

SUBJECT MATTER: AN ORDINANCE AMENDING CHAPTER 500 - BUILDING REGULATIONS TO ESTABLISH GUIDELINES FOR A BUILDING CODE, ELECTRICAL CODE, AND PLUMBING CODE IN THE CITY OF VERSAILLES, MISSOURI AND TO ESTABLISH THE EFFECTIVE DATE HEREOF.

WHEREAS, it is the desire of the governing board of the City of Versailles to amend the Planning & Zoning ordinances to establish guidelines for a building code, electrical code, and plumbing code.

NOW THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF VERSAILLES, MISSOURI, AS FOLLOWS:

SECTION 1: A new article within Chapter 500 – BUILDING REGULATIONS beginning at Section 500.200 to read as follows:

ARTICLE IV
Building Code

SECTION 2: Section 500.200 is hereby added to read as follows:

Section 500.200 – International Building Code – Adoption.

The 2018 International Building Code is hereby adopted as the Building Code of the City of Versailles for the control of buildings and structures within the City. Each and all of the regulations, provisions, conditions and terms of the code are hereby adopted by reference and made a part of this Article as if fully set out in this Article. One (1) copy of the 2018 International Building Code is on file in the office of the City Clerk.

SECTION 3: Section 500.220 is hereby added to read as follows:

Section 500.220 – International Residential Code – Adoption.

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

SECTION 4: Section 500.240 is hereby added to read as follows:

Section 500.240 – Penalty.

Any person violating any of the provision of this Article or the Building Code adopted in this Article shall be deemed guilty of an ordinance violation and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the County Jail for a period not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

SECTION 5: A new article within Chapter 500 – BUILDING REGULATIONS beginning at Section 500.300 to read as follows:

ARTICLE V
Electrical Code

SECTION 6: Section 500.300 is hereby added to read as follows:

Section 500.300 – National Electric Code – Adoption.

The National Electric Code, 2020 Edition, as published by the National Fire Protection Association, is hereby adopted as the Electrical Code of the City of Versailles for the control of buildings and structures within the City. Each and all of the regulations, provision, penalties, conditions and terms of the code are hereby adopted by reference and made a part of this Article as if fully set out in this Article. One (1) copy of the 2020 Electrical Code is on file in the Office of the City Clerk.

SECTION 7: Section 500.320 is hereby added to read as follows:

Section 500.320 – Penalty.

Any person violating any of the provision of this Article or the National Electrical Code adopted in this Article shall be deemed guilty of an ordinance violation and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the County Jail for a period not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

SECTION 8: A new article within Chapter 500 – BUILDING REGULATIONS beginning at Section 500.400 to read as follows:

ARTICLE VI
Plumbing Code

SECTION 9: Section 500.400 is hereby added to read as follows:

Section 500.400 – International Plumbing Code.

The International Plumbing Code, 2018 Edition, is hereby adopted as the Plumbing Code of the City of Versailles for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of plumbing systems in the City of Versailles. Each of the regulations, provisions, conditions and terms of the code are hereby adopted by reference and made a part of this Article as if fully set out in this Article. One (1) copy of the 2018 International Plumbing Code is on file in the Office of the City Clerk.

SECTION 10: Section 500.420 is hereby added to read as follows:

Section 500.420 – Penalty

Any person violating any of the provision of this Article or the International Plumbing Code adopted in this Article shall be deemed guilty of an ordinance violation and upon conviction thereof shall be fined in an amount not exceeding five hundred dollars (\$500.00) or be imprisoned in the County Jail for a period not exceeding ninety (90) days, or both such fine and imprisonment. Each day such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as such hereunder.

SECTION 11: Section 500.070. Electrical Installations is revoked in its entirety.

SECTION 12: This ordinance shall remain in full force and effect from and after its passage.

The foregoing Ordinance was read two times in its entirety and each time passed by the following vote:

Pryor ____yea ____nay

Mayor ____yea ____nay

Hibdon ____yea ____nay

Bias ____yea ____nay

Dated this _____ day of _____, 2021

Mayor Jamie Morrow

ATTEST:

City Clerk

City of Versailles Mo.

Permits- Permits are required for the following improvements.

- New Homes
- Rehabs
- Roofs
- Siding
- Windows
- Garages
- Shops
- Barns
- Decks
- Fences
- Pools
- Sidewalks/Driveways

Inspections- are required for the following improvements.

- New Homes
- Rehabs
- Roofs
- Garages
- Shops
- Barns
- Decks
- Foundations
- Framing
- Plumbing
- Electrical

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Certificate of Occupancy- CofO requirements

- New homes
- Rehabs
- Rentals before occupancy

Drawing/Architectural plans must be submitted for approval prior to issuance of permit

- New homes
- Rehabs
- All work being performed other than owner occupied must be performed by licensed contractor with a \$500,000 liability insurance policy on file with the City of Versailles Mo.
- Contractor licenses annual renewal of \$50.00 upon acceptance from the City of Versailles Mo.

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Concrete— General guidelines

- Driveways/sidewalks/unattached patios must have rock base and a minimum of 4" thickness.
- Patios attached must have rebar pins every 24" and have a rock base
- 1/2" rebar every 2' creating a square cross pattern.

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Footers- general guidelines

- All homes and structures will require footers minimum of 18" deep & 12" wide & 12" thick.
- 3- ½" rebar horizontally and ½" every 36" vertically for stem walls and slabs
- Flat work requires vapor barrier (4m) with fiber reinforcement or wire mesh.
- 7 bag mix suggested

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Rough Framing-general guidelines

- All wood adjoining concrete shall be made of pressure treated material.
- Sill plates shall be installed with foam sill seal and tie downs every 36".
- Floor joist shall be made of 2x material placed 16" on center or pre-manufactured and placed according to pre-engineered specs
- 2x4/2x6 studs 2' on center are acceptable on one story under 10' in height.
- 2x4/2x6 studs 16" on center recommended.
- Double top plate no less than 4' staggered breaks
- Solid headers required on all doors and windows on load bearing walls
- Weather tight sheeting shall be used for structure bracing- minimum of 7/16th sheeting or inset corner bracing.
- Bracing to used on all corners and openings 4' minimum in width,

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Rafters-general guidelines

- Stick built or pre-manufactured no more than 24" on center.
- 24" on center requires a minimum of 5/8" sheathing with clips
- 16" on center requires a minimum of 7/16" sheathing
- Weather barrier preferred.

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Roofs – General guidelines

- Asphalt/Fiberglass/Metal
- All shall have wood sheeted base for structure with weather shield barrier paper.
- Re-roofs are maximum of 3 layers.
- All materials to be applied per manufacturer specs.
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Decks– General guidelines

- All decks are required to be constructed with pressure treated materials or composite material.
- Attached decks must be anchored directly to house framing with lag bolts or comparable anchor bolts every 2'.
- 18" deep footers required under all supporting legs with tie down bracket
- Galvanized or porcelain connectors required on all decking, framing, & railings

Siding/Windows– General guidelines

- All siding and window installation will be done per manufacturers guidelines.
- Materials must be approved prior to installation.

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Plumbing-general guidelines

- New or upgraded plumbing must be permitted and inspected before covering.
- A minimum of Schedule 40 PVC water and sewer is required for all sewer connections.
- Venting is required for every drain and must have proper flow (wall venting is acceptable with a main vent)
- Water lines may be installed with pex pvc, cpvc, or copper.
- Weatherproof hydrants must be installed on exterior hose bibs.
- All sewers must be connected to city drainage.
- All water supply will be connected to city supply.
- All PVC fittings must show colored primer.
- All fittings must be glued with proper listed cement.
- PEX sewer fittings are acceptable
- All sinks and shower drains must have individual p -trap

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Home Electrical- general guidelines

- All new or upgraded electrical must be permitted and inspected before covering.
- All materials must be UL accepted or approved.
- Entry service must be approved in conjunction with Amren UE.
- All wiring must be romex and rated properly for amperage.
- Panel boxes must be breaker type and free of any obstacles for access.
- Outdoor lights and outlet receptacles must be weather approved.
- An external wiring must be rated for outdoor usage.
- All wiring junctions must be made in within a certified junction box with permanent access.
- All ceiling light boxes must be rated for fan use.
- All connections must use proper rated wire nuts.
- All outlets must be grounded.
- GFI outlets must be used within 3' of water and/or outdoor use.
- 6" wire tails required within all junction boxes for proper connection.
- Cover plates are required on all electrical/junction boxes.