so ordered. When construction has commenced and has been completed without a permit, the permit fee shall be twice the total permit fee to cover the additional inspections and the time necessary to insure compliance with the code. When construction has begun under the authorization of a permit, but the permit holder has failed to contact the Building Department for an inspection, and the construction has passed the stage in which construction has progressed to a point that the inspection cannot be reasonably done, then an additional 25% of the total permit fee will be assessed, to cover the increased cost and time devoted beyond normal inspection, and payment received prior to any conducting further inspections.

114.4 **Violation penalties.** Any person and so ordered. When construction has commenced and has been completed 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 this code, shall be guilty of a Class A Misdemeanor, punishable by a fine of not more than \$1,000.00, or by imprisonment not exceeding 1 year; or in lieu of fine, shall be charged double the amount of gain preceding from the commission of such offense, not to exceed \$20,000.00. In case of a corporation, a fine may be imposed not to exceed \$5,000.00, or any higher amount not exceeding double the amount of the corporation's gain from the commission of the offense, as determined under Chapter 560.001 RSMo. Each day that a violation continues after due notice has been served

shall be deemed a separate offense.

115.3 Unlawful Continuance. Any person, who shall continue any work after having been served with a stop work order as that person is directed to perform to remove a violation of unsafe condition, shall be liable to a fine of not less than twenty five dollars (\$25.00) nor more than (\$500.00).

406.3.41 Change ½” to 5/8”.

1612 Flood Loads. Delete and replace with:
Refer to Franklin County Land Use Regulations/2001, Appendix H.

1805.2 Damp proofing: Delete the last sentence.

1807.1.6.2.1 Seismic Requirements. Delete the following on #2 except as allowed for plain concrete members in Section 1908.1.8.

1807.1.4 Wood foundations. Wood foundations are not allowed.

1809.8 Plain concrete footings. Delete and replace with: Plain concrete footings are not allowed. All load bearing footings must be reinforced with a minimum of 2- #4 rebar continuous, spaced evenly and placed 3” minimum from bottom of footing. In addition, as a minimum 1-#4 vertical rebar shall be placed 2 foot on center, placed in the center of the footing/foundation wall. The vertical rebar shall have an 8” L-shaped hook, as measured from the outside edge of the hook, to the end of the hook. The vertical bar hooked end shall be embedded in the footing 4” to 5”, with 16” of rebar rising above the footing. All rebar shall be minimum 40 grade.

1809.12 Timber footings. Delete and replace with: Timber footings are not allowed.

Table 1809.7 Delete and replace with:

Footings Supporting Walls of Light-Frame Construction (a, b, c, d)

Number of Floors Footing	Thickness of Foundation Supported by the		Width of (inches)	Thickness of (inches)	Depth of Ground Surface
	Footing Concrete	Below Undisturbed Unit Masonry			
1	8	8	20	8	12
2	8	8	20	8	18
3	10	10	20	8	24

- a. Where frost conditions are found, footings and foundations shall be as required in Section 1805.2.1
- b. The ground under the floor is permitted to be excavated to the elevation of the top of the footing.
- c. Interior-stud-bearing walls are permitted to be supported by isolated footings. The footing width and length shall be twice the width shown in this table, and footings shall be spaced not more than 6 feet on center.
- d. See section 1910 for additional requirements for footings of structures assigned to Seismic Design Categories C, D, E, and F.
- e. Foundations are permitted to support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one floor.

1901.7 Cold weather requirements. New Section: No concrete shall be poured or installed when the temperature is below twenty- five (25) degrees Fahrenheit.

1901.8 Hot weather requirements. New Section: No concrete shall be poured or installed when the temperature is above one hundred five (105) degrees Fahrenheit.

2901.1 Scope. Replace last sentence with County of Franklin On-Site Sewage Disposal Systems Ordinance and Regulations.

The following Appendix will be adopted:

- B. Appeal Board.
- C. Agricultural Building.
- E. Supplementary Accessibility Requirements
- H. Signs

- H101.2 Signs exempt from permits.** Change number 1 and 2 to:
1. Painted non-illuminated signs under thirty-two (32) square feet.
 2. Temporary signs placed for 6 months or less under thirty-two (32) square feet.