

**AN ORDINANCE AMENDING SECTIONS 10-1 THROUGH 10-14, INCLUSIVE, OF THE UNIFIED DEVELOPMENT CODE RELATED TO THE ADOPTION OF 2018 INTERNATIONAL BUILDING CODES AND THE 2017 NATIONAL ELECTRICAL CODE WITH LOCAL AMENDMENTS.**

**WHEREAS**, the City of Belton adopted the Unified Development Code (“UDC”) on December 13, 2011; and

**WHEREAS**, the City of Belton adopted International Building Codes, 2012 editions, and National Electrical Code, 2011 edition, by Ordinances 2012-3867, 2012-3868, and 2012-3871 through 2012-3875, inclusive, on December 11, 2012, and effective April 1, 2013; and

**WHEREAS**, after due public notice was given in the manner prescribed by law, the Planning Commission held a public hearing on Monday, August 15, 2022, to review and make a recommendation on the proposed UDC text amendments. After said public hearing, the Planning Commission voted 6-0 to recommend approval of the UDC text amendments to the City Council; and

**WHEREAS**, the City Council believes that the UDC text amendments are in the best interest of the citizens.


**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, CASS COUNTY, MISSOURI, AS FOLLOWS:**

- Section 1.** That Section 10-1 through Section 10-14, inclusive, are hereby repealed in their entirety.
- Section 2.** That Section 10-1 – Adoption of 2018 International Building Code with Local Amendments as detailed in “Exhibit A” is hereby adopted.
- Section 3.** That Section 10-2 – Adoption of 2018 International Mechanical Code with Local Amendments as detailed in “Exhibit B” is hereby adopted.
- Section 4.** That Section 10-3 – Adoption of 2018 International Plumbing Code with Local Amendments as detailed in “Exhibit C” is hereby adopted.
- Section 5.** That Section 10-4 – Adoption of 2017 National Electrical Code with Local Amendments as detailed in “Exhibit D” is hereby adopted.
- Section 6.** That Section 10-5 – Adoption of 2018 International Residential Code for One- and Two-Family Dwellings with Local Amendments as detailed in “Exhibit E” is hereby adopted.

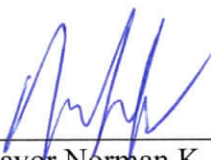
- Section 7.** That Section 10-6 – Adoption of 2018 International Private Sewage Disposal Code with Local Amendments as detailed in “Exhibit F” is hereby adopted.
- Section 8.** That Section 10-7 – Adoption of 2018 International Fuel Gas Code with Local Amendments as detailed in “Exhibit G” is hereby adopted.
- Section 9.** That Section 10-8 – Adoption of 2018 International Energy Conservation Code with Local Amendments as detailed in “Exhibit H” is hereby adopted.
- Section 10.** That Section 10-9 – Adoption of 2018 International Existing Buildings Code with Local Amendments as detailed in “Exhibit I” is hereby adopted.
- Section 11.** That a note be added after Section 10-9 stating: **Section 10-10 through 10-14 – Reserved.**
- Section 12.** That this Ordinance shall take effect and be in full force on January 1, 2023.
- Section 13.** All ordinances or parts of ordinances in conflict with the provisions are hereby repealed.

READ FOR THE FIRST TIME: August 23, 2022


READ FOR THE SECOND TIME AND PASSED: September 27, 2022

  
\_\_\_\_\_  
Mayor Norman K. Larkey, Sr.

Approved this 27<sup>th</sup> day of September, 2022.

  
\_\_\_\_\_  
Mayor Norman K. Larkey, Sr.

ATTEST:

  
\_\_\_\_\_  
Andrea Cunningham, City Clerk  
of the City of Belton, Missouri

STATE OF MISSOURI )  
CITY OF BELTON ) SS  
COUNTY OF CASS )

I, Andrea Cunningham, City Clerk, do hereby certify that I have been duly appointed City Clerk of the City of Belton and that the foregoing ordinance was introduced for first reading at a meeting of the City Council held on the 23<sup>rd</sup> day of August, 2022, and thereafter adopted as Ordinance No. 2022-4738 of the City of Belton, Missouri, at a meeting of the City Council held on the 27<sup>th</sup> day of September, 2022, after the second reading thereof by the following vote, to-wit:

AYES: 8                      COUNCILMEMBER:      Clark, Richardson, Lawson, Kraft, Pryan,  
Mayor Larkey, White, Powell

NOES: 0                      COUNCILMEMBER:

ABSENT: 1                    COUNCILMEMBER:      Gough


  
\_\_\_\_\_  
Andrea Cunningham, City Clerk  
of the City of Belton, Missouri

Exhibit A – 2018 International Building Code  
with local amendments

Sec. 10-1. - Adoption of International Building Code, 2018 edition, with local amendments.

(a) There is hereby adopted the International Building Code, 2018 edition, to include Appendices, C, F, G, H, I, and J, three copies of said code to be retained in the office of the building official, as the Code of the City of Belton for regulating the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, use, height, area and maintenance of all buildings or structures in the City of Belton, providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, conditions and terms of such International Building Code, 2018 edition, on file in the office of the building official are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, subject only to the express amendments and deletions provided herein.

(b) Wherever the word "jurisdiction" is used in the International Building Code, adopted hereby, said term shall mean the City of Belton.

(UDC 2010, § 6.1; Ord. No. 62-108, § 1, 8-21-1962; Ord. No. 79-999, §§ 1, 2, 6-12-1979; Ord. No. 82-1302, § 1, 10-12-1982; Ord. No. 84-1470, § 1, 8-28-1984; Ord. No. 86-1682, § 1, 11-11-1986; Ord. No. 94-2285, § 1, 12-14-1994; Ord. No. 99-2606, § 1, 3-9-1999; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3356, § 1, 6-12-2007; Ord. No. 2012-3867, § 1, 12-11-2012, eff. 4-1-2013)

(c) The following amendments to and deletions from the International Building Code, 2018 edition, are hereby adopted:

Section 101.1 Insert: City of Belton

New: Section 109.1 Permit fees. No permit shall be issued or construction, building or grading permitted until all designated fees as provided in Section 10-50 of the Belton Unified Development Code shall have been paid.

Amend Section 109.3 as follows:

Section 109.3 Building permit valuations to read. The building valuation shall be determined by the valuation chart listed in the most current edition of the International Code Council Building Safety Journal. The permit valuation shall include the total value of work including material and labor, for which the permit is being issued such as electrical, gas, plumbing, mechanical or structural systems. Then the permit fee shall be determined by the schedule of fees and charges adopted by the City of Belton Unified Development Code section 10-52. However, if in the opinion of the building official, the applicant can show a detailed estimate to meet the approval of the building official for the valuation, then that can be the building valuation. But, the final permit valuation shall be set by the building official.

Amend Section 109.4 as follows:

Section 109.4 Work commencing before permit issuance. Any person or company that commences any work on a building, structure electrical, gas, plumbing or mechanical system before obtaining the necessary permits shall be subject to a fee double the original permit fee as established by the City of Belton.

Exhibit A – 2018 International Building Code  
with local amendments

Amend Section 109.6 as follows:

Section 109.6 Refunds. This section is hereby replaced with section 10-57 of the City of Belton Unified Development Code.

Amend Section 113 as follows:

Section 113 Board of appeals. The board of appeals shall mean the building and fire prevention code board of adjustments as defined in section 10-18 of this Unified Development Code, and shall hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code. The code official shall be an ex-officio member of said board but shall have no vote on any matter before the board.

Amend Section 115 as follows:

Section 115 Stop orders. In addition thereto, no building permit or permits will be issued to any person engaged in doing or causing such work to be done by such persons in the City of Belton until any and all stop work orders or any other restrictions have been cancelled or have been lifted by the building official.

Amend Section 903.2.1 as follows:

Section 903.2.1 Group A. An automatic sprinkler system shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section. The requirements of this section shall also apply to existing buildings undergoing a change of use to a Group A occupancy.

New: Section 903.3.5.3 as follows:

Section 903.3.5.3 Water flow safety factor. A safety factor shall be applied to all flow tests for automatic sprinkler systems. A parallel curve shall be drawn to the actual flow test curve that has been reduced by 15 percent of the static pressure. An automatic sprinkler system design shall not exceed the 15 percent curve.

Amend Section 903.3.1.2.1 as follows:

Section 903.3.1.2.1 Balconies and decks. Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units and sleeping units. Sidewall sprinklers that are used to protect such areas shall be permitted to be located such that their deflectors are within 1 inch to 6 inches below the structural members and a maximum distance of 14 inches below the deck of the exterior balconies and decks that are constructed of open wood joist construction.

Amend Section 903.4.2 as follows:

Section 903.4.2 Alarms. An approved audible and visual device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. When a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Amend Section 904.3.5 as follows:

Section 904.3.5 Monitoring. Where a building fire alarm system is installed, automatic fire-extinguishing systems, to include kitchen hood suppression systems, shall be monitored by the building fire alarm system in accordance with NFPA 72.

Amend Section 906.1 as follows:

Section 906.1 Where required. Portable fire extinguishers shall be installed in all of the following locations:

1. In new and existing Group A, B, E, F, H, I, M, R-1, R-2, R-4 and S occupancies;
2. In all new and existing laundry rooms.

Amend Sections 907.2.1, 907.2.2, 907.2.3, 907.2.4, 907.2.7, 907.2.8, and 907.2.9 as follows:

Section 907.2.1 Group A. Delete exception for manual fire alarm boxes in sprinklered buildings.

Section 907.2.2 Group B. Delete exception for manual fire alarm boxes in sprinklered buildings.

Section 907.2.3 Group E. Delete exception for manual fire alarm boxes in sprinklered buildings.

Section 907.2.4 Group F. Delete exception for manual fire alarm boxes in sprinklered buildings.

Section 907.2.7 Group M. Delete exception for manual fire alarm boxes in sprinklered buildings.

Section 907.2.8 Group R-1. Delete exception for manual fire alarm boxes in sprinklered buildings.

Section 907.2.9 Group R-2. Delete exception for manual fire alarm boxes in sprinklered buildings.

Amend Section 912.4 as follows:

912.4 Access. Immediate access to fire department connections shall be no less than 3 feet in width, maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or movable object. Access to fire department connections shall be approved by the fire code official.

Amend Section 1015.2 as follows:

Section 1015.2 Where required. Additional text: Guards are required at retaining walls over 30 inches above grade when walking surfaces are within 10 feet of the high side of the retaining wall.

Amend Chapter 11 as follows:

Chapter 11- Accessibility. The architect/design professional is responsible for all ADA design elements and requirements in accordance with ICC A117.1-2017 Standard for Accessible and Usable Buildings and Facilities or the 2010 ADA Standards for Accessible Design (at a minimum).

Exhibit A – 2018 International Building Code  
with local amendments

(UDC 2010, § 6.2; Ord. No. 62-108, § 1, 8-21-1962; Ord. No. 82-1302, § 2, 10-12-1982; Ord. No. 82-1314, § 1, 12-14-1982; Ord. No. 83-1405, § 2, 11-8-1983; Ord. No. 84-1470, § 2, 8-28-1984; Ord. No. 86-1682, § 2, 11-11-1986; Ord. No. 87-1765, § 1, 10-13-1987; Ord. No. 88-1808, § 1, 4-26-1988; Ord. No. 94-2285, § 2, 12-14-1994; Ord. No. 99-2606, § 2, 3-9-1999; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3356, § 1, 6-12-2007; Ord. No. 2012-3867, §§ 2, 3, 12-11-2012, eff. 4-1-2013; Ord. No. 2017-4366, § 2, 6-13-2017)

Exhibit B – 2018 International Mechanical Code  
with local amendments

Sec. 10-2. - Adoption of International Mechanical Code, 2018 edition, with local amendments.

- (a) There is hereby adopted the International Mechanical Code, 2018 edition, including Appendix A, published by the International Code Council as the code of the city regulating and governing the erection, installation, alteration, repair, relocation, replacement, addition to, use or maintenance of any heating, ventilating, cooling, refrigeration system, incinerator or other miscellaneous heat-producing appliances in the City of Belton, providing for issuance and permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such International Mechanical Code, 2018 edition, published as aforesaid, and on file in the office of the building official are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, subject only to the express amendments and deletions provided herein.

(UDC 2010, § 6.2; Ord. No. 62-108, § 1, 8-21-1962; Ord. No. 82-1302, § 2, 10-12-1982; Ord. No. 82-1314, § 1, 12-14-1982; Ord. No. 83-1405, § 2, 11-8-1983; Ord. No. 84-1470, § 2, 8-28-1984; Ord. No. 86-1682, § 2, 11-11-1986; Ord. No. 87-1765, § 1, 10-13-1987; Ord. No. 88-1808, § 1, 4-26-1988; Ord. No. 94-2285, § 2, 12-14-1994; Ord. No. 99-2606, § 2, 3-9-1999; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3356, § 1, 6-12-2007; Ord. No. 2012-3867, §§ 2, 3, 12-11-2012, eff. 4-1-2013; Ord. No. 2017-4366, § 2, 6-13-2017)

- (b) The following amendments to and deletions from the International Mechanical Code, 2018 edition, are hereby adopted:

Amend Section 101.1 as follows:  
Section 101.1: Insert: City of Belton

Amend Section 106.5.2 as follows:  
Section 106.5.2. Insert "Section 10-52 of the Belton Unified Development Code"  
Amend Section 106.5.3 as follows:

Section 106.5.3 Fee Refunds. This section is hereby replaced with section 10-57 of the City of Belton Unified Development Code.

Amend Section 109 as follows:

Section 109 Appeals. Board of appeals shall mean the Building and Fire Prevention Code Board of Adjustments as defined in section 10-18 of this Unified Development Code, and shall hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code. The code official shall be an ex-officio member of said board but shall have no vote on any matter before the board.

Amend Section 401.2

401.2 Ventilation required. Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403. Where the air infiltration rate in a dwelling unit is less than three (3) air changes per hour when tested with a blower door at a pressure of 0.2 inch water column (50 Pa) in accordance with Section R402.4.1.2 of the International Energy Conservation Code, the dwelling unit shall be ventilated by mechanical means in accordance with Section 403.



Exhibit B – 2018 International Mechanical Code  
with local amendments

(UDC 2010, § 6.2.3; Ord. No. 82-1302, § 6, 10-12-1982; Ord. No. 84-1470, § 5, 8-28-1984; Ord. No. 86-1682, § 6, 11-11-1986; Ord. No. 94-2285, § 6, 12-14-1994; Ord. No. 99-2606, § 6, 3-9-1999; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3358, § 1, 6-12-2007; Ord. No. 2012-3871, § 1, 12-11-2012, eff. 4-1-2013)

Exhibit C -- 2018 International Plumbing Code  
with local amendments

Sec. 10-3. - Adoption of International Plumbing Code, 2018 edition, with local amendments.

- (a) There is hereby adopted the International Plumbing Code, including supplements and including Appendices B, C, D, and E, 2018 edition, published by the International Code Council as the Code of the City of Belton for governing and regulating the erection, installation, alteration, addition, repair, relocation, replacement, maintenance, or use of any plumbing system in the City of Belton providing for the issuance of permits and collection of fees therefore; and each and all of the regulations, provisions, conditions and terms of such the International Plumbing Code, on file in the office of the building official are hereby referred to, adopted and made a part hereof as if fully set out in this chapter, subject only to the express amendments and deletions provided herein.

(UDC 2010, § 6.2.3; Ord. No. 82-1302, § 6, 10-12-1982; Ord. No. 84-1470, § 5, 8-28-1984; Ord. No. 86-1682, § 6, 11-11-1986; Ord. No. 94-2285, § 6, 12-14-1994; Ord. No. 99-2606, § 6, 3-9-1999; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3358, § 1, 6-12-2007; Ord. No. 2012-3871, § 1, 12-11-2012, eff. 4-1-2013)

- (b) The following amendments to and deletions from the International Plumbing Code, 2018 edition, are hereby adopted:

Amend Section 101.1 as follows:  
Section 101.1: Insert: City of Belton

Amend section 106.6.3 as follows:  
Section 106.6.3 Fee refunds. This section is hereby replaced with section 10-57 of the City of Belton Unified Development Code.

Amend section 109 as follows:  
Section 109. Board of appeals shall mean the Building and Fire Prevention Code Board of Adjustments as defined in section 10-18 of this Unified Development Code, and shall hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code. The code official shall be an ex-officio member of said board but shall have no vote on any matter before the board.

Amend Section 305.4.1 as follows:  
Section 305.4.1 Sewer depth. Building sewers shall be installed not less than 12 inches below grade.

Amend Section 410.4 as follows:  
Section 410.4 Substitution. In other occupancies where drinking fountains are required, water coolers or bottled water dispensers are permitted to be substituted for the required drinking fountains.

Amend Section 608.15.2 as follows:  
Section 608.15.2 Protection of backflow preventers. Backflow preventers shall not be located in areas subject to freezing except where they can be removed by means of a

Exhibit C – 2018 International Plumbing Code  
with local amendments

union or are protected from freezing by heat, insulation or both. Exception: In-ground backflow devices for lawn-irrigation systems.

Amend Section 903.1 as follows:

Section 903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 6 inches above the roof. Where a roof is to be used for assembly or as a promenade, observation deck, sunbathing deck, or similar purposes, open vent pipes shall terminate not less than 7 feet above the roof.

Amend Section 918.1 as follows:

Section 918.1 General. Air admittance valves are not allowed unless approved by the Authority Having Jurisdiction (AHJ). Vent systems utilizing air admittance valves shall comply with this section. Stack type air admittance valves shall conform to ASSE 1050. Individual and branch-type air admittance valves shall conform to ASSE 1051.

Amend Section 1103.3 as follows:

Section 1103.3 Prohibited drainage. Storm water systems, to include connections of sump pumps, foundation drains, yard drains, gutters, downspouts and any other stormwater conveyance or system are prohibited from connecting to the sanitary sewer system. Storm water systems shall not discharge onto adjacent properties.

Amend Section 1113.1.4 as follows:

Section 1113.1.4 Piping. Discharge piping shall meet the requirements of Sections P3002.1, P3002.2, P3002.3, and P3003. Discharge piping shall include an accessible full flow check valve. Pipe and fittings shall be the same size as or larger than the pump discharge piping. Discharge shall be day-lighted and shall not be discharged into the public sewer system or onto adjacent properties.

(UDC 2010, § 6.2.4; Ord. No. 82-1302, § 7, 10-12-1982; Ord. No. 83-1405, § 4, 11-8-1983; Ord. No. 84-1470, § 6, 8-28-1984; Ord. No. 86-1682, § 7, 11-11-1986; Ord. No. 94-2285, § 7, 12-14-1994; Ord. No. 99-2606, § 7, 3-9-1999; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3358, § 1, 6-12-2007; Ord. No. 2012-3871, §§ 2, 3, 12-11-2012, eff. 4-1-2013)

Exhibit D – 2017 National Electric Code  
with local amendments

Sec. 10-4.- Adoption of National Electric Code, 2017 edition, with local amendments.

- (a) The National Electrical Code, 2017 edition, the National Fire Protection Association article 90 and local amendments are hereby adopted as the electrical code for the City of Belton.
- (b) The following amendments to and deletions from the National Electrical Code, 2017 edition, are hereby adopted:

Amend Annex H 80.15 as follows:

Annex H 80.15 Electrical Board. This board shall mean the building and fire prevention code board of adjustments as defined in section 10-18 of this Unified Development Code, and shall hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code. The code official shall be an ex-officio member of said board but shall have no vote on any matter before the board.

(UDC 2010, § 6.2.5; Ord. No. 86-1682, § 8, 11-11-1986; Ord. No. 94-2285, § 8, 12-14-1994; Ord. No. 99-2606, § 8, 3-9-1999; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3359, § 1, 6-12-2007; Ord. No. 2012-3875, § 1, 12-11-2012, 4-1-2013)

Exhibit E – 2018 International Residential Code for One- and Two-Family Dwellings  
with local amendments

Sec. 10-5. - Adoption of International Residential Code for One- and Two-Family Dwellings, 2018 edition, with local amendments.

- (a) The International Residential Code for One- and Two-Family Dwellings, 2018 edition, and Appendices A, B, C, D, F, G, H, I, J, K, M, N, O, and P is hereby adopted by the City of Belton.

(UDC 2010, § 6.2.6; Ord. No. 82-1302, § 11, 10-12-1982; Ord. No. 84-1470, § 89, 8-28-1984; Ord. No. 86-1682, § 11, 11-11-1986; Ord. No. 94-2285, § 11, 12-14-1994; Ord. No. 99-2606, § 11, 3-9-1999; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3360, § 1, 6-12-2007; Ord. No. 2012-3868, § 1, 12-11-2012, eff. 4-1-2013)

- (b) The following amendments to and deletions from the International Residential Code for One- and Two-Family Dwellings, 2018 edition, are hereby adopted:

Amend Section 101.1 as follows:

Section R101.1: Insert: City of Belton

Amend Section R105.2 (1) as follows:

Section R105.2 (1). One story detached accessory structures provided that the floor area does not exceed 120 square feet.

Amend Section R108 as follows:

Section R108.1 Permits. No permit shall be issued or construction, building or grading permitted until all designated fees as provided in Chapter 10, Article II of in the Belton Unified Development Code of Ordinances of the City of Belton shall have been paid.

Amend Section R108.2 as follows:

Section R108.2 Schedule of permit fees. This section is hereby replaced with Section 10-52 of the City of Belton Unified Development Code.

Amend Section R108.5 as follows:

Section R108.5 Refunds. This section is hereby replaced with section 10-57 of the City of Belton Unified Development Code.

Amend Section R112 as follows:

Section R112 Board of Appeals. Board of appeals shall mean the Building and Fire Prevention Code Board of Adjustments as defined in section 10-18 of this Unified Development Code, and shall hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code. The code official shall be an ex-officio member of said board but shall have no vote on any matter before the board.

Amend Table R301.2 (1) as follows:

Table R301.2 (1); The following values shall be inserted into the table:

Ground snow load (psf): 20;

Wind design speed (mph): 115;

Exhibit E – 2018 International Residential Code for One- and Two-Family Dwellings  
with local amendments

Topographical effects: No;  
Windborne debris zone: No;  
Special wind region: No;  
Seismic Design Category: A;  
Weathering: Severe;  
Frost Line Depth: 36 inches;  
Termite: Moderate to Heavy;  
Winter Design Temp: 6 degrees F;  
Ice Barrier required – Yes;  
Air freezing Index – 927;  
Mean Annual Temp: 55.5 degrees F.  
Flood Hazard: Current FIRM

Table R301.2(1) Climatic and Geographic Design Criteria  
Manual J Design Criteria- Delete.

Amend Section R302.5.1 as follows:

Section R302.5.1 Opening Protection. Add exception as follows: “Attic access openings shall not be required to be equipped with a self-closing device”.

Amend Section R303.4 as follows:

Section R303.4 Mechanical ventilation. Where the air infiltration rate of a dwelling is less than 3 air changes per hour when tested with a blower door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section N1104.4.1.2, the dwelling unit shall be provided with whole house mechanical ventilation in accordance with Section M1505.3

Amend Section R311.3 as follows:

Section R311.3 Floors and landings at exterior doors.

There shall be a landing or floor on each side of each exterior door. The width of each landing shall not be less than the door served. Landings shall have a dimension of not less than 36 inches measured in the direction of travel. The slope at exterior landings shall not exceed ¼ unit vertical in 12 units horizontal (2 percent).

Exceptions:

- a. Exterior balconies less than 60 square feet and only accessible from a door are permitted to have a landing less than 36 inches measured in the direction of travel.
- b. A landing is not required at exterior doors, other than the required egress door, where a stairway of three (3) or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

Amend Section R311.3.2 as follows:

Section R311.3.2 Floor elevations at other exterior doors.

Doors other than the required egress door shall be provided with landings or floors not more than 7 ¾ inches below the top of the threshold.

Exception:

A landing is not required where a stairway of three (3) or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

Exhibit E – 2018 International Residential Code for One- and Two-Family Dwellings  
with local amendments

Amend Section R313 as follows:

Section R313 Automatic fire sprinkler systems. A builder of a one and two family dwelling or townhouse 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 a fire sprinkler system. Notwithstanding any other provision of law to the contrary, no purchaser of such one and two family dwelling or townhouse shall be denied the right to install a fire sprinkler system in such dwelling or townhouse. The provisions of this section which mirror the requirements of RsMO 67.281, shall expire December 31, 2019.

Section R313.1 Townhouse automatic fire sprinkler systems. Delete.

Amend Section R317.1.1 as follows:

Section R317.1.1 Field treatment. Delete

Amend Section R318.1.1 as follows:

Section R318.1.1 Field treatment. Delete

Amend Section R326 as follows:

Section R326 Swimming pools, spas and hot tubs. Installation of swimming pools, spas and hot tubs shall be in accordance with Chapter 42 and the provisions of the Unified Development Code.

Amend Section R403.1.1.1 as follows:

Section R403.1.1.1 Footing reinforcement. Footings for basement foundation walls shall have minimum reinforcement consisting of not less than two (2) # 4 re-bar continuous, uniformly spaced, spaced a minimum of three (3) inches clear from the bottom and edges of the footing.

Amend Section R403.1.1.2 as follows:

Section R403.1.1.2 Column pads. Unless specified otherwise, column pads shall be a minimum of 24 inches by 24 inches by 8 inches in depth. (24" x 24" x 8"). Reinforcement shall consist of three (3) #4 re-bar each way uniformly spaced, within each column pad.

Amend Section R404.1.1 as follows:

Section R404.1.1 Design required. . A design in accordance with accepted engineering practice shall be provided for concrete or masonry foundation walls when any of the following conditions exist:

- a. Walls are subject to hydrostatic pressure from ground water.
- b. Walls supporting more than 48 inches of unbalanced backfill that do not have permanent lateral support at the top and bottom.
- c. Foundation walls over 10 feet in height measured from the top of the footing to the top of the wall.

Amend Section R405.1 as follows:

Exhibit E – 2018 International Residential Code for One- and Two-Family Dwellings  
with local amendments

Section R405.1 Concrete or masonry foundations. Exception: The filter membrane is not required where perforated drains are covered with a minimum of 18 inches of clean gravel or crushed stone as measured from the top of the footing

Amend Section R506.3 as follows:

Section R506.3 Floor slab placement. Column pads shall be isolated from the basement slab.

Amend Section R602.6.1 as follows:

Section R602.6.1 Drilling and notching of top plate. Where piping or ductwork is placed in or partially in an exterior wall or an interior load bearing wall, necessitating cutting, drilling or notching of the top plate by more than 50 percent of its width, a galvanized metal tie not less than 0.054 inch thick (16 ga) and 1 ½ inches wide shall be fastened across and to the plate at each side of the opening with not less than four 10d nails having a minimum length of 1 ½ inches at each side or equivalent. The metal tie must extend not less than six inches past the opening. Exception: Where the entire side of the wall with the notch or cut is covered by wood structural panel sheathing.

Amend Section R703.2 as follows:

Section R703.2 water resistive barrier. Add exception: A water-resistive barrier is not required for detached accessory structures.

Amend Table N1102.1.2 as follows:

Table N1102.1.2 Insulation and fenestration requirements by component. (a)

Climate zone: 4

Fenestration U- factor (b): 0.32

Skylight U-factor (b): 0.55

Glazed Fenestration SHGC (b): 0.40

Ceiling R-value: 49

Wood frame wall R-value: 13

Mass wall R-value (i): 8/13

Floor R-value: 19

Basement wall R-value (c): 10/13

Slab R-value and Depth: NR

Crawl space R-value (c): 10/13

(a) R values are minimums. U-factors and SHGC are maximums.

(b) The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

(c) "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement walls.

(i) Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half the insulation is on the interior of the mass wall.

Amend Section N1102.4.1.2 as follows:



Exhibit E – 2018 International Residential Code for One- and Two-Family Dwellings  
with local amendments

N1102.4.1.2 Testing. When required by the code official, the building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding three (3) air changes per hour.

Amend Section N1102.4.2 as follows:

N1102.4.2 Fireplaces. New wood-burning fireplaces shall have tight- fitting flue dampers or doors and outdoor combustion air.

Delete Sections N1102.4.4; N1103.3.3; N1103.3.2.1; N1103.3.5; N1103.5.1; N1104 as follows:

N1102.4.4 Rooms containing fuel burning appliances. Delete

N1103.3.3 Duct testing. Delete

N1103.3.2.1 Sealed air handler. Delete.

N1103.3.5 Building cavities. Delete.

N1103.5.1 Circulation systems. Delete

N1104 Electrical power and lighting systems. Delete.

Amend Table N1106.4 as follows:

Table N1106.4 Maximum Energy Rating Index. Climate zone 4: Energy rating index: 80

Amend Section G2414.5.3 as follows:

G2414.5.3 Copper or copper-alloy tubing. Copper tubing shall comply with Standard Type K or L of ASTM B88 or ASTM B280. Copper and brass tubing shall not be utilized to distribute natural gas, nor shall it be utilized to distribute any other fuel gas within a building or structure.

Amend Section G2417.4.1 as follows:

G2417.4.1 Test pressure. The test pressure to be used shall not be less than one and one half times the proposed maximum working pressure, but in no case less than 10 psig regardless of design pressure. For welded piping and for piping carrying gas at pressure in excess of 14 inches water column, the test pressure shall not be less than 60 psig.

Amend Section P2603.5 as follows:

P2603.5 Freezing. Water, soil, or waste pipe shall not be installed outside of a building, in exterior walls, in attics or crawl spaces, or in any other place subject to freezing temperature unless adequate provision is made to protect it from freezing by insulation or heat or both. Water service pipe shall be installed not less than 42 inches in depth below grade.

Amend Section P2603.5.1 as follows:

P2603.5.1 Sewer depth. Building sewers shall not be less than 12 inches below grade.

Amend Section P2604.5 as follows:

Exhibit E – 2018 International Residential Code for One- and Two-Family Dwellings  
with local amendments

P2604.5 Inspection. Excavations required for the installation of the building sewer system shall be open trench work and shall be kept open until the piping has been inspected and approved to cover.

Amend Section P2902.5.3 as follows:

P2902.5.3 Lawn irrigation systems. The potable water supply to lawn irrigation systems shall be protected against backflow by a device approved by the Missouri Department of Natural Resources (MDNR). Backflow devices within structures shall be installed between 12 inches and 48 inches above the floor and shall be accessible.

Amend Section P2902.6.2 as follows:

P2902.6.2 Protection of backflow preventers. Backflow preventers shall not be located in areas subject to freezing except where they can be removed by means of unions, or are protected by heat, insulation or both. Exception: In-ground backflow preventers installed for lawn irrigation systems.

Amend Section P2902.6.2 as follows:

P3005.4.2 Building sewer size. The minimum size of a building sewer serving a dwelling unit shall be 4 inches.

Amend Section P3008.1 as follows:

P3008.1 Where required. All sewer connections require a backwater valve which shall be provided with access.

Amend Section P3114.3 as follows:

P3114.3 Where permitted. Individual vents, branch vents, circuit vents, and stack vents shall be permitted to terminate with a connection to an air admittance valve only when approved by the Authority Having Jurisdiction (AHJ).

Amend Section P3303.2 as follows:

P3303.2 Sump pump. Whenever a sump pit is installed, a sump pump and piping for discharge must also be provided. The sump pump discharge must be day-lighted and shall not be discharged into the public sewer system or onto adjacent properties.

Amend Section E3601.6.2 as follows:

E3601.6.2 Service disconnect location. The service disconnecting means shall be installed at a readily accessible location either outside of a building or inside nearest the point of entrance of the service conductors. When service conductors are more than 10 feet in length from the point of entry to the service panel, a separate means of disconnect shall be installed at the service cable entrance to the building or structure. Service disconnecting means shall not be installed in bathrooms. Each occupant shall have access to the disconnect servicing the dwelling unit in which they reside,

Amend Section E3902.2 as follows:

E3902.2 Garage and accessory building receptacles. 125-volt, single phase, 15 or 20 ampere receptacles installed in garages and grade level portions of unfinished accessory

Exhibit E – 2018 International Residential Code for One- and Two-Family Dwellings  
with local amendments

buildings used for storage or work areas shall have ground-fault circuit-interrupter protection for personnel. Exception: 1. Single receptacle for a garage door opener. 2. Single receptacle on a dedicated circuit that is specifically identified for use of an appliance such as a refrigerator or freezer.

Amend Section E3902.5 as follows:

E3902.5 Unfinished basement receptacles. 125-volt, single-phase, 15 and 20 ampere receptacles installed in unfinished basements shall have ground-fault circuit- interrupter protection for personnel. For purposes of this section, unfinished basements are defined as portions or areas of the basement not intended as habitable rooms.

Exception: 1. A receptacle supplying only a permanently installed fire alarm or burglar alarm system. 2. Single receptacle on a dedicated circuit specifically identified for the sump pump.

(UDC 2010, § 6.2.7; Ord. No. 99-2606, § 9, 3-9-1999; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3360, § 1, 6-12-2007; Ord. No. 2008-3418, § 1, 2-12-2008; Ord. No. 2008-3451, § 1, 4-22-2008; Ord. No. 2012-3868, §§ 2, 3, 12-11-2012, eff. 4-1-2013)

Exhibit F – 2018 International Private Sewage Disposal Code  
with local amendments

Sec. 10-6. - Adoption of International Private Sewage Disposal Code, 2018 edition, with local amendments.

- (a) The International Private Sewage Disposal Code, 2018 edition, is hereby adopted by the City of Belton.
- (b) The following amendments to and deletions from the International Private Sewage Disposal Code, 2018 edition, are hereby adopted:

Amend Section 101.1 as follows:

Section 101.1 Title: These regulations shall be known as the Private Sewage Disposal Code of the City of Belton, hereinafter referred to as 'this code.'

Amend Section 106.4.2 as follows:

Section 106.4.2 Fees schedule. This section is hereby replaced with section 10-52 of the City of Belton Unified Development Code.

Amend Section 106.4.2 as follows:

Section 106.4.3 Fee Refunds. This section is hereby replaced with section 10-57 of the City of Belton Unified Development Code.

Amend Section 109 as follows:

Section 109 Means of Appeal. The board of appeals shall mean the building and fire prevention code board of adjustments as defined in section 10-18 of this Unified Development Code, and shall hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code. The code official shall be an ex-officio member of said board but shall have no vote on any matter before the board.

(UDC 2010, § 6.2.6.1; Ord. No. 2007-3363, § 1, 6-12-2007; Ord. No. 2012-3876, §§ 1, 2, 12-11-2012, eff. 4-1-2013)

Exhibit G – 2018 International Fuel Gas Code  
with local amendments

Sec. 10-7. - Adoption of International Fuel Gas Code, 2018 edition, with local amendments.

- (a) The International Fuel Gas Code, 2018 edition and Appendices A, B, C, D and local amendments is hereby adopted as the code that regulates the design and installation of fuel gas systems and gas-fired appliances for the City of Belton.

(UDC 2010, § 6.2.9; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3361, § 1, 6-12-2007; Ord. No. 2012-3873, §§ 2, 3, 12-11-2012, eff. 4-1-2013)

- (b) The following amendments to and deletions from the International Fuel Gas Code, 2018 edition, are hereby adopted:

Amend Section 101.1 as follows:

Section 101.1. Title: These regulations shall be known as the Fuel and Gas Code of the City of Belton, hereinafter referred to as "this code".

Amend Section 106.6.2 as follows:

Section 106.6.2. Fee Schedule. See schedule of fees and charges as determined in section 10-52 of the City of Belton Unified Development Code.

Amend Section 106.6.3 as follows:

Section 106.6.3 Fee Refunds: This section is hereby replaced with section 10-57 of the City of Belton Unified Development Code.

Amend Section 109 as follows:

Section 109 Means of Appeal. The board of appeals shall mean the building and fire prevention code board of adjustments as defined in section 10-18 of this Unified Development Code, and shall hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code. The code official shall be an ex-officio member of said board but shall have no vote on any matter before the board.

(UDC 2010, § 6.2.9; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3361, § 1, 6-12-2007; Ord. No. 2012-3873, §§ 2, 3, 12-11-2012, eff. 4-1-2013)

Exhibit H – 2018 International Energy Conservation Code  
with local amendments

Sec. 10-8. - Adoption of International Energy Conservation Code, 2018 edition, with local amendments.

- (a) The International Energy Conservation Code, 2018 edition, is hereby adopted as the code that regulates the design of energy efficient buildings and installation of energy efficient mechanical, lighting and power systems through requirements emphasizing performance, for the City of Belton.

(UDC 2010, § 6.2.10; Ord. No. 2002-2931, § 1, 10-22-2002; Ord. No. 2007-3362, § 1, 6-12-2007; Ord. No. 2012-3874, § 1, 12-11-2012, eff. 4-1-2013)

- (b) The following amendments to and deletions from the International Energy Conservation Code, 2018 edition, are hereby adopted:

Amend Section C101.1, R101.1 as follows:

Section C101.1, R101.1 Title: These regulations shall be known as the Energy Conservation Code of the City of Belton, hereinafter referred to as "this code."

Amend Sections C104.2 and R104.2 as follows:

Sections C104.2 and R104.2 Fees. These sections are hereby replaced with section 10-52 of the City of Belton Unified Development Code.

Amend Sections C104.5 and R104.5 as follows:

Sections C104.5 and R104.5 Fee Refunds: These sections are hereby replaced with section 10-57 of the City of Belton Unified Development Code.

Amend Sections C109 and R109 as follows:

Sections C109 and R109 Means of Appeal. The board of appeals shall mean the building and fire prevention code board of adjustments as defined in section 10-18 of this Unified Development Code, and shall hear and decide appeals of orders, decisions, or determinations made by the code official relative to the application and interpretation of this code. The code official shall be an ex-officio member of said board but shall have no vote on any matter before the board.

Amend Table R402.1.2 as follows:

Table R402.1.2 Insulation and fenestration requirements by component. (a)

Climate zone: 4

Fenestration U- factor (b): 0.32

Skylight U-factor (b): 0.55

Glazed Fenestration SHGC (b): 0.40

Ceiling R-value: 49

Wood frame wall R-value: 13

Mass wall R-value (i): 8/13

Floor R-value: 19

Basement wall R-value(c): 10/13

Slab R-value and Depth: NR

Exhibit H – 2018 International Energy Conservation Code  
with local amendments

Crawl space R-value(c): 10/13

- (a) R values are minimums. U-factors and SHGC are maximums.
- (b) The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- (c) "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement walls.
- (i) Mass walls shall be in accordance with Section N1102.2.5. The second R-value applies where more than half the insulation is on the interior of the mass wall.

Amend Section R402.4.1.2 as follows:

Section R402.4.1.2 Testing. When required by the code official, the building or dwelling unit shall be tested and verified as having an air leakage rate of not exceeding three (3) air changes per hour.

Amend Section R402.4.2 as follows:

Section R402.4.2 Fireplaces. New wood-burning fireplaces shall have tight- fitting flue dampers or doors and outdoor combustion air.

Delete Section R402.4.4 Rooms containing fuel burning appliances.

Delete Section R403.3.3 Duct testing.

Delete Section R403.3.2.1 Sealed air handler.

Delete Section R403.3.5 Building cavities.

Delete Section R403.3.5.1.1 Circulation systems.

Delete Section R404 Electrical power and lighting systems.

Amend Table R406.4 as follows:

Table R406.4 Maximum Energy Rating Index. Climate zone 4: Energy rating index: 80

(UDC 2010, § 6.2.10(a); Ord. No. 2007-3362, § 1, 6-12-2007; Ord. No. 2012-3874, §§ 2, 3, 12-11-2012, eff. 4-1-2013)

Exhibit I – 2018 International Existing Buildings Code  
with local amendments

Sec. 10-9. - Adoption of International Existing Buildings Code, 2018 edition, with local amendments.

- (a) The International Existing Buildings Code, 2018 edition, is hereby adopted as the code for the repair, alteration, change of occupancy, additional, and relocation of existing buildings.
- (b) The following amendments to and deletions from the International Existing Buildings Code, 2018 edition, are hereby adopted:

Delete Chapter 1, Scope and Administration, except for the following:  
Section 101.2 Scope.  
Section 101.3 Intent.

Amend Section 705.3 Roof Replacement as follows: Roof replacement shall be in accordance with 1511.31 of the International Building Code.

Delete Section 705.3.1 Roof recover.

Delete Section 705.3.1.1 Exceptions.

Delete Section 705.4 Roof recovering

Amend Section 904.1 Automatic Sprinkler Systems as follows: Automatic sprinkler systems shall be provided in all work areas where required by the International Building Code.

Add the following appendices:  
Appendix C: Guidelines for the Wind Retrofit of Existing Buildings.



**AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE**  
**BUILDING CODES**  
**BELTON PLANNING COMMISSION**  
**MONDAY, AUGUST 15, 2022 – 6:00 P.M.**  
**CITY HALL ANNEX BUILDING – 520 MAIN STREET**

**APPLICATION**

*Applicant- City of Belton/Matt Wright, Director of Planning and Building.*

*Request- The application was filed to consider certain amendments to the Unified Development Code related to Building Codes.*

**BACKGROUND**

From time-to-time, amendments are proposed to the Unified Development Code (UDC), to advance new regulations/land-use techniques, address conflicts, and revise wording to help with administrative situations that arise through use of the code.

The following is a summary of items are items for Planning Commission consideration:

1. Repeal Sections 10-1 through 10-14
2. Adopt the following Sections:
  - a. Section 10-1 – 2018 International Building Code with local amendments
  - b. Section 10-2 – 2018 International Mechanical Code with local amendments
  - c. Section 10-3 – 2018 International Plumbing Code with local amendments
  - d. Section 10-4 – 2017 National Electrical Code with local amendments
  - e. Section 10-5 – 2018 International Residential Code for One- and Two-Family Dwellings with local amendments
  - f. Section 10-6 – 2018 International Private Sewage Disposal Code with local amendments
  - g. Section 10-7 – 2018 International Fuel Gas Code with local amendments
  - h. Section 10-8 – 2018 International Energy Conservation Code with local amendments
  - i. Section 10-9 – 2018 International Existing Buildings Code with local amendments
  - j. Section 10-10 through 10-14 – noted as “reserved”

The public hearing for the UDC Text Amendment was noticed in the newspaper on July 29, 2022.

**PROPOSED AMENDMENTS**

The proposed amendments include the repeal of 2012 International Building Codes and 2011 National Electrical Code that were adopted in December 2012, effective April 1, 2013, and adoption of 2018 International Building Codes and 2017 National Electrical Code. The City has operated under these codes for 9 years. City staff were involved in multiple regional meetings in 2018-2019 with representatives of local and regional jurisdictions and the building community to discuss the adoption process and local amendments. The local amendments proposed by staff have not changed since what was discussed at that time and are generally in keeping with either the local amendments that were made under the 2012 codes or are in keeping with other municipalities in the metro area under the 2018 codes.

As part of the adoption of the new codes, staff is recommending the adoption of the 2018 International Existing Buildings Code with local amendments. The Existing Buildings Code has not been adopted in the past but has been used as a reference for the rehabilitation of existing buildings. Staff believes it is best to formally adopt this Code to be utilized for the rehabilitation of existing buildings, which is particularly beneficial along Main Street.

#### **UDC TEXT AMENDMENT CRITERIA / FINDINGS OF FACT**

Section 20-3, provides certain criteria that must be addressed with a Text Amendment to the Unified Development Code. These criteria are summarized below, with analysis for consideration of the Planning Commission:

(1) Whether such change is consistent with the intent and purpose of the Unified Development Code and plans adopted by the City of Belton. The adoption of new building codes is consistent with past practices of adopting new codes on 6-year cycles (2000, 2006, 2012, 2018, etc.). Other municipalities in the metro area follow the same 6-year cycle to create consistency for builders in the region.

(2) Whether the proposed text amendment corrects an error or inconsistency in the Code. The requested amendment is not for the purposes of correcting any error or inconsistency in the UDC.

(3) The areas which are most likely to be directly affected by such change and in what way they will be affected. The adoption of new building codes applies to all construction within the City of Belton. All building permits and plans will be reviewed for compliance with the new building codes beginning January 1, 2023. Permits and plans submitted prior to that date may still be reviewed under the 2012 building codes.

(4) Whether the proposed amendment is made necessary because of changed or changing conditions in the areas and/or zoning districts affected by it. The adoption of new building codes applies citywide to all zoning districts and land uses.

(5) Whether the proposed text amendment is in the best interests of the city as a whole. The adoption of new building codes is in the best interest of the city as a whole to ensure building codes are in keeping with the most up to date construction standards for the health and safety of residents, businesses, and visitors.

#### **STAFF RECOMMENDATION**

The staff recommends approval of the proposed amendments to the Unified Development Code.

If approved on the current schedule, the amendments will be approved by second reading at City Council on Tuesday, September 27, 2022. To comply with Missouri State Statutes, section 67.280, a minimum 90-day period is required prior to formal adoption/effective date of the code. The effective date of the new codes will be January 1, 2023, meeting the minimum 90-day requirement.

#### **PLANNING COMMISSION ALTERNATIVES**

1. Motion to **approve** amendments to the UDC.
2. Motion to **deny** amendments to the UDC.
3. Motion to continue the application pending additional information.